



Appendix 3 – RJM Design Report

Community Parks

Meets the recreational needs of several neighborhoods and may also preserve unique landscapes and open spaces. These parks serve multiple uses and provide recreational facilities and accommodate group activities not provided in neighborhood parks. Community park sites should be accessible by arterial and/or collector streets. Geographic range of users is up to 3 miles or region-wide if park contains a recreation complex.

Key Issues

- Tree maintenance issues.
- Gopher and ground squirrel infestation and turf damage.
- Many areas of developed turf and non-native landscaping, especially along creeks and other drainages could be evaluated for conversion back to native habitat.
- Excluding Manning Park, there were limited shrub beds found within the parks, mostly near maintenance facilities, restrooms, and concession sites. For the most part these shrub beds appear to have been abandoned and in need of renovation and upgrade.
- Shrub beds at Manning Park were in poor to adequate conditions varying on the irrigation methods utilized, from hand-watering to drip.

Key Recommendations

- Provide recycling container(s) at all facilities that have trash cans.
- Evaluate additional opportunities to “naturalize” many existing facilities, especially those built near and around creeks and other drainages, including collection of storm flow from hardscaped areas of parks and adjacent roadways. This could include the elimination of turf in areas of little public use and expansion of riparian and natural areas.
- Improve conditions of shrub beds, especially in high use areas by replanting with California natives and utilization of bark mulch to reduce compaction and water evaporation. Replanted areas should be irrigated with a temporary drip system support the native plants during the first years of growth.
- County should prioritize replacement and/or upgrades to irrigation system based upon an evaluation of current water usage and ability to reduce costs.
- Trees in high-use public areas should be pruned on a regular cycle, no less than once every seven years.
- Pruning should occur on non-native park trees for structural health and thinning every 7-10 years.
- County should further increase efforts at gopher eradication and/or control with the purchase of additional equipment and dedicated staff.
- Parks within incorporated areas should be evaluated for possible transfer to appropriate jurisdiction.

Note on Inventories

- The following items were not counted as part of this project and displayed by a Yes/No:
 - Square footage of asphalt parking area.
 - Square footage of concrete/asphalt trails.
 - Square footage of planters/shrub beds.
- Turf acreage is generally an estimate.
- Number of trees were not counted as part of this project and displayed only when an accurate number is known. All sites had trees.
- Ponds—No replacement costs were calculated for this item due to the vast variety of sizes and features of each pond. Cost for liner and shoreline treatment, is a minimum of \$4.00 per sq. foot. Additional costs for waterfalls, streams, hydraulics and aeration systems, etc.

**COMMUNITY PARK SUMMARY
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Initial Scheduled Replacement
Group Picnic Areas	11	15	\$50-\$100,000	\$825,000	2016
Total Group Tables	88	15	\$2,000	\$176,000	2016
Total Group Barbeque	12	15	\$2,500	\$30,000	2015
Group Prep Tables	8	15	\$1,500	\$15,000	2016
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	12	15	\$5,000	\$60,000	2014
Garbage Cans	169	15	\$500	\$84,500	2014
Benches	39	15	\$1,500	\$58,500	2014
Individual Tables	54	15	\$2,000	\$108,000	2014
Individual Barbeque	31	15	\$500	\$15,500	2014
Open Turf	4	15	NA		
Soccer Field	2	15	\$450,000	\$900,000	2024
Ponds		20	Na		
Restroom	7	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$165,000	2015
Trees		30	24" box-\$250		
Turf Grass	18.5 ac.	15	\$150,000 Ac.	\$2,775,000	2015
Basketball Court		10	\$85,000		
Tennis Court	1	10	\$180,000	\$180,000	
Sand Volleyball	1	15	\$8,000	\$8,000	2019
Baseball Fields	4	15	\$450,000	\$900,000	2017
Horseshoe Pits	3	15	\$1,000	\$3,000	2020
Play Area	6	15	\$75,000-\$250,000	\$825,000	2018
Concession Area	2	30	NA		
Maintenance Building	2	20	Jorgensen		
Ranger Residence	2	20	Jorgensen		
Host Residence	1	15	\$10,000	\$10,000	2023
Dog Park	1	20	\$30,000	\$30,000	2029
Stage/Structure/Pool	0/4/1	20	See specific item		

**COMMUNITY PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	11		\$550,000					
Total Group Tables	88		\$124,000					
Total Group Barbeque	12	\$5,000	\$15,000					
Group Prep Tables	10		\$9,000					
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	12	\$10,000	\$15,000					
Garbage Cans	169	\$4,000	\$13,000	\$6,000	\$3,000	\$3,000	\$3,000	\$3,000
Benches	39	\$7,500	\$10,500	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Individual Tables	54	\$22,000	\$22,000	\$20,000	\$8,000	\$8,000		
Individual Barbeque	31	\$4,500	\$2,000	\$4,000				
Open Turf	4							
Soccer Field	2							
Ponds								
Restroom	7							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes		\$75,000	\$15,000			\$75,000	
Trees								
Turf Grass	18.5 ac.		\$1,200,000	\$375,000				
Basketball Court								
Tennis Court	1							
Sand Volleyball	1						\$8,000	
Baseball Fields	4			\$900,000				
Horseshoe Pits	3						\$2,000	
Play Area	6				\$375,000		\$200,000	
Concession Area	2							
Maintenance Building	2							
Ranger Residence	2							
Host Residence	1							
Dog Park	1							
Stage/Structure/Pool	0/4/1							
TOTAL		\$53,000	\$2,033,500	\$1,323,000	\$389,000	\$14,000	\$291,000	\$6,000

Manning Park

449 San Ysidro Road
Montecito

Acreage: 12 Acres

Active Recreation Elements

- (2) Playground
- (2) Horseshoe pits
- (1) Tennis court
- (1) Sand volleyball court
- (1) Open turf area with backstop

Passive Recreation Elements

- (16) Picnic tables
- (7) Barbeques
- (0) Combo table/barbeque
- (14) Benches
- (4) Drinking fountains
- (50) Trash cans
- (12) Recycling containers
- (0) Bike rack



Support Elements

- (4) Restrooms
- (1) Historic Carriage House
- (1) Small maintenance facility
- (2) Ranger residences—1 vacant
- (6) Group picnic areas
 - Area 1—75 capacity with shelter, 9 picnic tables, 1 barbeque pit, 1 serving table, water, and electricity
 - Area 6—40 capacity with 3 double-length tables, 1 barbeque pit, 1 serving table, water, and electricity
 - Area 9—310 capacity with 33 picnic tables, 1 large serving table, 1 double barbeque pit, 1, sink, water, and electricity
 - Area A/2—90 capacity with 5 double-length picnic tables, 1 serving table, 1 barbeque pit, water, and electricity
 - Bridal Area B—75 capacity with no facilities
 - Bridal area C—25 capacity with no facilities

Park Grounds

Existing Conditions

Due to the age, design, and complexity of Manning Park staffing and expenditures are inadequate to meet the demands of the facility. Generally structures are in poor condition and in need of removal or renovation. The park circulation pattern and trails should be evaluated for upgrade and or removal to eliminate potential public welfare issues.

The sports field at the Annex was in average condition with adequate growth mass but suffering from gopher infestation and broadleaf invasion. Several areas, of high intensity use, such as around the backstop exhibited poorer conditions with significant bare spots, thinning, and invasion of broadleaves and other weeds. Gopher issues were present throughout the park with significant long-term rutting occurring in some areas.

As an older facility, the park features extensive shrub beds many with non-native species. For the most part these shrub beds were in poor condition with some receiving irrigation only by hand-watering. As a whole, park grounds were found to be free of litter and graffiti with obvious signs of park staff paying immediate attention to grounds clean-up.

Recommendations

- Provide funding to develop a new Master Plan for Manning Park exploring potential uses or removal of existing buildings and restoration of creek system with development of new circulation patterns.
- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.
- Increase efforts at gopher eradication and/or control.
- Trees in high-use public areas should be pruned on a regular cycle, no less than once every seven years.
- Pruning should occur on non-native park trees for structural health and thinning every 7-10 years.

Sports Fields

Existing Conditions

Manning Park Annex features one large open turf play area with a backstop and no lights. The fields were maintained in a playable condition, although suffering from weeds, dry spots, and gophers. Gophers were universally a problem resulting in bare spots, uneven turf, and ruts which have developed over time. Additionally, soil compaction and broadleaf weeds were problems also found.

Recommendations

- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil under normal playing conditions.
- County should prioritize replace and upgrades to irrigation system based upon an evaluation of current water usage and ability to reduce costs.
- Further increase efforts at gopher eradication and/or control.

Playground Inspection

To be completed at a later date.

Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in fair to good condition. Varying levels of deterioration was evident throughout the park, some directly linked to uplifting from roots, overspray of adjacent turf, and failure to remove organic materials from the asphalt.

Recommendations

- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Regularly remove organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

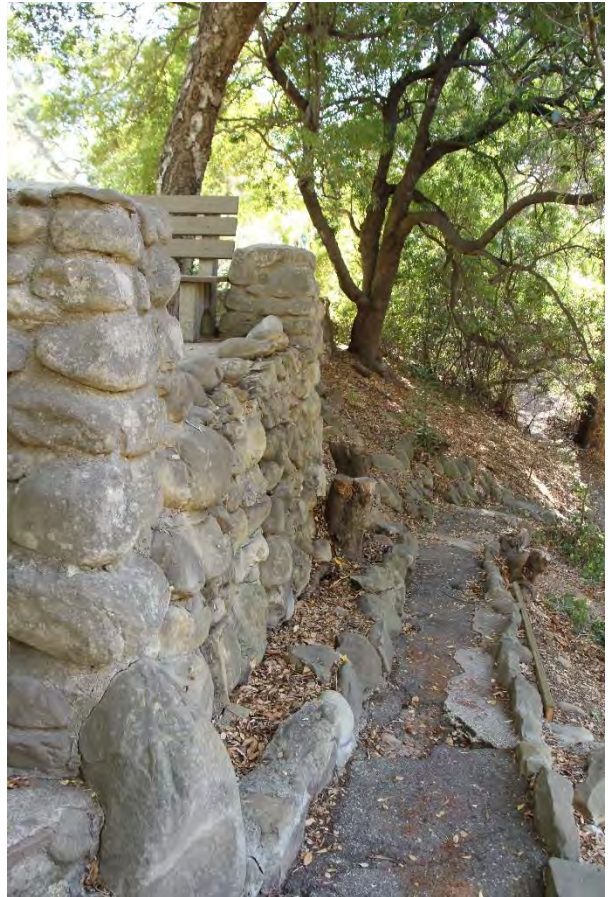
Park Sidewalks and Walkways

Existing Conditions

Park sidewalks included a mixture of asphalt and concrete, were in poor to good condition with several areas of major cracking, uplifting from tree roots, and issues of public welfare. Restoration of the creek area should become a high priority and include the removal and evaluation of current trail system. Immediate attention should be given to areas of public welfare and exposure.

Recommendations

- Immediately provide fencing along trails with unsafe drops.
- Remove historic trails and stairways in park which are no longer part of the circulation pattern.
- Immediately repair damaged asphalt areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Continue to conduct regular inspections of park sidewalks to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Develop a planting list of tree species that are acceptable for planting close to sidewalks, as well as identifying species such as liquidambar (*Liquidambar styraciflua*), which has roots that grow near the surface, commonly causing uplift to sidewalks.
- Prior to making repairs to existing walkways the County should evaluate removal and or the cost of replacement of the asphalt walkway with concrete.



Ball Courts

Existing Conditions

Manning Park includes one sand volleyball courts, one tennis court and two horseshoe pits. All courts were found to be in good condition, well maintained, with nets present at all courts.

Recommendations

The tennis court playing surfaces should be regularly inspected for cracks or other surface damage and promptly repaired when these are detected. When cracks begin to appear in the surface of the courts, moisture can seep below the surface resulting in accelerated deterioration.

- The tennis court should be maintained on a regular basis. Each court should be scheduled for resurfacing every seven to ten years. In addition, one standard color should be utilized throughout County facilities and records of that should be kept by the maintenance staff for small repairs or removal of graffiti.

Park Structures, Buildings, and Amenities

Existing Conditions

Manning Park features a variety of structures, some potentially historic, buildings, and amenities found to be in a variety of conditions. Although clean and neat, three restrooms were in need of immediate renovation with one of the three very antiquated. Several other structures showed various levels of decline and renovation needs.

The heavy public use of Manning Park for individual and group picnic activities is supported by a number of picnic sites. Generally these were found to be in a well-maintained condition, with trash cans, water, parking, other amenities close by.

The park currently has one active and one vacant Ranger Residence. There are no plans to reoccupy the second site.

Fencing was generally in good condition although a variety of standards were found within the park.

Recommendations

- Vacant ranger residence should be removed and replaced with a paved pad and hook-up facility to accommodate Park Hosts.
- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- Remove at least one Ranger residences and replace with a paved pad and hook-up facility to accommodate a Park Hosts.
- When renovated restrooms should be upgraded to waterless urinals and hands free fixtures.
- Metal fencing should be regularly inspected for damage and broken or damaged components (posts, top rails, bottom rails and vertical members) should be promptly repaired or replaced.
- County should develop a timeline for the regular repainting of metal fencing to prevent rust and improve overall appearance.

Park Trees and Landscaping

Existing Conditions

Park landscaping which includes trees and shrub beds were found to be in poor to good condition. Manning Park features a significant number of trees and shrub beds, many of significant size and scope. While most evergreen and deciduous trees appeared to be healthy, some were in need of thinning and structural pruning. Young trees were staked in a variety of fashions, and some with extensive weed growth underneath. Compaction around tree wells was poorly managed with no evidence of bark/mulch around the drip line.

Due to budgetary issues, poorly designed or lack of irrigation systems, shrub beds were suffering from lack of water and care and many showed little evidence of regular maintenance. This was clearly obvious with agapanthus which had yet to be dead-headed.

Recommendations

- If not already accomplished the County should develop a park tree inventory to collect species, age, location and maintenance history. This will assist with workload and help to develop a tree replacement program as older trees reach the end of their lifecycles.
- Evaluate current cost of shrub bed maintenance with potential cost reductions by:
 - Installation of drip
 - Removal of non-natives and planting of California natives
 - Removal of shrub beds and replacing with bark
- Pruning should occur on park trees for structural health and thinning.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.



Irrigation Systems

Existing Conditions

Manning Park features over 12 acres of heavily landscaped turf and shrub beds. Numerous examples of under watering were found throughout the park, especially with shrub beds. While the irrigation system appeared to be well-maintained with a limited number of water leaks due to broken or damaged sprinkler heads and lines, the overall system is inadequate to meet the demands of the park's plantings.

Since this review is currently based on a single inspection of the park, some aspects of the irrigation system, including source water, controller systems, etc., have not been evaluated.

Recommendations

- Conduct an evaluation of Manning Park irrigated areas and existing water delivery system with the intent to improve water delivery and/or the ability to reduce irrigated areas.
- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage issues and to identify overspray issues.

- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil under normal playing conditions.

**MANNING PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	6	15	\$50-\$100,000	\$450,000	2015
Total Group Tables	50	15	\$2,000	\$100,000	2015
Total Group Barbeque	4	15	\$2,500	\$10,000	2015
Group Prep Tables	4	15	\$1,500	\$6,000	2015
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	4	15	\$5,000	\$20,000	2014
Garbage Cans	62	15	\$500	\$31,000	2014
Benches	14	15	\$1,500	\$21,000	2014
Individual Tables	16	15	\$2,000	\$32,000	2014
Individual Barbeque	7	15	\$500	\$3,500	2014
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	3	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$75,000	2015
Trees		30	24" box-\$250		
Turf Grass	5.0 ac.	15	\$150,000 Ac.	\$750,000	2015
Basketball Court		10	\$85,000		
Tennis Court	1	10	\$180,000	\$180,000	2023
Sand Volleyball	1	15	\$8,000	\$8,000	2019
Baseball Fields		15	\$450,000		
Horseshoe Pits	1	15	\$1,000	\$1,000	2023
Play Area	2	15	\$75,000-\$250,000	\$200,000	2019
Concession Area		30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence	2	20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Pool	0/3/0	20	See specific item	Jorgensen	

MANNING PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	6		\$450,000					
Total Group Tables	50		\$100,000					
Total Group Barbeque	4		\$10,000					
Group Prep Tables	4		\$6,000					
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	4	\$10,000	\$10,000					
Garbage Cans	62	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Benches	14	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Individual Tables	16	\$4,000	\$8,000	\$2,000	\$8,000	\$8,000		
Individual Barbeque	7	\$1,000	\$2,000	\$500				
Open Turf	1							
Soccer Field								
Ponds								
Restroom	3							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes		\$75,000					
Trees								
Turf Grass	5.0 ac.		\$750,000					
Basketball Court								
Tennis Court	1							
Sand Volleyball	1						\$8,000	
Baseball Fields								
Horseshoe Pits	1							
Play Area	2						\$200,000	
Concession Area								
Maintenance Building	1							
Ranger Residence	2							
Host Residence								
Dog Park								
Stage/Structure/Pool	0/3/0							
TOTAL		\$20,000	\$1,416,000	\$7,500	\$13,000	\$13,000	\$213,000	\$5,000

Miguelito Park

3051 Miguelito Canyon Road
Lompoc

Acreage: 4.2 Acres

Active Recreation Elements

- (2) Playgrounds
- (2) Horseshoe pits

Passive Recreation Elements

- (18) Picnic tables
- (14) Barbeques
- (0) Combo table/barbeque
- (5) Benches
- (0) Drinking fountain
- (35) Trash cans
- (4) Recycling containers
- (0) Bike rack

Support Elements

- (1) Restroom
- (1) Port-a-potty
- (2) Bridges
- (1) Host site
- (1) Maintenance yard
- (2) Group picnic areas
 - Area 1—400 capacity with 10 double-length picnic tables, 2 picnic tables, 1 serving table, 1 barbeque pit, water, and electricity
 - Area 2—60 capacity with 3 double-length picnic tables, 3 picnic tables, 1 serving table, 1 barbeque pit, water, and electricity



Park Grounds

Small linear park along creek with extensive stands of native oaks. Recently renovated parking lot and extensive overflow parking across the highway. Includes an extensive upper area with some turf but no other facilities. Lodge pole fencing along creek with some areas in need of repair to keep public out of creek area. Turf generally in poor condition with extensive gopher infestation, broadleaves and dry areas. Some tripping hazards along trails.



Recommendations

- Immediately repair fencing along creek to prevent public access to creek and steep drop-offs.
- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage issues and to identify overspray issues.
- Conduct regular inspections of park trails to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Increase efforts at gopher eradication and/or control.
- Trees in high-use public areas should be pruned on a regular cycle, no less than once every seven years.
- Pruning should occur on non-native park trees for structural health and thinning every 7-10 years.



Playground Inspection

Miguelito Park Playground Area B



The Miguelito Park Playground Area B does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:

Surfacing

HAZARD: The playground only has 3-6 inches of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Fill the playground area with wood fiber to 10"-12" to compensate for the rate of compaction which is approximately 1"-2" every year. To prevent fast degradation install filter fabric where the soil meets the wood fiber.



Slide Exit Height

Hazard: The slide exit is 18 inches above the safety surfacing. CPSC requires that the slide exit be no more than 15 inches from the safety surfacing. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Add additional wood fiber to close the gap of at least 3 inches.



ADA Transfer Station Too High

HAZARD: The ADA transfer station is approximately 24 inches above the safety surfacing. CPSC requires that the ADA Transfer station be from 11 inches (280 mm) to 18 inches (455 mm) height of top surface. - Level of risk: Priority 3 - A priority 3 hazard indicates cuts, scrapes or other minor injuries.

Solution: Bring up the level of surfacing or lower the deck.



Protrusions

Hazard: There are bolts under the main deck that protrude too far beyond the nut. California Safety Regulations state that the end of a bolt shall not protrude more than 2 threads beyond the nut. - Level of risk: Priority 1 Hazard - Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Grind down the bolts and sand to remove sharp edges.



Ground and Floor Surfaces – ADA Compliance

HAZARD: The pathway to the playground is uneven packed earth which can change in consistency when water saturation occurs due to weather. People who have difficulty walking or maintaining balance or who use crutches,

canes, or walkers, and those with restricted gaits are particularly sensitive to slipping and tripping hazards. For such people, a stable and regular surface is necessary for safe walking, particularly on stairs. Wheelchairs can be propelled most easily on surfaces that are hard, stable, and regular. Soft loose sand or gravel, wet clay, and irregular surfaces such as cobblestones can significantly impede wheelchair movement. Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule. Solution: Install a proper pathway consisting of a materials like decomposed granite or concrete which is smooth with a gradual slope (1:20) for ADA compliant.



Insufficient Access Route - ADA Compliance

HAZARD: The access route to the playground is surrounded by a curb with no ADA access ramp connecting to the outlying surface. ADA guidelines state that a safe path of travel that is at least 60 inches wide and has a slope that does not exceed a 1:20 ratio is considered accessible. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Install an ADA compliant access ramp to provide a gradual slope entering the playground.



Miguelito Park Playground Area A

Miguelito Park Playground Area B does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:



Slide Exit

Hazard: Slide exit is 16 inches above the safety surfacing. CPSC requires that the slide exit be no more than 15 inches from the safety surfacing. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Add additional wood fiber to close the gap of at least 1 inch.



Surfacing

HAZARD: The playground only has 5-6 inches of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Fill the playground area with wood fiber to 10"-12" to compensate for the rate of compaction which is 1"-2" every year. To prevent fast degradation install filter fabric where the soil meets the wood fiber.



Ground and Floor Surfaces – ADA Compliance

HAZARD: The pathway to the playground is uneven packed earth which can change in consistency when water saturation occurs due to weather. People who have difficulty walking or maintaining balance or who use crutches, canes, or walkers, and those with restricted gaits are particularly sensitive to slipping and tripping hazards. For such people, a stable and regular surface is necessary for safe walking, particularly on stairs. Wheelchairs can be propelled most easily on surfaces that are hard, stable, and regular. Soft loose sand or gravel, wet clay, and irregular surfaces such as cobblestones can significantly impede wheelchair movement. Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution: Install a proper pathway consisting of a materials like decomposed granite or concrete which is smooth with a gradual slope (1:20) for ADA compliance.



Insufficient Access Route - ADA Compliance

HAZARD: The access route to the playground is surrounded by a curb with no ADA access ramp connecting to the outlying surface. ADA guidelines state that a safe path of travel that is at least 60 inches wide and has a slope that does not exceed a 1:20 ratio is considered accessible. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.



Solution: Install an ADA compliant access ramp to provide a gradual slope entering the playground.

**MIGUELITO PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	2	15	\$50-\$100,000	\$100,000	2018
Total Group Tables	18	15	\$2,000	\$36,000	2018
Total Group Barbeque	2	15	\$2,500	\$5,000	2014
Group Prep Tables	2	15	\$1,500	\$3,000	2018
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	39	15	\$500	\$19,500	2015
Benches	5	15	\$1,500	\$7,500	2014
Individual Tables	18	15	\$2,000	\$36,000	2014
Individual Barbeque	14	15	\$500	\$7,000	2014
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	1	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$15,000	2016
Trees		30	24" box-\$250		
Turf Grass	2.5 ac.	15	\$150,000 Ac.	\$375,000	2016
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits	2	15	\$1,000	\$2,000	2019
Play Area	2	15	\$75,000-\$250,000	\$250,000	2017
Concession Area		30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence	1	15	\$10,000	\$10,000	2023
Dog Park		20	\$30,000		
Stage/Structure/Pool		20	See specific item		

**MIGUELITO PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	2					\$100,000		
Total Group Tables	18					\$36,000		
Total Group Barbeque	2	\$5,000						
Group Prep Tables	2					\$3,000		
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	39	\$2,000	\$2,000	\$4,000	\$1,000	\$1,000	\$1,000	\$1,000
Benches	5	\$4,500	\$3,000					
Individual Tables	18	\$18,000		\$18,000				
Individual Barbeque	14	\$3,500		\$3,500				
Open Turf	1							
Soccer Field								
Ponds								
Restroom	1							
Path--Asphalt	Yes							
Path--Concrete								
Planters	Yes			\$15,000				
Trees								
Turf Grass	2.5 ac.			\$375,000				
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits	2						\$2,000	
Play Area	2				\$250,000			
Concession Area								
Maintenance Building	1							
Ranger Residence								
Host Residence	1							
Dog Park								
Stage/Structure/Pool								
TOTAL		\$33,000	\$5,000	\$415,500	\$251,000	\$140,000	\$3,000	\$1,000

Orcutt Community Park

5800 South Bradley Road
Orcutt

Acreage: 26 Acres

Active Recreation Elements

- (1) Playground
- (2) Baseball fields
- (2) Soccer fields
- (1) Open turf area
- (1) Off-leash dog park with separate small and large dog facilities
- (1) Loop trail around sports fields
- Hiking trails into and out of park into open space areas

Passive Recreation Elements

- (13) Picnic tables
- (10) Barbeques
- (0) Combo table/barbeque
- (17) Benches
- (7) Drinking fountains
- (26) Trash cans
- (24) Recycling containers
- (3) Bike racks

Support Elements

- (2) Restrooms
- (1) Bridge—10 ton capacity
- (1) Concession facility at ballfields
- (2) Group picnic areas
 - Area A—100 capacity with metal shelter, 5 double-length picnic tables, 2 serving tables, 1 barbeque pit, water, and electricity
 - Area B—25 capacity with 3 picnic tables and 3 barbeque pits



Park Grounds

Newer park opened in 2009. Heavily utilized and well maintained facility. Some evidence of gophers in turf and a few dead shrubs within beds. Trails lead from both ends of park into Rice Ranch trail system. Dog Park with separate facilities for large and small dogs.

Recommendations

- Conduct regular inspections of park trails to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Increase efforts at gopher eradication and/or control.
- Trees in high-use public areas should be pruned on a regular cycle, no less than once every seven years.
- Improve conditions of shrub beds, especially in high use areas by replanting with California natives and utilization of bark mulch to reduce compaction and water evaporation. Immediately replant dead and declining plant material.
- Move or add additional benches in small dog park facility under existing tree to provide shade during the summer months.



Playground Inspection



The Orcutt Park Playground does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:

Rubber Surfacing

HAZARD: The poured in place rubber safety surfacing has areas with wear layer missing as shown below. This can cause to area to me less resilient and therefore non-compliant for the fall height requirement. This type of safety surfacing also requires ongoing maintenance otherwise complete replacement will eventually be



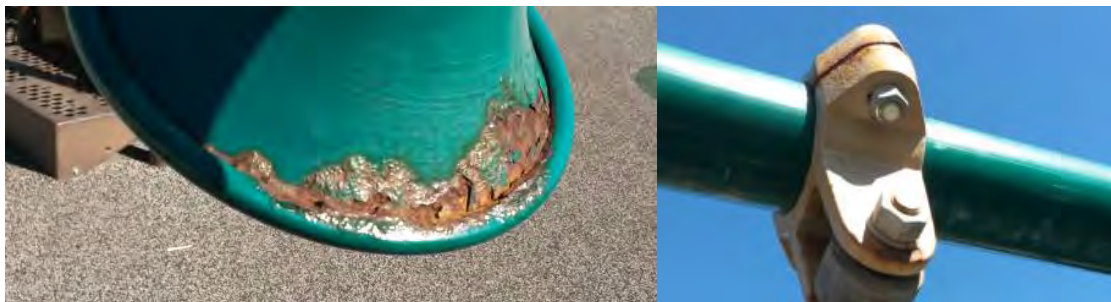
necessary due to UV breakdown and hardening. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Consult original manufacturer and repair immediately.

Rust and Corrosion

HAZARD: There is paint missing and rust on metals. CPSR state that “Metals subject to structural degradation such as rust or corrosion shall be painted, galvanized, or otherwise treated. Paint and other finishes should be maintained to prevent rusting of exposed metals and to minimize children playing with peeling paint and paint flakes.” Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

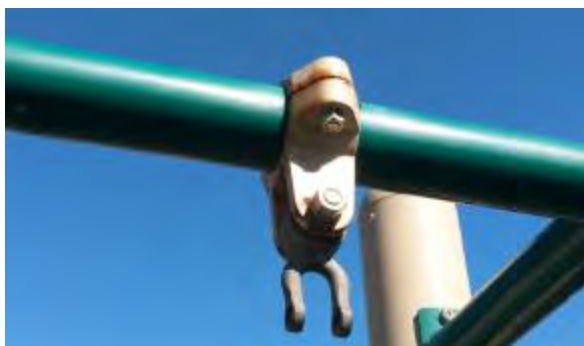
Solution: Sand, prime and paint all rusted areas – or replace parts.



Missing Components

HAZARD: There is a missing ring on the overhead ladder. Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution: Replace the ring.



**ORCUTT COMMUNITY PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	2	15	\$50-\$100,000	\$175,000	2024
Total Group Tables	8	15	\$2,000	\$16,000	2024
Total Group Barbeque	4	15	\$2,500	\$10,000	2024
Group Prep Tables	2	15	\$1,500	\$3,000	2024
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	7	15	\$5,000	\$35,000	2024
Garbage Cans	50	15	\$500	\$25,000	2024
Benches	17	15	\$1,500	\$25,500	2024
Individual Tables	13	15	\$2,000	\$26,000	2024
Individual Barbeque	10	15	\$500	\$5,000	2024
Open Turf	1	15	NA		
Soccer Field	2	15	\$450,000	\$900,000	2024
Ponds		20	NA		
Restroom	2	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$75,000	2019
Trees		30	24" box-\$250		
Turf Grass	8.0 ac.	15	\$150,000 Ac.	\$1,200,000	2024
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields	2	15	\$450,000	\$900,000	2024
Horseshoe Pits		15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$250,000	2024
Concession Area	1	30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park	1	20	\$30,000	\$30,000	2029
Stage/Structure/Pool		20	See specific item		

**ORCUTT COMMUNITY PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	2							
Total Group Tables	8							
Total Group Barbeque	4							
Group Prep Tables	2							
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	7							
Garbage Cans	50							
Benches	17							
Individual Tables	13							
Individual Barbeque	10							
Open Turf	1							
Soccer Field	2							
Ponds								
Restroom	2							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes						\$75,000	
Trees								
Turf Grass	8.0 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields	2							
Horseshoe Pits								
Play Area	1							
Concession Area	1							
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park	1							
Stage/Structure/Pool								
TOTAL		\$0	\$0	\$0	\$0	\$0	\$75,000	\$0

Richardson Park

Highway 166 and Hubbard Avenue
New Cayuma

Acreage: 9 Acres

Active Recreation Elements

- (1) Playground
- (2) Adjacent lighted ballfields
- (1) Adjacent lighted football fields

Passive Recreation Elements

- (7) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (3) Benches
- (1) Drinking fountain
- (18) Trash cans
- (0) Recycling container
- (0) Bike rack

Support Elements

- (1) Restroom
- (1) Group picnic area with metal shelter 12 picnic tables, 2 serving tables, and 2 large barbeques

Park Grounds

Poorly maintained park utilized as a highway rest stop. Pool currently closed and under renovation.

Turf is in exceptional poor condition with extensive infestation and destruction by gophers such that public welfare is an issue. Park trees are in need of thinning and structural pruning. Restroom, although clean, is older and in need of immediate renovation.

Group picnic structure showing signs of failure and in need of renovation.

Recommendations

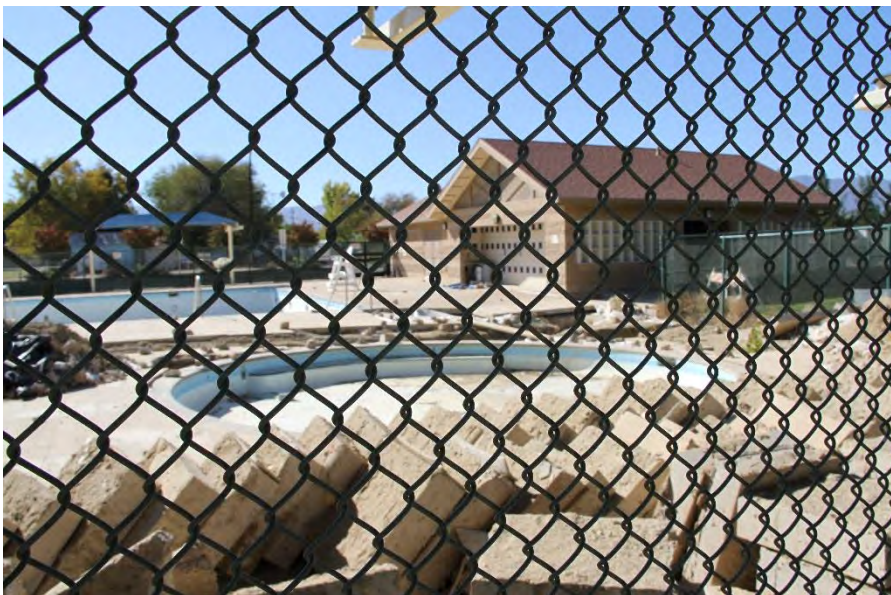
- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage issues and to identify overspray issues.
- Increase efforts at gopher eradication and/or control.
- Repair damage fencing within the park.
- Pruning should occur on park trees for structural health and thinning.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.



- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Add recycling container adjacent to trash can.
- Improve signage to identify park location.

Playground Inspection

To be completed at a later date.



**RICHARDSON PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	1	15	\$50-\$100,000	\$100,000	2015
Total Group Tables	12	15	\$2,000	\$24,000	2015
Total Group Barbeque	2	15	\$2,500	\$5,000	2015
Group Prep Tables	2	15	\$1,500	\$3,000	2015
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2015
Garbage Cans	18	15	\$500	\$9,000	2015
Benches	3	15	\$1,500	\$4,500	2015
Individual Tables	7	15	\$2,000	\$14,000	2015
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field	2	15	\$450,000		
Ponds		20	NA		
Restroom	1	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	3.0 ac.	15	\$150,000 Ac.	\$450,000	2015
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields	2	15	\$450,000	\$900,000	2015
Horseshoe Pits		15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$125,000	2017
Concession Area	1	30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Pool	0/1/1	20	See specific item	\$1,000,000	2030

**RICHARDSON PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	1		\$100,000					
Total Group Tables	12		\$24,000					
Total Group Barbeque	2		\$5,000					
Group Prep Tables	2		\$3,000					
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	1		\$5,000					
Garbage Cans	18		\$9,000					
Benches	3		\$4,500					
Individual Tables	7		\$14,000					
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom	1							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes							
Trees								
Turf Grass	3.0 ac.		\$450,000					
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields	2			\$900,000				
Horseshoe Pits								
Play Area	1				\$125,000			
Concession Area	1							
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Pool	0/1/1							
TOTAL		\$0	\$614,500	\$900,000	\$125,000	\$0	\$0	\$0

Assessment of Current Maintenance Conditions And Recommendations for County of Santa Barbara Parks

Santa Barbara County Parks were found to be maintained in a range from good to poor condition. There are obvious signs of deferred maintenance within the park structures, facilities, and buildings, immediate capital renovation needs, destruction of turfed areas due to gophers, and numerous public welfare considerations.

The NRPA standards are thru CAPRA—
Commission for Accreditation of Park and
Recreation Agencies (CAPRA)

MODE I

- State of the art maintenance applied to a high quality diverse landscape.

MODE II

- High level maintenance associated with well-developed park areas with reasonably high visitation.

MODE III

- Moderate level maintenance-associated with agencies that, because of budget restrictions, are unable to maintain at a high level.

MODE IV

- Moderately low level of maintenance.

Based on multiple day observations, park tours with County staff, and discussions with staff, it appears that the level of maintenance is currently in the lower range of Mode III to IV maintenance mode as established by the National Recreation and Park Association (NRPA). This is considered a low level of operating standard for municipal parks and recreation systems, generally caused by significant budget restrictions. Complicating this level of maintenance for Santa Barbara Parks is the intense and ongoing high level of use by county residents and non-residents of the County park system.

Santa Barbara County is similar to most California Park and Recreation agencies in that the current level of resources available for park maintenance is strained and/or inadequate to fully fund both operation/maintenance and long-term capital upgrades and development.

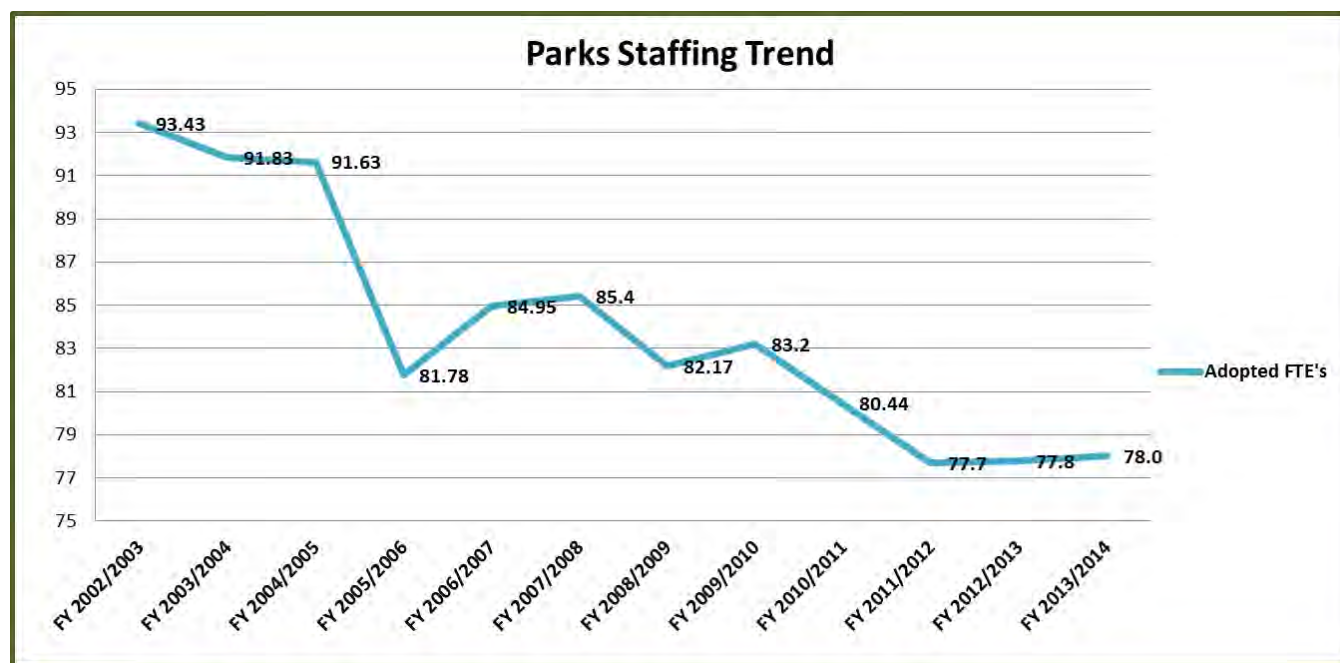
Santa Barbara County Parks Budget Summary

(Selected accounts displayed)

	6/30/2000 Actual	6/30/2004 Actual	6/30/2008 Actual	6/30/2012 Actual	6/30/2013 Actual
Regular Salaries	\$2,976,640	\$3,802,143	\$4,321,715	\$3,621,276	\$3,209,187
Extra Help	315,501	361,156	524,408	638,296	726,627
Retirement Contribution	365,732	491,299	801,867	1,092,218	958,612
Health Insurance	162,081	209,998	280,548	320,397	315,627
Total Salaries and Benefits	\$4,467,640	\$5,601,775	\$6,491,765	\$6,380,089	\$5,841,826
Special Projects	391,666	502,802	499,004	339,038	417,589
Utilities	85,821	120,898	141,564	186,111	238,091
Total Service and Supplies	\$1,901,647	\$1,881,110	\$2,138,536	\$2,128,381	\$2,323,015
Total Budget	\$6,774,513	\$8,149,335	\$9,233,092	\$9,109,981	\$8,711,992

Review of budget history reveals that while County Parks operating budgets increased from fiscal year 2000 to 2008, they have now declined with an overall reduction of nearly one-half million dollars. During this same period of declining budget, significant increases of over 100% were seen in retirement contributions, health benefits, and utilities. The net result is fewer operating dollars available for day-to-day operations and maintenance.

Compounding the declining dollars and increased costs was a significant decline in number of full-time employees within the Department, falling 17% since Fiscal Year 2002/2003. A corresponding doubling of part-time resources has helped to offset this change in full-time staffing. Despite the increase in part-time help, the Department has suffered the loss of skilled and trained staff, resulting in operational changes within the Department and reduced ability to respond to on-going and deferred maintenance needs.



The combination of declining dollars, an aging infrastructure, and fewer trained full-time trained staff have led to a situation where the County is unable to maintain pace. This is further accelerated by a number of new facilities that have been added to the system over the past few years. These facilities are:

- Centeno Aquatics Center
- Providence Landing
- Orcutt Community Park/trails
- Took over operation of Guadalupe Dunes Preserve
- Point Sal trail
- Bodger Trail
- Harp Springs Open Space
- Cobblestone Neighborhood Park
- Mesa Verde Open Space
- Stone Gate Open Space

The County will be faced with significant issues over the next few years, including continued population growth, development of new parks and open space areas, and increased demand for additional sports fields to meet emerging recreational activities. Despite these and other issues, the County has the opportunity to improve on the level of park maintenance and recreation services while modernizing and improving current practices and procedures. As an example, development of sustainable practices will help to maximize available resources and

create a more sustainable County for the future while demonstrating to the public the practices, duties, and tasks associated with environmentally sound park maintenance.

Further, the County of Santa Barbara has developed limited park maintenance standards. These standards when developed can form an effective foundation for the development of enhanced operations and maintenance practices within the resources available.

The County of Santa Barbara should work towards implementing and developing the following:

- The County should develop a lifecycle maintenance plan for park buildings and amenities. This should be built into daily operations, projected forward 10-15 years, and funded in yearly capital improvement plan to maximize the value and useful life of these assets.
- Provide funding to develop a County-wide Park and Recreation Master Plan and a Strategic Park Business Plan specifically for Lake Cachuma.
- The County should invest in the necessary staff and equipment to control gophers and other pests. Current conditions of turfed areas in most parks is extremely poor, highlighted by high levels of gopher infestation, pot-holed turf, and extremely poor playing conditions.
- The County should evaluate all park facilities located within incorporated areas for possible transfer and operation by appropriate agency.
- The County should develop a soil management plan which includes regular soil testing in order to avoid issues with plant die-back and sparse or soggy turf conditions. The plan should include at a minimum:
 - Soil type and texture
 - Infiltration rate
 - pH
 - Soluble salts and sodium
 - Identification of limiting soil characteristics
 - Planned soil management actions to remediate limiting soil characteristics
- Evaluate additional opportunities to “naturalize” many existing facilities, especially those built near and around creeks and other drainages, including collection of storm flow from hardscape areas of parks and adjacent roadways. This could include the elimination of turf in areas of little public use and expansion of riparian and natural areas.
- If the County moves in the direction of synthetic fields at Waller Park and other facilities, they should first establish policies appropriate for the installation and management of synthetic playing fields including:
 - Synthetic fields should be installed only at facilities which also have lights for night-time play
 - Synthetic fields should be budgeted as a fixed asset and fully depreciated over the life of the “carpet”
 - A policy that states synthetic fields will be open for play except under extreme weather conditions
 - Fully depreciate the cost of replacement over a 10 year period
- Installation and operation of a centrally-controlled irrigation systems with soil sensors and an automated evapo-transpiration (ET) based irrigation control and scheduling system that allows control of multiple sites to exact specifications and daily changes. Due to the antiquated irrigation systems at most parks, the County should evaluate current cost levels for irrigation water to establish priority replacement schedule.
- Development of a Maintenance Manual detailing park maintenance and operation tasks on a daily, weekly, monthly, etc. basis. The Maintenance Manual should include existing specifications as well as:
 - Clear written maintenance objectives and frequency of care for each amenity is needed based on the desired outcomes for a quality visitor experience in maintaining the parks for aesthetics, safety, recreation and sustainability including:
 - Landscape bed design, planting and maintenance standards
 - Landscape turf and right of way mowing and maintenance standards
 - Tree and shrub planting and maintenance standard
 - Equipment maintenance and replacement standard

- Chemical application standard
 - Formalized and scheduled park facility inspections including playgrounds, specialized facilities such as skate parks, high use visitor areas and buildings
 - Design standards for the development of park features such as sports fields, trails and buildings
 - Preventative maintenance plan developed for all park locations
- Development of a process to measure park maintenance success through established performance standards. Examples of what this could include are:
 - Established park maintenance standards and frequency rates
 - Establish and track the cost per acre for each park
 - Establish a minimum of training hours per year per employee
 - Equipment replacement schedules are met and funded to the replacement outcomes desired
 - Establish cost per trail mile maintained for future budgetary use. Best practices for maintenance costs range in the \$1,200 +/- per mile. This figure will be impacted by trail length, distance, use and proximity to urban areas
- Establish an Estimated Annual Water Use (EAWU) for various hydrozones such as turf, sports fields and shrub beds.
- The County should move forward and establish park definitions to categorize units with the system. For the purpose of this report, park units are reported by proposed categories. Recommended categories and definitions include:

- **Neighborhood Park**—typically these parks serve the surrounding unincorporated neighborhood for multiple uses. Park development may include play areas, small fields, benches, picnic tables, improved paths, and community gardens but generally do not include restroom facilities. Park facilities not found at a neighborhood park include restrooms, parking (excluding handicapped spaces), and formal sports fields. Geographic range of users is up to one-half-mile.
- **Community Park**—meets the recreational needs of several neighborhoods and may also preserve unique landscapes and open spaces. These parks serve multiple uses and provide recreational facilities and accommodate group activities not provided in neighborhood parks. Community park sites should be accessible by arterial and/or collector streets. Geographic range of users is up to 3 miles or region-wide if park contains a recreation complex.
- **Regional Park**-- generally at least 30 acres in size, including both land and water area. The area must have established regional recreation facilities and/or tourism draw and the potential to provide the opportunities for regional facilities such as picnicking, special events, swimming, fishing, camping and boating. The area must lend itself to development for a variety of uses that meet recreational needs and it must be able to withstand intensive public use. Regional Parks may also contain outstanding natural features including significant flora and fauna.
- **Regional Open Space**—established for the protection and stewardship of wildlife, habitat, and other natural systems support functions. Some natural areas are accessible for low-impact use. Minimal



infrastructure may include access, trails, and signage, where it will not adversely impact habitat or natural systems functions. Larger natural areas may be accessible for low-impact use and have small sections developed as staging areas and include parking, restrooms, picnic tables, and other support facilities. Optional assets may include benches, play area, viewpoint, public gathering space and flat grassy area for informal activity.

- **Regional Trails**--provide multiple-use, pedestrian, equestrian and bicycling connections between County parks, thus encouraging alternative modes of transportation and helping to reduce pollution. They also link County parks with other local parks, open spaces, trails, transportation and employment centers and urban communities. Regional trails, by their nature, traverse a wide variety of terrain, including urban streets, open rangelands, irrigation canal banks, utility corridors, former railroad rights-of-way, and also include coastal accessways.
- Develop a process of evaluation and refinement to measure park maintenance success through established performance standards. Examples of what this should include are:
 - Established park maintenance standards and frequency rates and tracking over several years
 - Establish and track the cost per acre for each park and park type and tracking over several years
 - Establish a minimum of training hours per year per employee with reevaluation of success of training and new requirements due to legislative changes
 - Equipment replacement schedules are met and funded to the replacement outcomes desired
- Development of a Sustainable Performance System with responsibility for the program handled by a dedicated Conservation Coordinator. The performance system should include at a minimum:
 - Native Plant Policy--ecoregion
 - Track Utilities—Explore potential partnership with utility providers
 - Recycling Program
 - Green Waste Composting
 - Demonstration Gardens
 - Use of Alternative Energy Sources
 - Integrated Pest Management Program reflective of consistently changing needs of an urban park system
 - Habitat Development beyond mitigation sites
 - Community Gardens
 - Public Education and Outreach
 - Stormwater retention
 - Human health, well-being and community values



Lake Cachuma Yurt

Introduction

The following report is an assessment of current maintenance conditions of park and recreational facilities operated by the County of Santa Barbara and individual review of those park units with facilities. The report also details lifecycle maintenance planning and potential costs, possible changes in maintenance and operations standards, practices, procedures, and the recommended development of a Sustainability Performance System. Each type of facility within park units will be addressed separately in the report with supporting photos, as appropriate, and comments. This assessment and accompanying recommendations are based on the following:

- October/November 2013 tour of Santa Barbara County Parks
- Interview, park tour, and communications with Park personnel.
- Review of standards, policies and procedures as provided to date by the County.



Waller Park

The objective and outcome of the park site assessment, maintenance assessment, and lifecycle evaluation were to evaluate, assess, and make recommendations on the maintenance operations, capital needs, and funding requirements for the Santa Barbara County Park system. Further, recommendations were prepared for specific sustainability practices for both new and rehabilitation projects, including ongoing sustainable operation and maintenance practices for incorporation into future bid documents, as well as design and construction guidelines for proposed new projects or project improvements that address environmental and economic sustainability goals. Several of the following areas of maintenance operations were and will be further assessed including:

- Maintenance standards
- Asset management of County parks and recreation facilities
- Budget availability to meet desired outcomes
- Staffing levels to achieve desired outcomes
- Contract management of park elements
- Facility management
- Cost of services
- Data management
- Performance measures

Overall Assessment of Current Maintenance Conditions And Recommendations for Santa Barbara County Parks

Park Grounds

Existing Conditions

The park tour was completed in October and November, 2013, during a time of the year with turf and other plant material still in a slowing but still active growth period. The following are significant findings regarding the condition of park grounds and turf areas with general recommendations for improving conditions within the overall park system.

Most sports fields and open turf areas were in poor condition with active gopher infestation, limited growth mass, and extensive broadleaf invasions. With a few exceptions, turfed areas were deteriorated to the point that they presented an unsafe playing surface. Several areas, of high intensity use, exhibited poorer conditions with significant bare spots, thinning, and invasion of broadleafs and other weeds.

Turf at some newer parks such as Orcutt Community Park were in good condition, but again showed evidence of and damage from gopher infestations. Gopher issues were present throughout almost all parks with significant long-term rutting of the park turf occurring in some areas. Extensive holes were found within turfed areas of dog parks due to digging by dogs, possibly after gophers and ground squirrels.

Several Santa Barbara County Parks, such as Waller and Goleta Park, are built over sand dunes. This will require on-going maintenance of the soil conditions and the addition of loamy soil, compost, and or organic matter. This would best be accomplished after aeration occurs.

There were limited shrub beds found within the parks, mostly near maintenance facilities, restrooms, and concession sites. For the most part these shrub beds appear to have been abandoned and in need of renovation and upgrade.

As a whole, park grounds were found to be free of litter and graffiti with obvious signs of park staff paying immediate attention to grounds clean-up.

Recommendations

- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.
- Improve conditions of shrub beds, especially in high use areas by replanting with California natives and utilization of bark mulch to reduce compaction and water evaporation. Replanted areas should be irrigated with a temporary drip system to support the native plants during the first 2-3 years of growth.
- While the County has recently purchased a single piece of equipment for gopher eradication, the County should further increase efforts at gopher eradication and/or control with the purchase of additional equipment and dedicated staff.

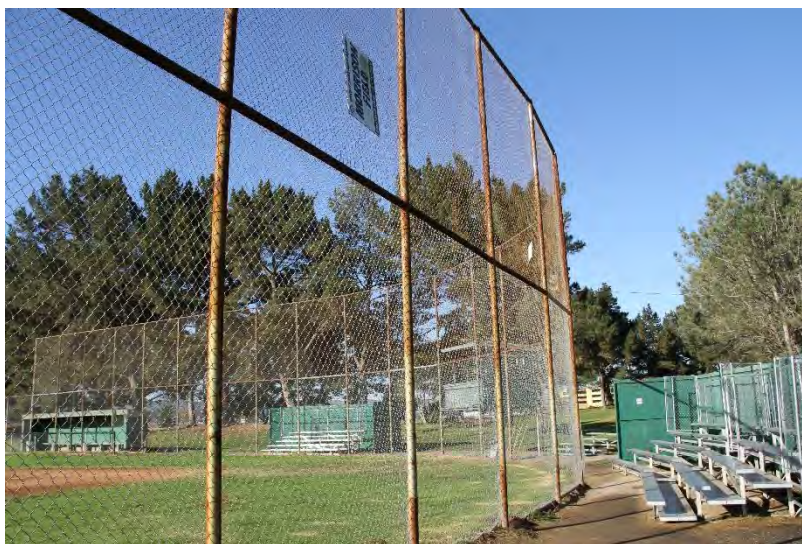
Sports Fields

Existing Conditions

Limited sports fields are found within the County system, highlighted primarily by Orcutt Community, Waller, and Providence Parks. Elsewhere, sports fields were large open turf areas available for unscheduled play. Overall these fields suffered from gopher infestations, invasive weeds, and poor irrigation systems that resulted in dry and or wet spots.

Recommendations

- If the County moves in the direction of all-weather/ synthetic fields, these should be handled in the budgetary process as a fixed asset with the “carpet” fully depreciated over the anticipated life of the product. With high levels of scheduled play and difficulty in managing unscheduled play, synthetic fields would eliminate field closures and extend play opportunities. All-weather fields typically cost more than regular grass fields but they achieve payback against the costs as a result of increased field usage and reduced maintenance costs, thus showing a good return on investment. A typical well-maintained synthetic field will have a life of 10-12 years.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil under normal playing conditions.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil under normal playing conditions.



Waller Park

Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in fair condition. Parking areas ranged from asphalt to dirt lots. Examples of recent resurfacing was evident at a limited number of locations. Varying levels of deterioration were evident throughout the parks, some directly linked to uplifting from roots, overspray of adjacent turf, and failure to remove organic materials from the asphalt.

Recommendations

- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Regularly remove sand and organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.

- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

Park Sidewalks and Walkways

Existing Conditions

Park sidewalks included a mixture of asphalt and concrete, were in fair to good condition with several areas of major cracking and uplifting from tree roots. Evidence from newer construction, indicates that the County has adopted a new standard of concrete for all walkways.

Despite the fact that the County regularly inspects sidewalks and repairs raised surfaces by either ramping or “smoothing” raised concrete, this sidewalks and walkways were found to be a significant issue.



Santa Rosa Park

Recommendations

- Continue to conduct regular inspections of park sidewalks to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Much like parking areas, immediately repair damaged asphalt areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Develop a planting list of tree species that are acceptable for planting close to sidewalks, as well as identifying species such as liquidambar (*Liquidambar styraciflua*), which has roots that grow near the surface, commonly causing uplift to sidewalks.
- Prior to making repairs to existing walkways the County should evaluate the cost of replacement of the asphalt walkway with concrete.

Ball Courts

Existing Conditions

The County Park system has a limited number of basketball and sand volleyball courts. Goleta Beach offers several sand courts, one in excellent condition with new netting and boundary lines maintained by the concessionaire. The other courts, maintained by the County, have no lines and older nets. Similarly the basketball courts were without netting and suffer from significant cracking of the playing surface. This was most evident at the Waller Park basketball court.

Tennis Courts such as those found at Kellogg were generally in good shape with limited cracking.

Recommendations

The basketball and tennis court playing surfaces should be regularly inspected for cracks or other surface damage and promptly repaired when these are detected. When cracks begin to appear in the surface of the courts, moisture can seep below the surface resulting in accelerated deterioration. As the result of lack of maintenance on basketball courts, these facilities are in need of renovation and or replacement.

- When renovated, basketball and tennis courts should be maintained on a regular basis. Each court should be scheduled for resurfacing every five to seven years. In addition, one standard color should be utilized throughout County facilities and records of that should be kept by the maintenance staff for small repairs or removal of graffiti.
- Install boundary lines in the sand volleyball courts and ensure that the netting is replaced annually.

Park Structures, Buildings, and Amenities

Existing Conditions

Santa Barbara County Parks features a variety of structures, buildings, and amenities found to be in a variety of conditions, some recently renovated or and/or in good condition, others such as the Ranger Residences at Waller Park were in poor condition and in need of removal. Live Oak Park, utilized primarily for special events features two stages, kitchen/picnic shelter, and shower building. Excluding the kitchen/picnic shelter, the facilities at Live Oak were in need of major renovation.

Park restrooms ranged from newly renovated to poor condition. Fencing was generally in good condition and standardized with the use of lodge pole rail fencing.

Recommendations

- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- Restrooms should be upgraded to waterless urinals and hands free fixtures.
- Remove the two Ranger residences at Waller Park, and the unused sites at Jalama, Goleta Beach, Manning Park, and Nojoqui and replace with a paved pad and hook-up facility to accommodate additional Park Hosts.
- Some picnic area concrete pads showed evidence of cracking and need sealing. Further the County through the lifecycle maintenance program should schedule replacement of a limited number of pads each year.
- Graffiti should be immediately painted over or removed and tracked for potential use by local law enforcement agencies.
- Metal fencing should be regularly inspected for damage and broken or damaged components (posts, top rails, bottom rails and vertical members) should be promptly repaired or replaced.
- County should develop a timeline for the regular repainting of metal fencing to prevent rust and improve overall appearance.

Playgrounds

Existing Conditions

Refer to individual park summaries for playground inspection reports.

Park Trees and Landscaping

Existing Conditions

Park landscaping which includes trees and shrub beds were found to be in poor to good condition for tree maintenance while shrub beds, for the most part show signs of abandonment. While most evergreen and

deciduous trees appeared to be healthy, a significant number contained mistletoe infestations, in need of thinning, structural pruning, and removal of dead wood. Young trees were staked in a variety of fashions, and some with extensive weed growth underneath. Compaction around tree wells was poorly managed with no evidence of bark/mulch around the drip line.

Many parking islands, intended for landscaping have reverted to dirt. At a minimum, these islands should be covered with chipping material.

Recommendations

- The County should develop a park tree inventory to collect species, age, location and maintenance history. This will assist with workload and help to develop a tree replacement program as older trees reach the end of their lifecycles.
- Trees in high-use public areas should be pruned on a regular cycle, no less than once every seven years.
- Pruning should occur on non-native park trees for structural health and thinning every 7-10 years.
- The County should develop an approved tree planting list to ensure appropriate species are selected and utilized in and around developed facilities. The list should include California natives and a secondary list of approved Mediterranean climate trees.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.

Specialized Facilities/Community Gardens /Dog Parks

Existing Conditions

The County currently operates eight dog parks, with off-leash opportunities available at Arroyo Burro Beach Park on City property. Parks with large and small dog fenced areas are found at the new facility at Lake Cachuma and at Orcutt Community and Waller Parks.

The Dog Park at Toro Canyon is poorly designed and built. The park is out in the open without shade, fenced with older wire fencing, and limited facilities. There is no separation for large and small dogs, nor running water within the facility.

County Parks currently has no community gardens within their system.

Recommendations

- Each Dog Park should include a basic level of service including benches, trash cans, mittens, and water for both the owner and dogs.
- Toro Canyon Dog Park should be improved to provide a minimum of services or removed from operation.
- Explore opportunities for the development of at least one additional Dog Park utilizing existing parkland that is underutilized and would not result in the displacement of a current recreational use.

- Identify poorly utilized areas of parkland, within unincorporated developed areas of the county, which could be utilized as community garden space by local residents.

Park Signage

Existing Conditions

Park signage is generally standardized and in good condition. Entry signs were generally colorful and prominent from the roadway, although a number of older signs are in need replacement. A few signs showed some previous evidence of damage from graffiti.

Many interpretative signs throughout the system are faded, hard to read, and in need of updating.

Recommendations

- Park signage should be regularly inspected for theft, damage, and graffiti.
- County should inventory park interpretative signage and develop a plan to replace and update these signs at a minimum of once every five years.
- County should explore a partnership with University California Santa Barbara (UCSB) to provide interpretative information and signage for selected park sites.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.
- The County should maintain a formalized signage system that is uniform in terms of sign types, a positive approach toward rules, colors, and materials. Effort should be made to ensure that park signs exhibit rules and regulations in a positive context. This will help residents better identify parks and make maintenance replacement and repairs less complicated.

Irrigation Systems

Existing Conditions

County Parks suffer from antiquated watering systems. During the park tour, staff and camp host were seen hand-watering shrub beds and turf. South County area recently moved forward with the purchase of 13 new controllers, the first improvement to the irrigation system in years. North County features some newer systems, such as Orcutt Community Park, but this is due to the park being opened in 2009 rather than renovation of aged systems.

Numerous examples of over or under watering were found throughout the system, including sport fields and open turf areas. Generally irrigation systems appeared to be a continual maintenance problem for staff with a number of water leaks due to broken or damaged sprinkler heads and lines.

Since this review is currently based on a single inspection of the park, some aspects of the irrigation system, including source water, controller systems, etc., have not been evaluated.

Recommendations

- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage and to identify overspray issues.
- County should prioritize replacement and/or upgrades to irrigation system based upon an evaluation of current water usage and ability to reduce costs.
- County should explore opportunities to utilize available treated water for irrigation of shrub beds, landscaping, and other park amenities as permitted under State law. Currently Goleta Beach and Arroyo Burro Parks are irrigated with reclaimed water.

- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil under normal playing conditions.

Sustainable Practices

Existing Conditions

The County of Santa Barbara is encouraged to develop a strategy that fully engages stakeholders in the process of identifying and implementing sustainability improvements within existing parks and in the development of new park facilities. An initial phase for the County would include conducting assessments, identifying opportunities and establishing objectives, benchmarks, or targets for specific activities.

Efforts to develop and implement sustainable principles in the planning, design, construction and operation of park facilities within the County will have immediate results in best practices, costs savings, public perception, and leadership within the community.

Sustainability has become an overarching concept through which we understand the rational and reasonable consumption of resources. Sustainability is generally regarded through three lenses: economy, society and environment. Advocates of sustainability emphasize the importance of establishing linkages among these three dimensions to fully implement sustainable practices.

Sustainability within the operations of parks and recreation is frankly the nature of the business. Parks and recreation departments nationwide fortify the social, economic and environmental landscapes within the local communities. Sustainability could provide the vehicle for addressing many of the County's most pressing challenges, such as better aligning the design and construction of parks with their long-term maintenance, stormwater retention, water quality, and the economic values of sustainability that provide operational savings, thus providing additional funding for long-term capital.

The following is a potential list of sustainable practices which the County could include within the Sustainable Management System for parks and recreation. These include:

Use of Native Plants—A formalized policy should be developed identifying acceptable species based on the ecoregion and requiring plantings of a minimum of 80% of these identified natives in any new or renovated project. The approach of the policy could be based on plants endemic to the Mediterranean climate of California, identifying benefits to other native species, and mandate that 80% of new planting must be classified as Native. Another and perhaps additional approach would be to develop a drought tolerant plant policy that adopts an appropriate plant material list by drought tolerant level (low, medium, high) and require that 100% meet medium level and 90% high levels.

Naturalize Parks—The County should undertake an effort to inventory and establish areas where parks could be naturalized by the removal of unused turf and other non-native plantings and replaced with natives.

Community Gardens—There are many “unused spaces” within Waller Park and other park locations which could be utilized for the development of community gardens. Potential locations include areas near and adjacent to the existing Ranger Residence/Park Host sites.

Recycling of Park Waste—County Parks generally offers standard recycling containers at all parks for public use. The County is encouraged to expand and standardize this program especially at locations immediate adjacent to group picnic areas.

Green Waste/Composting—The County should expand the program for the composting of green waste resulting from park maintenance.

Demonstration Gardens—Parks located near population centers, the County should consider developing demonstration gardens with identified native plantings which would be appropriate for homeowner landscaping.

Storm Water Retention/Bioswales—Development of bioswales should be expanded throughout the park system especially adjacent to hardscapes such as road and parking lots but utilizing native plantings.

Use of Impervious Surfaces—While the use of concrete over asphalt will help to reduce on-going maintenance costs, the County should explore the utilization of decomposed granite in walkway development.

Use of Alternative Energy Sources—No evidence was seen of a program in place or alternative energy use within the park system.

Utility Reduction Program—Staff should expand the tracking of utility consumption to each park unit by month.

Habitat Development—There is currently no formalized program in place although a number of park sites could be excellent candidates for habitat enhancement projects. It is recommended that the County explore a relationship with UCSB and Allan Hancock College to develop a program whereby restoration work could be done as part of the learning process.

Public Education of Sustainable Practices-- Currently there is a limited program in place within the County. The County should evaluate the opportunity to work with students from UCSB and Allan Hancock College to support and deliver public education of sustainable practices at County Parks.

Recommendations

The County of Santa Barbara should work to develop a Sustainable Management Performance System. This system will outline and assist with prioritization of sustainable practices in construction, operations and/or maintenance activities. The system should outline tracking procedures that will report both successes and shortcomings in reaching established goals. The development of a sustainable performance system by the County will help to present a strategy to engage stakeholders in the process of identifying and implementing sustainability improvements in operations. Further, development and use of a sustainable performance system will provide the County with important data necessary to communicate the success of their sustainability efforts.

The County is encouraged to conduct assessments, identify opportunities, and establish objectives or targets for specific activities. It appears that the County has already initiated some sustainability practices to improve operations and the County is encouraged to monitor performance of a sustainability initiative and communicate progress to staff and elected officials. Over time these measures will help the County to institute cultural changes and continual improvement relative to sustainability objectives and goals.

In the development of the Sustainability Management System, it is important to look beyond the traditional environmental components and to consider and integrate concepts of economics and social responsibility.

Short-term Recommendations

- Recognize and document sustainability efforts already in use and/or recently developed.
- Develop a “Park Green Team” to fully promote sustainability throughout the County.

- Move to install Big Belly solar compactors to include recycling program for pilot parks.
- Analyze feasibility and implement solar energy sources in park designs for exterior lighting, parking lots, restrooms, etc.
- Implement small-scale renewable energy demonstration projects and/or solar lighting projects.
- Reduce resource consumption. Set benchmark reduction levels and monitor progress.
- Develop a native plant policy that requires 80% native (ecoregion) in all new and remodeled landscaping.
- Develop a master plan for a pilot ornamental “demonstration landscape” project as a tool to educate the public on how to landscape using native and low water-use plants.
- Develop a program to shred fallen leaves using mulching blades on mowers with the material moved to shrub beds as compost material.
- Continue to expand use of other “green” techniques in on-going maintenance, operations, and capital improvement projects and practices, including stormwater management, plant materials, recycled materials, and energy efficient materials.
- Identify locally available materials and sustainable products.
- Seek grant funding to enhance or restore natural habitat in existing parks. Develop a plan for a habitat restoration pilot project within the park system. Many grant programs are available through the State of California Department of Natural Resources.
- Continue to research and incorporate sustainable green techniques and materials into capital improvement projects and/or operations and maintenance practices. Use research and experience to develop additional sustainable standard details and specifications.

Long-term Recommendations

- Work with other municipal and regional jurisdictions to improve shared ecological systems, using watershed protection principles and regional projects such as trails and greenways as a basis for cooperation.
- Manage and maintain County-owned urban natural areas, to facilitate public access and promote ecological values.
- The County should move forward with the development and implementation of an urban tree and forest management and development plan on a County-wide basis. When completed, the urban forestry management plan should lay out for the County its urban forestry-related operations, policies, programs, and financial implications. The plan will serve as a management tool for the County to efficiently and cost-effectively maintain and enhance its urban forest resource and establish priorities towards a sustainable urban forestry program.
- Develop a green waste/composting benchmark and evaluate the potential of contracting out this work.
- Consider implementation of larger renewable energy demonstration projects. Plan and budget for one medium to large scale renewable energy installation at an existing County facility. Evaluate best available technology and conditions for the specific park chosen. Track potential funding opportunities.
- Develop a vehicle right sizing program expanding the use of hybrid and/or electric vehicles and equipment.
- Reduce emissions from landscape maintenance equipment either by the purchase of equipment with the highest standards and/or modified and reduced maintenance practices.
- Develop a master plan for a pilot food production “community garden” project as a tool to educate the public on how to garden and grow their own food. Identify areas of unused park land available for use as community gardens.
- Develop sustainable park design guidelines for new construction projects. Guidelines should be comprehensive, sustainable and maintainable. Consideration should be given to ground water recharge, alternative energy sources, composting or low-flow restrooms, low water-use landscaping, and use of recycled materials. Guidelines should include a “checklist” as a part of the design plan review process for new construction projects.
- The County should develop an Integrated Pest Management (IPM) program to focus on opportunities to reduce use of pesticides, identify alternatives to pesticide use, and continually investigate new products or solutions.
- Evaluate opportunities to utilize recycled water for landscape irrigation.

Guidelines for Life Cycle Care

Life-Cycle planning for park features and buildings involves the early and on-going planning, development, implementation, and management of a comprehensive strategy. The goal is to ensure sustainment considerations are integrated into all planning, implementation, management, and oversight activities associated with the acquisition, development, and maintenance across the park features life cycle.

Objectives of life-cycle planning are to:

- Determine the total cost of ownership and operation of an asset to ensure service continuity.
- Establish a sound basis on which decisions are made by evaluating the total cost of any investment decision, rather than just looking at the short-term impact or the initial capital costs.
- Identify the impact of refurbishment and maintenance decisions on asset disposal plans.

Benefits of life-cycle planning include:

- Undertaking life-cycle planning for park features and building assets will help ensure that these features continue to support departmental priorities.
- Ability to plan and forecast capital costs over the life of a park feature while minimizing on-going maintenance expenses.
- There is a sound basis for making investment, maintenance, and disposal decisions. For example, the estimated economic life of the building asset should be considered when determining if refurbishment or disposal is the most appropriate course of action.

Possible consequences of not undertaking life-cycle planning include:

- Failure to give consideration to the optimal balance of operating and maintenance costs that are attributable to the use of the building relative to capital works investment costs.
- Capital costs are minimized but without the knowledge of the consequential impact on life-cycle costs deficiencies. Often this results in assets that are inefficient to operate and maintain.
- Difficulty in determining whether refurbishment/renovation or an addition to a building will deliver better value for money than continuing to maintain a building which is no longer suited to its function or purpose.
- Inappropriate strategies for asset utilization over the expected remaining life of the building.

Agencies should have an adequate life-cycle plan for each park feature and building that supports departmental objectives. At a minimum, the following information should be included in a life-cycle plan:

- The initial capital cost (including directly associated costs, such as fees and installation) and the asset replacement value.
- The expected total life (in years) before full replacement will become necessary. If this figure cannot be confidently assessed, the design life of the facility as a whole can be used.
- The estimated annual maintenance and operating cost of the park feature or building.
- Estimated timing and costs of major repairs, overhauls or refurbishments, scheduled on an annual basis.

Long-term maintenance planning and expenditure should be guided by whether it is more economical to upgrade, replace, or refurbish park features and buildings rather than continuing to make ongoing repairs. Life-cycle costing should be used to assess the merits of these proposals and to test alternatives in terms of scope and timing.

For the purpose of this report, capital projects are categorized into the following groups:

- Priority 1 items (those requiring more immediate attention within years 1 through 3)
- Priority 2 items (years 4 through 6)

- Priority 3 items (years 7 through 10)
- Priority 4 items. These represent sensible improvements to existing conditions, but are not considered necessary and may also include reasonable alternates to identified priority 1, 2, or 3 projects.

Project Priority Classification

Priority One	Currently or Potentially Critical: Conditions that require immediate action to restore the facility's normal operations, stop accelerated deterioration, or correct a cited safety hazard; or that require remediation within years 1 through 3 to prevent them from becoming critical and impacting the normal operation of the facility. Intermittent interruptions are currently possible, along with rapid deterioration and potential safety hazards.
Priority Two	Necessary, Not yet Critical: Conditions that require attention within 4-6 years in order to preclude predictable deterioration, potential downtime, or damage to associated assets.
Priority Three	Long-Range Predicted Requirements: Items that are predicted to required remediation or replacement in years 7-10 based on their current age and condition. These items do not currently require attention, but should be planned for within the reserve budgets for outlying years.
Priority Four	Recommended: Items that represent a sensible improvement to the existing conditions. These items are not required for the most basic function of the facility; however, these projects may improve overall usability and/or provide reduce long-term reductions in maintenance expense.

An important component of life cycle planning is to estimate the average useful life of park features and buildings. Great variation can occur depending on construction techniques, material, and quality of construction, weather conditions, and maintenance over the life of the item. The following identify estimated useful life of a sampling of park features and buildings.

BIKE/JOGGING PATHS

- Gravel—15 years
- Asphalt—20 years
- Concrete—30 years

PARK FEATURES, BUILDINGS, AND BUILDING COMPONENTS

- Carpeting—5 years
- Ceiling Finish—10 years
- Interior Renovation—10 years
- Roof Cover—10 to 20 years
- Electrical—20 years
- HVAC—20 years
- Plumbing—20 years
- Foundation , Frame, and Floor Structure—30 to 50 years
- Picnic Shelter—20 years
- Landscaping—7 to 10 years
- Athletic Fields—10 to 15 years
- Soccer Fields—10 to 15 years
- Synthetic Fields—10 years

- Bleachers –20 years
- Fencing, Gates—20 years
- Fountains—20 years
- Outdoor Lighting—20 years
- Tennis Courts—20 years
- Basketball Court—10 years
- Irrigation Sprinklers/Controller—20 years (Technology will shorten the useful life)
- Signs—30 years
- Tables/Benches/Barbeque/Trash Cans—15 years
- Fountains—15 years
- Play Area—15 years
- Pedestrian Bridges—25 years wood/30 years steel/concrete
- Asphalt Parking Lots—20-30 years. Chip sealed every 10 years at a minimum.

SANTA BARBARA COUNTY PARKS AND RECREATION INVENTORY						Parkland Acreage	PASSIVE FACILITIES																				ACTIVE FACILITIES										
							Amphitheater	Camping Sites	Community Building	Concession Building	Dog Park	Open Passive Turf	Parking	Playground / Tot Lot Area	Picnic Tables (includes benches) ²	Benches	Barbeques	Barbeque Pits ⁴	Drinking Fountain	Trash/Recycling Cans	Bike Rack	Pond	Dog Washing Facility	Shower Facility	Host Site	Restroom	Trail / Paseo Linkage	Baseball (youth)	Basketball (outdoor)	Concession Building	Equestrian Arena (Corrals)	Equestrian Staging Area	Frisbee Golf	Horseshoes	Multi-Purpose Field	Soccer Field	Tennis Court
ID	County Project ID	Park Name	Location	Region	Classification																																
NEIGHBORHOOD PARKS																																					
1	No Data	Calle Barquero	5100 University Drive Santa Barbara, CA 93111	Santa Barbara	Neighborhood	5.3						Y		1	4	3			1	2																	
2	No Data	Cobblestone	Stillwell Rd. @ Black Oak Dr., Orcutt, CA 93455	Orcutt	Neighborhood	7.47						Y		1		3				2					Y												
3	No Data	Domino	Orcutt: Rice Ranch Road on the east side of Domino Avenue. Accessible also from Via Fargo or Via Esmerelda	Orcutt	Neighborhood	0.5						Y		1		2			1	1																	
4	No Data	Falcon	Vandenberg Village: Northwest corner of Scorpio and Falcon Dr.	Valley Village	Neighborhood	0.7						Y		1	2	2				2																	
5	No Data	Kellogg Tennis Courts	Goleta: 800 block of Kellogg Ave and Capellina Way	Goleta	Neighborhood	8.87									4			1	2					Y											4		
6	No Data	Lassen	Goleta: 61 block Lassen Dr.	Goleta	Neighborhood	2.17						Y				1				2																	
7	No Data	Lee West	Orcutt: Cherry Ave. & Glencarion Dr. @ Laurelwood Dr.	Orcutt	Neighborhood	1.7						Y		1		1			1	2																	
8	D50000	Lookout Park	2297 Finney Rd., Summerland 93067	Summerland	Neighborhood	4.3						Y	Y	1	14	12	8		1	24	1		1			2	1						1				
9	No Data	Ocean View Park	Corner of Greenwell Ave. and Via Real , Summerland, 93013	Summerland	Neighborhood	4						Y	Y		3	4	2		1	3																	
10	No Data	Patterson	Goleta: 500 block Calle Aparejo	Goleta	Neighborhood	8.43					1 ¹	Y				1				1																	
11	No Data	Pelican Park	6500 Block of Del Playa, Isla Vista, 93111	Isla Vista	Neighborhood	0.57						Y			2	6				3	1			Y													
12	No Data	Providence Landing	699 Voyager Rd., Lompoc 93436	Lompoc	Neighborhood	10				Y		Y	Y	1	9	3	1		2	10						1		2	2					1		2	
13	No Data	Rhoads	Goleta: 5600 block of San Marcos Rd. @ Hollister	Goleta	Neighborhood	2.46						Y		1	2	6				4														1			
14	No Data	Rice Ranch	Orcutt: Rice Ranch Rd. @ Highland Dr. and Rice Ranch Rd. & Stubblefield Rd.	Orcutt	Neighborhood	0.8						Y																									
15	D86000	Santa Ynez Park	3200 Cuesta, Santa Ynez 93460	Santa Ynez	Neighborhood	3.5						Y		1	30		5	2	2	18					1	1							2				
16	No Data	Sea Lookout Park/Isla Vista Park	6805 Del Playa, Isla Vista, Zip 93117	Isla Vista	Neighborhood	1.1					1 ¹				4					3																	
17	No Data	Stonebrook	Orcutt: California Rd. @ Stonebrook Rd.	Orcutt	Neighborhood	0.6						Y				2				2													1 ³				
18	No Data	Tabano Hollow	Goleta: 4900 block Cathedral Oaks to 600 block Old San Marcos Rd.	Goleta	Neighborhood	8.66					1					7			1	2						Y											
19	No Data	Tarragona	Goleta: 4900 block Cathedral Oaks to 600 block Old San Marcos Rd.	Goleta	Neighborhood	6.25						Y				3				2																	
20	No Data	Thunderbird	Goleta: 5100 block Hollister Ave. to 100 block Walnut Ln.	Goleta	Neighborhood	1.43						Y								1																	
21	No Data	Town and Country	Goleta: 5300 block Cathedral Oaks to 800 block Avenida Pequeno to 900 block Calle Abierto to Paseo Rio	Goleta	Neighborhood	9.16						Y								2																	
22	No Data	University Circle	Goleta: 5200 block Cathedral Oaks to 451 block Patterson Ave. to 5300 bock University Dr. to 5400 block Berkeley Dr. to Merida Dr.	Goleta	Neighborhood	11.3						Y		1	2	3			1	2													1 ³				
23	No Data	Walter Capps Memorial Park	6700 block of Del Playa, Isla Vista, 93111	Isla Vista	Neighborhood	3.3																															

SANTA BARBARA COUNTY PARKS AND RECREATION INVENTORY						Parkland Acreage	PASSIVE FACILITIES																				ACTIVE FACILITIES											
							Amphitheater	Camping Sites	Community Building	Concession Building	Dog Park	Open Passive Turf	Parking	Playground / Tot Lot Area	Picnic Tables (includes benches) ²	Benches	Barbeques	Barbeque Pits ⁴	Drinking Fountain	Trash/Recycling Cans	Bike Rack	Pond	Dog Washing Facility	Shower Facility	Host Site	Restroom	Trail / Paseo Linkage	Baseball (youth)	Basketball (outdoor)	Concession Building	Equestrian Arena (Corrals)	Equestrian Staging Area	Frisbee Golf	Horseshoes	Multi-Purpose Field	Soccer Field	Tennis Court	
ID	County Project ID	Park Name	Location	Region	Classification																																	
COMMUNITY PARKS																																						
24	D43000	Manning Park	449 San Ysidro Rd., Montecito 93108	Montecito	Community Park	12						Y		2	74	14	7	5	4	62						4								2	1 ³		1	
25	D20000	Miguelito Park	3051 Miguelito Canyon Rd., Lompoc 93436	Lompoc	Community Park	4.2						Y		1	49	5	14	2		39					1	1									2			
26	No Data	Orcutt Community Park	5800 S. Bradley Rd., Santa Maria, 93455	Santa Maria	Community Park	26				1	1	Y		1	29	17	10	4	7	50	3					2	Y	2								1	2	
27	D61000	Richardson Park	Highway 166 (and Hubbard Ave.), New Cuyama, 93254	New Cuyama	Community Park	9				1		Y	Y	1	19	3	2		1	18						1												
REGIONAL PARKS																																						
28	D40000	Arroyo Burro Beach Park	2981 Cliff Drive Santa Barbara, CA 93109	Santa Barbara	Regional Park	12.8				1	1	Y	Y		11	9	3		1	11	2		1	Y		1												
29	D00000	Cachuma Lake	2225 Highway 154 Santa Barbara, CA 93105	Santa Barbara	Regional Park	6455	1	40	Y	2	1	Y	Y	2	694	18	635		1	27	4			Y	21	6									12			
30	F02000	Courthouse Gardens	1100 Anacapa Street Santa Barbara, CA 93101	Santa Barbara	Regional Park	4.9						Y																										
31	D42000	Goleta Beach Park	5986 Sandspit Road, Goleta 93117	Goleta	Regional Park	28.8			Y	1		Y	Y	1	60	33	16	5	4	53	3			Y	3	3									5			
32	D24000	Jalama Beach Park	9999 Jalama Road Lompoc, CA 93436	Lompoc	Regional Park	22.8							Y	1	152	2	136		2	68				Y	5	4			1/2						4			
33	D06000	Live Oak Camp	4600 Highway 154, Santa Barbara 93105	Santa Barbara	Regional Park	included in Lake Cachuma total									40					10	2			Y	1	1					Y	Y						
34	D63000	Los Alamos Park	500 Drum Canyon Rd., Los Alamos 93440	Los Alamos	Regional Park	51.6						Y	Y	1	49	5	11		4	41					1	1									4			
35	D80000	Nojoqui Falls Park	3250 S. Alisal Rd., Solvang 93463	Solvang	Regional Park	82.5						Y	Y	2	112	30	21	4	3	65					2	3									2	1 ³		
36	D21000	Ocean Beach Park	6851 Ocean Rd., Lompoc, 93436	Lompoc	Regional Park	36							Y	1	10	6	8		1	17						1												
37	D54000	Rincon Beach Park	100 S. Bates Rd., Carpinteria 93013	Carpinteria	Regional Park	10.9						Y	Y		19	2	1		1	20				Y		1												
38	D44000	Rocky Nook Park	610 Mission Canyon Rd, Santa Barbara, 93105	Santa Barbara	Regional Park	19.6							Y	1	20	3	9	1	1	22						2									1			
39	D22000	Santa Rosa Park	Milemarker 880 Santa Rosa Rd., Lompoc 93463	Lompoc	Regional Park	21.4							Y	2	12	1	4	1		8					1	1									2			
40	D48000	Toro Canyon Park	576 Toro Canyon Rd., Montecito 93108	Montecito	Regional Park	88.4					1	Y	Y	4	56	3	11	4	2	44						1	2								3			
41	D46000	Tucker's Grove Park	805 San Antonio Creek Rd., Santa Barbara 93110	Santa Barbara	Regional Park	13.57	2				1	Y	Y	1	94	5	5	8	4	74						2	2	Y								7		
42	D62000	Waller Park	300 Goodwin Road, Santa Maria, CA 93455	Santa Maria	Regional Park	153.5				Y	1	Y	Y	6	212	49	32	11	12	60	2	3	2		3	4		2	1					1	4			

SANTA BARBARA COUNTY PARKS AND RECREATION INVENTORY						Parkland Acreage	PASSIVE FACILITIES																				ACTIVE FACILITIES										
							Amphitheater	Camping Sites	Community Building	Concession Building	Dog Park	Open Passive Turf	Parking	Playground / Tot Lot Area	Picnic Tables (includes benches) ²	Benches	Barbeques	Barbeque Pits ⁴	Drinking Fountain	Trash/Recycling Cans	Bike Rack	Pond	Dog Washing Facility	Shower Facility	Host Site	Restroom	Trail / Paseo Linkage	Baseball (youth)	Basketball (outdoor)	Concession Building	Equestrian Arena (Corrals)	Equestrian Staging Area	Frisbee Golf	Horseshoes	Multi-Purpose Field	Soccer Field	Tennis Court
ID	County Project ID	Park Name	Location	Region	Classification																																
OPEN SPACE - COASTAL ACCESS																																					
43	No Data	Butterfly Lane Beach Access	Butterfly Lane, Montecito, CA	Montecito	Open Space - Coastal Accessway										2					4																	
44	No Data	Camino del Sur Beach Access	Camino del Sur, Isla Vista, CA	Isla Vista	Open Space - Coastal Accessway															1																	
45	No Data	Camino Majorca Beach Access	Camino Majorca, Isla Vista, CA	Isla Vista	Open Space - Coastal Accessway																																
46	No Data	Camino Pescadero Beach Access	Camino Pescadero, Isla Vista, CA	Isla Vista	Open Space - Coastal Accessway													1	1	1																	
47	No Data	El Embarcadero Beach Access	El Embarcadero, Isla Vista, CA	Isla Vista	Open Space - Coastal Accessway															1																	
48	No Data	Escondido Pass Beach Access	Escondido Pass, Isla Vista, CA	Isla Vista	Open Space - Coastal Accessway																																
49	No Data	Eucalyptus Lane Beach Access	Eucalyptus Lane, Montecito, CA	Montecito	Open Space - Coastal Accessway								Y							1																	
50	No Data	Loon Point Beach Access & Parking	Padaro Lane, Summerland	Summerland	Open Space - Coastal Accessway	7.9							Y							4																	
52	No Data	Santa Claus Lane Coastal Accessway	Santa Claus Lane, Carpinteria, CA	Carpinteria	Open Space - Coastal Accessway															1																	
53	No Data	Wallace Avenue Beach Access	Wallace Avenue, Summerland, CA	Summerland	Open Space - Coastal Accessway															2																	
OPEN SPACE																																					
54	No Data	Bradley I	Orcutt: Crescent & El Cerrito	Orcutt	Open Space	5.2															1																
55	No Data	Crescent & Crescent El Cerrito	Orcutt: Crescent & El Cerrito	Orcutt	Open Space	11																															
56	No Data	Crestview Oaks/El Rodeo	Goleta: Cathedral Oaks Road @ El Rodeo Road	Goleta	Open Space	18.77																															
57	D51000	Del Playa Open Space	Isla Vista 93117: Bluff path running parallel to Del Playa Dr. from Camino Majorca towards UCSB campus	Isla Vista	Open Space	2.57									1																						
58	No Data	Greenwell Preserve	Greenwell & Asegra Ave.	Summerland	Open Space	16							Y																								
59	No Data	Hammond's Meadow	Bonnymede Dr., Montecito	Montecito	Open Space	3																															
60	No Data	Harp Springs	Orcutt: Harp Rd. @ Hollysprings Ln.	Orcutt	Open Space	8.9																															
61	No Data	Harp Springs II	Orcutt: Bradley Rd. & Harp Rd.	Orcutt	Open Space	18.3																															
62	No Data	Kellogg, North	Goleta: Cathedral Oaks @ Kellogg Ave.	Goleta	Open Space	7.56																															
63	No Data	Maria Ygnacio	Goleta: Hollister Rd. @ San Ricardo Dr.	Goleta	Open Space	7.9																															
64	No Data	Mesa Verde	Orcutt: Black Oak Dr. @ Old Bluffs Ave.	Orcutt	Open Space	18.81																															
65	No Data	Mission Hills	Vandenberg Village: Rucker Rd. @ Burton Mesa Rd.	Vandenberg Village	Open Space	13.8																															

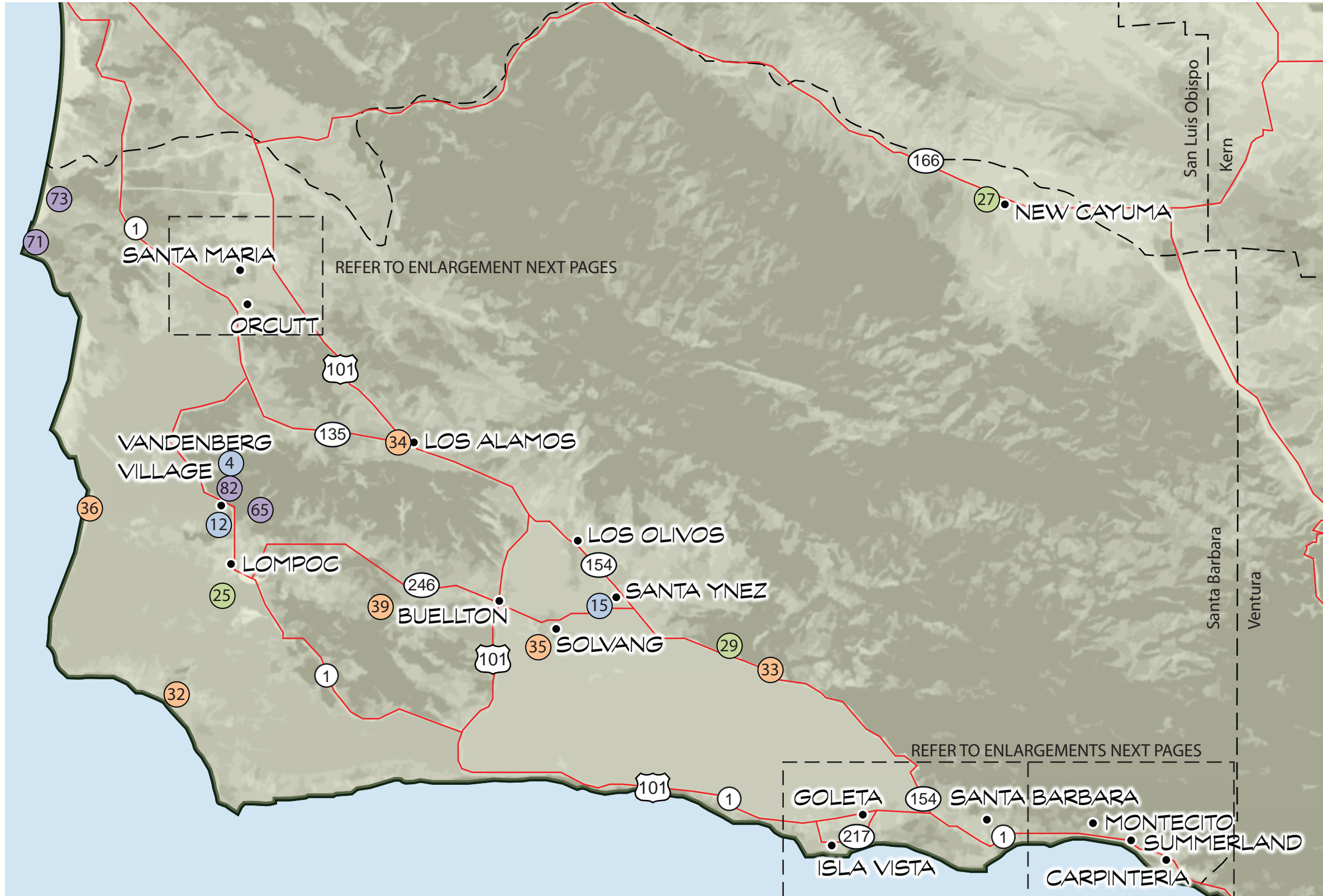
SANTA BARBARA COUNTY PARKS AND RECREATION INVENTORY						Parkland Acreage	PASSIVE FACILITIES																				ACTIVE FACILITIES										
							Amphitheater	Camping Sites	Community Building	Concession Building	Dog Park	Open Passive Turf	Parking	Playground / Tot Lot Area	Picnic Tables (includes benches) ²	Benches	Barbeques	Barbeque Pits ⁴	Drinking Fountain	Trash/Recycling Cans	Bike Rack	Pond	Dog Washing Facility	Shower Facility	Host Site	Restroom	Trail / Paseo Linkage	Baseball (youth)	Basketball (outdoor)	Concession Building	Equestrian Arena (Corrals)	Equestrian Staging Area	Frisbee Golf	Horseshoes	Multi-Purpose Field	Soccer Field	Tennis Court
ID	County Project ID	Park Name	Location	Region	Classification																																
66	No Data	More Mesa - Large Open Space	Goleta: Shoreline Dr. @ Orchid Rd.	Goleta	Open Space	34.5																															
67	No Data	More Mesa - Small Open Space	Goleta: More Mesa Lane @ Puente Dr.	Goleta	Open Space	1.21																			Y												
68	No Data	MTC	Santa Barbara: 4400 Cathedral Oaks	Santa Barbara	Open Space	2.6							Y																								
69	No Data	Okerblom Trail	Orcutt	Orcutt	Open Space																				Y												
70	No Data	Old San Marcos	Goleta: Old San Marcos Rd. @ Ramada Dr.	Goleta	Open Space	2.0						Y																									
71	No Data	Point Sal Preserve	Lompoc: Access trail located at the end of Brown Road, South of Guadalupe California on Highway 1	Lompoc	Open Space	560.0														1																	
72	No Data	Queen Anne/Vineyard	Goleta: Queen Anne @ Vineyard	Goleta	Open Space	7.04																															
73	No Data	Rancho Guadalupe Dunes	6350 West Main St., Guadalupe 93434	Guadalupe	Open Space	592.9								2	1					9					1												
74	No Data	Raquet Club	Goleta: Turnpike @ Cervato Way	Goleta	Open Space	2.31																															
75	No Data	Ribera Bike Way	Goleta: Cathedral Oaks @ Ribera Dr.	Goleta	Open Space	8.81																			Y												
76	No Data	Rice Ranch Open Space	Orcutt: Rice Ranch Road & Highland Road	Orcutt	Open Space	280.3																															
77	No Data	San Antonio	Goleta: Cathedral Oaks @ Camino del Retiro	Goleta	Open Space	2.5																															
78	No Data	San Antonio Creek Trail	Santa Barbara	Santa Barbara	Open Space	59.29																			Y												
79	No Data	San Marcos Foothills Preserve	Santa Barbara: End of Via Gaitero @ Chaparral Rd.	Santa Barbara	Open Space	200							Y																								
80	No Data	Teardrop	Goleta: More Mesa Ln. to Via Rueda	Goleta	Open Space	6.25																															
81	P02000	Vandenberg Village	Vandenberg Village: Cypress Way @ St. Andrews Way	Vandenberg Village	Open Space	7.6																															
82	No Data	Via Regina	Goleta: San Marcos Rd. @ Via Regina	Goleta	Open Space	5.35																															
83	No Data	Walnut Lane	Goleta: Walnut Park Dr. @ Ribera Dr.	Goleta	Open Space	11.43																															

1) Identified as an off-leash dog park area; no facilities provided.

2) Double length tables counted as two tables.

3) Open turf area contains a backstop.

4) Double sized BBQ pits counted as two BBQ pits.

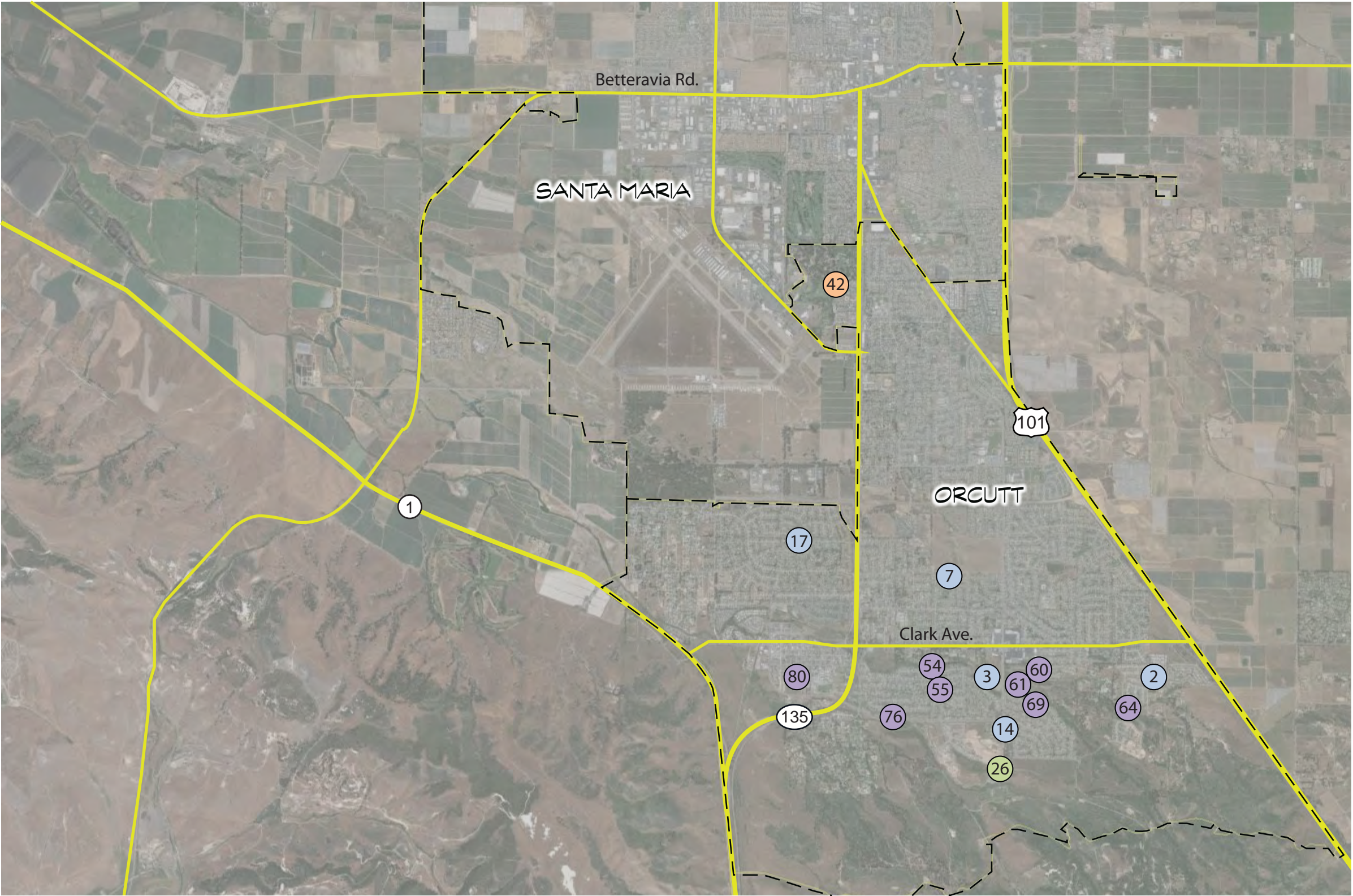


- Neighborhood Parks**
- ④ Falcon
 - ⑫ Providence Landing
 - ⑮ Santa Ynez Park
- Community Parks**
- ②⑤ Miguelito Park
 - ②⑦ Richardson Park
 - ②⑨ Cachuma Lake
- Regional Parks**
- ③② Jalama Beach Park
 - ③③ Live Oak Camp
 - ③④ Los Alamos Park
 - ③⑤ Nojoqui Falls Park
 - ③⑥ Ocean Beach Park
 - ③⑨ Santa Rosa Park
- Open Space**
- ⑥⑤ Mission Hills
 - ⑦① Point Sal Preserve
 - ⑦③ Rancho Guadalupe Dunes
 - ⑧② Vandenberg Village

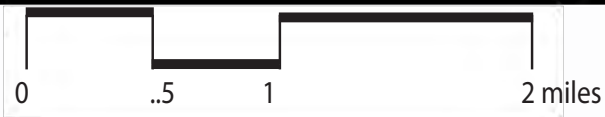


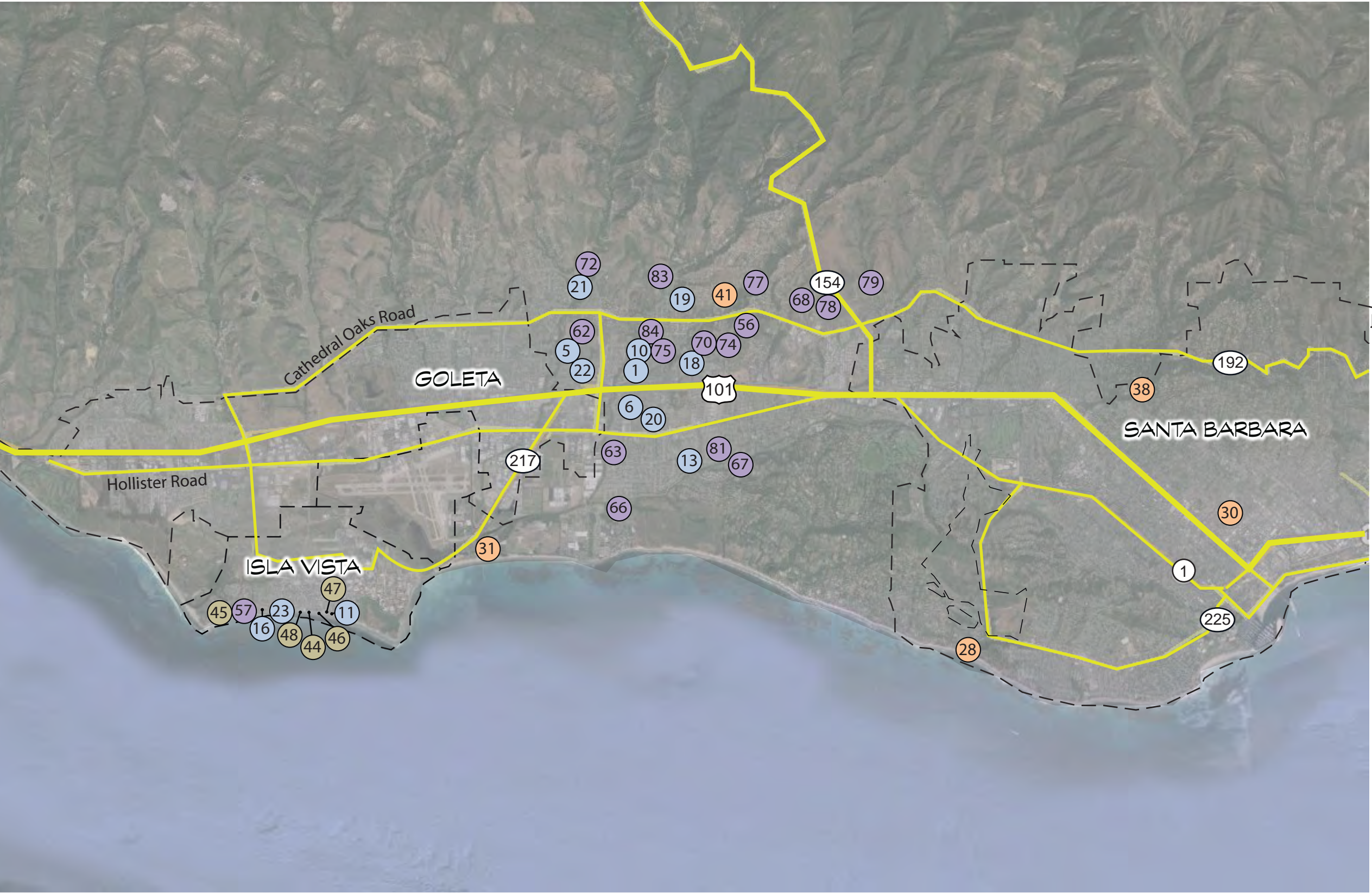
DEFERRED MAINTENANCE & ASSET MANAGEMENT PLAN

PARKS AND OPEN SPACES
SANTA BARBARA COUNTY, CALIFORNIA



- Neighborhood Parks
- 2 Cobblestone
 - 3 Domino
 - 7 Lee West
 - 14 Rice Ranch
 - 17 Stonebrook
- Community Parks
- 26 Stonebrook
- Regional Parks
- 42 Waller
- Open Space
- 54 Bradley I
 - 55 Crescent & Crescent El Cerrito
 - 60 Harp Springs
 - 61 Harp Springs II
 - 64 Mesa Verde
 - 69 Okerblom Trail
 - 76 Rice Ranch Open Space
 - 80 Stonegate





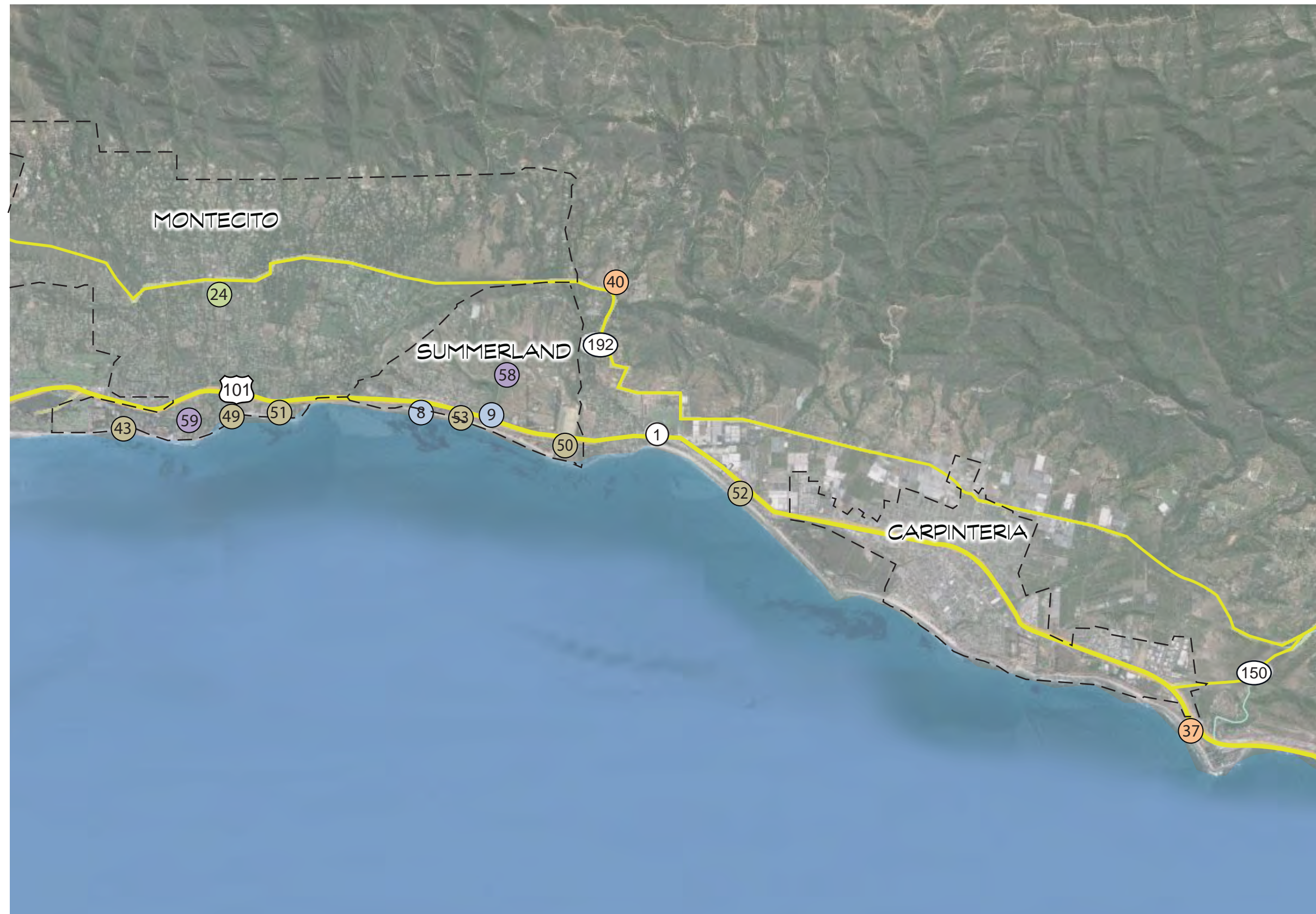
- Neighborhood Parks
- 1 Calle Barquero
 - 5 Kellogg Tennis Courts
 - 6 Lassen
 - 10 Patterson
 - 11 Pelican Park
 - 13 Rhoads
 - 16 Sea Lookout Park/Isla Vista Park
 - 18 Tabano Hollow
 - 19 Tarragona
 - 20 Thunderbird
 - 21 Town and Country
 - 22 University Circle
 - 23 Walter Capps Memorial Park

- Regional Parks
- 28 Arroyo Burro Beach Park
 - 30 Courthouse Gardens
 - 31 Goleta Beach Park
 - 38 Rocky Nook Park
 - 41 Tucker's Grove Park

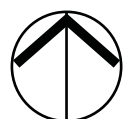
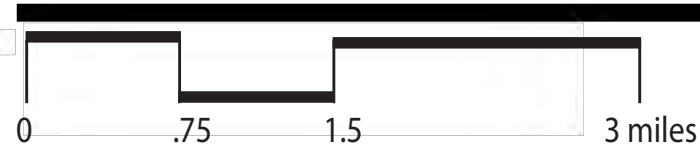
- Open Space - Coastal Access
- 44 Camino del Sur Beach Access
 - 45 Camino Majorca Beach Access
 - 46 Camino Pescadero Beach Access
 - 47 El Embarcadero Beach Access
 - 48 Escondido Pass Beach Access

- Open Space
- 56 Crestview Oaks/El Rodeo
 - 57 Del Playa Open Space
 - 62 Kellogg, North
 - 63 Maria Ygnacio
 - 66 More Mesa - Large Open Space
 - 67 More Mesa - Small Open Space
 - 68 MTC
 - 70 Old San Marcos
 - 72 Queen Anne/Vineyard
 - 74 Raquet Club
 - 75 Ribera Bike Way
 - 77 San Antonio
 - 78 San Antonio Creek Trail
 - 79 San Marcos Foothills Preserve
 - 81 Teardrop
 - 83 Via Regina
 - 84 Walnut Lane





- Neighborhood Parks
 - 8 Lookout Park
 - 9 Ocean View Park
- Community Parks
 - 24 Manning Park
- Regional Parks
 - 37 Rincon Beach Park
 - 40 Toro Canyon Park
- Open Space - Coastal Access
 - 43 Butterfly Lane Beach Access
 - 49 Eucalyptus Lane Beach Access
 - 50 Loon Point Beach Access & Parking
 - 51 Posilipo Beach Access
 - 52 Santa Claus Lane Coastal Accessway
 - 53 Wallace Avenue Beach Access
- Open Space
 - 58 Greenwell Preserve
 - 59 Hammond's Meadow



DEFERRED MAINTENANCE & ASSET MANAGEMENT PLAN

PARKS AND OPEN SPACES
 SANTA BARBARA COUNTY, CALIFORNIA

Neighborhood Parks

Typically these parks serve the surrounding unincorporated neighborhood for multiple uses. Park development may include play areas, small fields, benches, picnic tables, community gardens, and improved paths. Park facilities not found at a neighborhood park include restrooms, parking (excluding handicapped spaces), and formal sports fields. Geographic range of users is up to one-half-mile.

Key Issues

Typical issues found within Neighborhood Parks includes the following:

- Inadequate signage
- Tree maintenance issues
- Gopher and ground squirrel infestation and turf damage

Key Recommendations

- Improve signage to identify parks.
- Provide recycling container(s) at all facilities that have trash cans.
- County should prioritize replace and upgrades to irrigation system based upon an evaluation of current water usage and ability to reduce costs.
- Trees in high-use public areas should be pruned on a regular cycle, no less than once every seven years.
- Pruning should occur on non-native park trees for structural health and thinning every 7-10 years.
- County should prioritize replace and upgrades to irrigation system based upon an evaluation of current water usage and ability to reduce costs.
- County should further increase efforts at gopher eradication and/or control with the purchase of additional equipment and dedicated staff.
- Parks within incorporated areas should be evaluated for possible transfer to appropriate jurisdiction.

Note on Inventories

- The following items were not counted as part of this project and displayed by a Yes/No:
 - Square footage of asphalt parking area.
 - Square footage of concrete/asphalt trails.
 - Square footage of planters/shrub beds.
- Turf acreage is generally an estimate.
- Number of trees were not counted as part of this project and displayed only when an accurate number is known. All sites had trees.
- Ponds—No replacement costs were calculated for this item due to the vast variety of sizes and features of each pond. Cost for liner and shoreline treatment, is a minimum of \$4.00 per sq. foot. Additional costs for waterfalls, streams, hydraulics and aeration systems, etc.

**NEIGHBORHOOD PARK SUMMARY
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Initial Scheduled Replacement
Group Picnic Areas	5	15	\$50-\$100,000	\$300,000	2015
Total Group Tables	29	15	\$2,000	\$68,000	2015
Total Group Barbeque	5	15	\$2,500	\$12,500	2015
Group Prep Tables	2	15	\$1,500	\$7,000	2015
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas	1	15	\$4,000	\$4,000	2020
Drinking Fountains	11	15	\$5,000	\$55,000	2014
Garbage Cans	99	15	\$500	\$49,500	2014
Benches	63	15	\$1,500	\$94,500	2014
Individual Tables	31	15	\$2,000	\$62,000	2015
Individual Barbeque	10	15	\$500	\$5,000	2015
Open Turf	15	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	3	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$17,250	2014
Trees		30	24" box-\$250		
Turf Grass	23.32 ac.	15	\$150,000 Ac.	\$3,498,000	2015
Basketball Court	2	10	\$85,000		
Tennis Court	6	15	\$180,000	\$1,080,000	2020
Sand Volleyball	4	10	\$8,000	\$32,000	2015
Baseball Fields	2	15	\$450,000	\$900,000	
Horseshoe Pits	5	15	\$1,000	\$5,000	2015
Play Area	12	15	\$75,000-\$250,000	\$1,700,000	2015
Concession Area	1	30	NA		
Maintenance Building	1	30	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence	3	20	\$10,000	\$30,000	2023
Dog Park	3	15	\$15-30,000	\$60,000	2014
Stage/Structure/Stairway	0/2/2	20	See specific item	\$110,000	2015

**NEIGHBORHOOD PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B (Excludes Providence Park Totals)**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	5		\$100,000					
Total Group Tables	29		\$28,000					
Total Group Barbeque	5		\$5,000					
Group Prep Tables	2		\$3,000					
Asphalt Area Parking	Yes							
Combo Picnic Areas							\$4,000	
Drinking Fountains	11	\$5,000	\$10,000	\$5,000		\$5,000		
Garbage Cans	89	\$3,000	\$3,000	\$1,000	\$2,500	\$1,000	\$6,500	\$5,500
Benches	63		\$4,500	\$9,000	\$7,500	\$16,500	\$13,500	\$7,500
Individual Tables	32		\$10,000	\$4,000	\$8,000	\$10,000	\$10,000	\$8,000
Individual Barbeque	12			\$500	\$500	\$2,000	\$1,000	\$1,000
Open Turf	16							
Soccer Field								
Ponds								
Restroom	3							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes	\$6,750	\$6,000					\$4,500
Trees								
Turf Grass	23.32 ac.	\$60,000	\$778,500		\$231,000	\$37,500	\$75,000	
Basketball Court	2							
Tennis Court	6						\$360,000	\$360,000
Sand Volleyball	4	\$8,000	\$16,000					
Baseball Fields	2							
Horseshoe Pits	4							
Play Area	10		\$225,000	\$75,000				
Concession Area	1							\$125,000
Maintenance Building	1							
Ranger Residence								
Host Residence	3							
Dog Park	3	\$30,000						\$30,000
Stage/Structure/Stairway	0/2/2		\$40,000					
TOTAL		\$52,750	\$1,229,000	\$94,500	\$249,500	\$72,000	\$470,000	\$541,500

Calle Barquero

5100 University Avenue
Santa Barbara

Acreage: 5.3 acres

Active Recreation Elements

- (1) Playground

Passive Recreation Elements

- (4) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (3) Bench
- (1) Drinking fountain
- (2) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Mostly undeveloped park excluding playground, benches, drinking fountain, and picnic tables. There is limited street parking at the facility which is built down along drainage below the street level. No support facilities such as turf or restrooms present.

Natural area along the drainage impacted with eucalyptus trees although monarch butterflies have been reported to roost in some years.

Recommendations

- This location is a good candidate for significant habitat development and or utilization as a community garden location.
- Add recycling container adjacent to trash can.
- Improve signage to identify park location.

Playground Inspection

To be completed at a later date.

**CALLE BARQUERO
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2027
Garbage Cans	1	15	\$500	\$500	2019
Benches	3	15	\$1,500	\$4,500	2027
Individual Tables	4	15	\$2,000	\$8,000	2027
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits	1	15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$175,000	2027
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

**CALLE BARQUERO
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains	1							
Garbage Cans	1						\$500	\$500
Benches	3							
Individual Tables	4							
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits	1							
Play Area	1							
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$0	\$0	\$0	\$0	\$500	\$500

Cobblestone

Stillwell Road and Black Oak Drive
Orcutt

Acreage: 7.47 Acres

Active Recreation Elements

- (1) Playground

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (3) Bench
- (0) Drinking fountain
- (2) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Facility located in Orcutt with limited development and adjacent to neighborhood. Park well maintained and in good with lawn area, benches, playground with sand safety surface and linkages to trail system via Rice Ranch Open Space. Informational kiosk displaying trail route information.

Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Improve condition of shrub beds replanting with California natives.

Playground Inspection

The Cobblestone Park Playground Area does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:



Surfacing

HAZARD: The playground only has 3-6 inches of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Fill the playground area with wood fiber to 10"-12" to compensate for the rate of compaction which is 1"-2" every year. To prevent fast degradation install filter fabric where the soil meets the wood fiber.

Entrapment – Completely Bounded Opening

HAZARD: There is a gap on the deck connected to the tunnel as shown that does not pass the torso probe test. ASTM regulations state "6.1.1 Completely Bounded-Rigid Openings - A completely bounded rigid opening is accessible when a torso test probe can be inserted into the opening to a depth of 3.5 in. or more when tested in accordance with the test procedure outlined in 6.1.1.1." - Level of risk: Priority 1 Hazard - Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.



Solution: Consult the manufacturer for recommended fix.

Rust and Corrosion

HAZARD: There is paint missing and rust on metals. CPSR state that "Metals subject to structural degradation such as rust or corrosion shall be painted, galvanized, or otherwise treated. Paint and other finishes should be maintained to prevent rusting of exposed metals and to minimize children playing with peeling paint and paint flakes." Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.



Solution: Sand, prime and paint all rusted areas – or replace parts.

Slide Exit Height

Hazard: Slide exit is 23 inches above the safety surfacing. CPSC requires that the slide exit be no more than 15 inches from the safety surfacing. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.



Solution: Add additional wood fiber to close the gap of at least 8 inches.

ADA Transfer Station Too High

HAZARD: The ADA transfer station is approximately 24 inches above the safety surfacing. CPSC requires that the ADA Transfer station be from 11 inches (280 mm) to 18 inches (455 mm) height of top surface. - Level of risk: Priority 3 - A priority 3 hazard indicates cuts, scrapes or other minor injuries.



Solution: Bring up the level of surfacing or lower the deck.

ADA Compliance – Based on Insufficient Access Route

HAZARD: The access route to the playground is surrounded by a curb with the only semi-accessible ramp level with the outlying surface. ADA guidelines state that a safe path of travel that is at least 60 inches wide and has a slope that does not exceed a 1:20 ratio is considered accessible. The ramp is non-compliant in its current state since the wood fiber is below the edge which has caused a trip hazard and not a gradual slope. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.



Solution: Correct the ADA ramp to provide a gradual slope or fill the area with wood fiber constantly to create a level transition that is ADA compliant.

**COBBLESTONE
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	2	15	\$500	\$1,000	2019
Benches	3	15	\$1,500	\$4,500	2027
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.	\$3,750	2014
Trees		30	24" box-\$250		
Turf Grass	1.5 ac.	15	\$150,000 Ac.	\$225,000	2025
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$125,000	2020
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

**COBBLESTONE
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	2						\$500	\$500
Benches	3							
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete	Yes							
Planters		\$3,750						
Trees								
Turf Grass	1.5 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area	1							\$125,000
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$3,7500	\$0	\$0	\$0	\$0	\$500	\$125,500

Domino

Rice Ranch Road and Domino Avenue
Orcutt

Acreage: 0.5 Acres

Active Recreation Elements

- (1) Playground

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (2) Bench
- (1) Drinking fountain
- (1) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Small Neighborhood Park in good condition featuring asphalt walkway, fencing, turf, and playground. Turf was in good condition without significant evidence of gophers. Walkway and fencing needing repair.

Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Prior to making repairs to existing walkway the County should evaluate the cost of replacement of the asphalt walkway with concrete or utilization of decomposed granite.
- Repair fencing as needed.
- Several shrub beds have no plantings. Plant with California natives.

Playground Inspection



The Domino Park Playground does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:

Surfacing

HAZARD: The playground only has 3-4 inches of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Fill the playground area with wood fiber to 10"-12" to compensate for the rate of compaction which is 1"-2" every year. To prevent fast degradation install filter fabric where the soil meets the wood fiber.



Slide Exit Height

Hazard: Slide exit is 22 inches above the safety surfacing. CPSC requires that the slide exit be no more than 15 inches from the safety surfacing. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Add additional wood fiber to close the gap of at least 7 inches.



**DOMINO
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	1	15	\$500	\$500	2017
Benches	2	15	\$1,500	\$3,000	2018
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$3,000	2014
Trees		30	24" box-\$250		
Turf Grass	0.25 ac.	15	\$150,000 Ac.	\$37,500	2018
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$75,000	2016
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

DOMINO
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	1				\$500			
Benches	2					\$3,000		
Individual Tables								
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete	Yes							
Planters	Yes	\$3,000						
Trees								
Turf Grass	0.25 ac.					\$37,500		
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area	1			\$75,000				
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$3,000	\$0	\$75,000	\$500	\$40,500	\$0	\$0

Falcon

Scorpio and Falcon Drive
Vandenberg Village

Acreage: 0.7 Acres

Active Recreation Elements

- (1) Playground

Passive Recreation Elements

- (2) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (2) Bench
- (0) Drinking fountain
- (2) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom

Park Grounds

Small park located within

Vandenberg Village neighborhood. Limited facilities including turf, playground with bark safety surface, picnic tables, benches and trash can. Turf heavily infested with gophers and over-watered. Trees in need of thinning and structural pruning, especially near high-use areas. Benches in need of painting at time of tour due to graffiti.

Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Increase efforts at gopher eradication and/or control.

Playground Inspection



The Falcon Park Playground does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:

Surfacing

HAZARD: The playground only has 1-2 inches of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

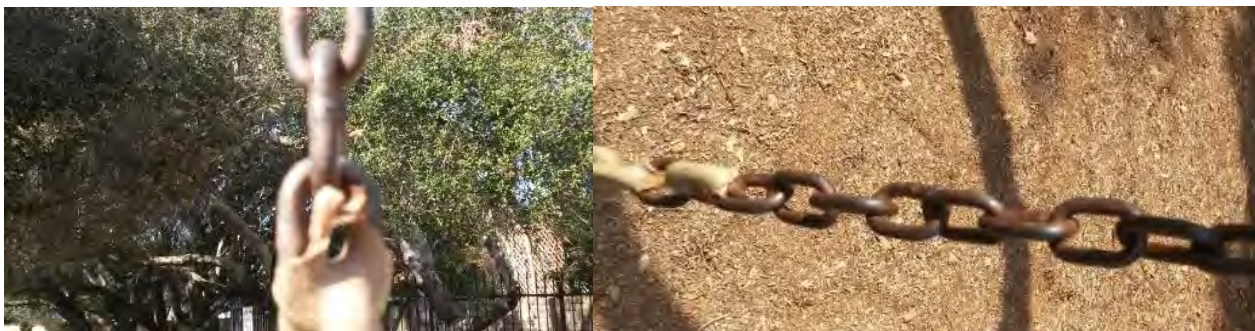
Solution: Fill the playground area with wood fiber to 10"-12" to compensate for the rate of compaction which is 1"-2" every year. To prevent fast degradation install filter fabric where the soil meets the wood fiber.



Rust and Corrosion

HAZARD: There is paint missing and rust on metals. CPSR state that "Metals subject to structural degradation such as rust or corrosion shall be painted, galvanized, or otherwise treated. Paint and other finishes should be maintained to prevent rusting of exposed metals and to minimize children playing with peeling paint and paint flakes." Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution: Sand, prime and paint all rusted areas – or replace parts.



Ground and Floor Surfaces – ADA Compliance

HAZARD: The pathway to the playground is uneven packed earth which can change in consistency when water saturation occurs due to weather. People who have difficulty walking or maintaining balance or who use crutches, canes, or walkers, and those with restricted gaits are particularly sensitive to slipping and tripping hazards. For such people, a stable and regular surface is necessary for safe walking, particularly on stairs. Wheelchairs can be propelled most easily on surfaces that are hard, stable, and regular. Soft loose sand or gravel, wet clay, and irregular surfaces such as cobblestones can significantly impede wheelchair movement. Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution: Install a proper pathway consisting of a materials like decomposed granite or concrete which is smooth with a gradual slope (1:20) for ADA compliance.

Insufficient Access Route - ADA Compliance

HAZARD: The access route to the playground is surrounded by a curb with no ADA access ramp connecting to the outlying surface. ADA guidelines state that a safe path of travel that is at least 60 inches wide and has a slope that does not exceed a 1:20 ratio is considered accessible. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Install an ADA compliant access ramp to provide a gradual slope entering the playground.



Safety-Signs and Label

HAZARD: There are no signs or labels which state the age group that this is intended for as required by CPSR. Labels are also required that state “WARNING: Installation over a hard surface such as concrete, asphalt, or packed earth could result in serious injury or death from falls.” Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution: Purchase Labels from original manufacturer and place on structure.



**FALCON
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	2	15	\$500	\$1,000	2017
Benches	2	15	\$1,500	\$3,000	2015
Individual Tables	2	15	\$2,000	\$4,000	2019
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	0.6 ac.	15	\$150,000 Ac.	\$90,000	2023
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$150,000	2023
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

FALCON
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	2				\$500	\$500		
Benches	2		1,500	\$1,500				
Individual Tables	2						\$2,000	\$2,000
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass	0.6 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area	1							
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$1,500	\$1,500	\$500	\$500	\$2,000	\$2,000

Kellogg Tennis Courts

Kellogg Avenue and Capellina Way
Goleta

Acreage: 8.87 Acres

Active Recreation Elements

- (0) Playground
- (4) Tennis courts

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (4) Bench
- (1) Drinking fountain
- (2) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Facility located along San Jose Creek featuring tennis courts in good condition with limited cracking in playing surface. Some nets need to be replaced although windscreen is in good condition. Limited walkways to courts and some planted shrub beds surround tennis courts. No signage was evident showing access to trails along San Jose Creek.

Majority of facility in open space and includes San Jose Creek and is part of a continuum of County owned open spaces along the creek both to the north and south. With a mix of recreational uses, power transformer station, and ecologically sensitive riparian and in-stream habitat, this section's low terraces help serve a natural flood control function.



Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Provide signage and access to San Jose Creek Trail system.
- Improve maintenance of shrub beds.

**KELLOGG TENNIS COURTS
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2023
Garbage Cans	2	15	\$500	\$1,000	2019
Benches	4	15	\$1,500	\$6,000	2017
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$4,500	2021
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court	4	10	\$180,000	\$720,000	2020
Sand Volleyball		10	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		30	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		20	\$10,000		
Dog Park		15	\$30,000		
Stage/Structure		20	See specific item		

**KELLOGG TENNIS COURTS
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains	1							
Garbage Cans	2						\$500	\$500
Benches	4				\$1,500	\$1,500	\$1,500	
Individual Tables								
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom								
Path--Asphalt	Yes							
Path--Concrete								
Planters	Yes							\$4,500
Trees								
Turf Grass								
Basketball Court								
Tennis Court	4						\$360,000	\$360,000
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$0	\$0	\$1,500	\$1,500	\$2,000	\$5,000

Lassen

61 Block Lassen Drive
Goleta

Acreage: 2.17 Acres

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (1) Bench
- (0) Drinking fountain
- (2) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Small facility consisting of turf and trees with limited development. Turf in need of renovation, suffering from over-watering, gophers, and vehicles driving across wet ground resulting in tire tracks. Trees in need of thinning and structural pruning.

A few eucalyptus occur along the stream bank, castor bean is present in scattered spots, and arundo is scattered in the stream channel.

Recommendations



- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Increase efforts at gopher eradication and/or control.
- Evaluate irrigation system and correct water application level to the park.
- Upgrade existing turf.
- Schedule trees for pruning and thinning.
- Work with neighborhood groups to facilitate the removal of non-natives from riparian habitat.
- As this is a developed site, consider some interpretive signage focusing on wildlife and riparian functions.

**LASSEN
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	2	15	\$500	\$1,000	2019
Benches	1	15	\$1,500	\$1,500	2020
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	1.50 ac.	15	\$150,000 Ac.	\$225,000	2023
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

LASSEN
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	2						\$500	\$500
Benches	1						\$1,500	
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass	1.50 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$0	\$0	\$0	\$0	\$2,000	\$500

Lee West

Cherry Avenue and Glencarion Drive
Orcutt

Acreage: 1.7 Acres

Active Recreation Elements

- (1) Playground

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (1) Bench
- (1) Drinking fountain
- (2) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Small facility consisting of turf and trees with limited development of playground bench and drinking fountain. Park is located at the end of street with the playground hidden from view. Turf in need of renovation, suffering from over-watering, gophers, and vehicles driving across wet ground resulting in tire tracks. Trees in need of thinning and structural pruning.



Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Increase efforts at gopher eradication and/or control.
- Evaluate irrigation system and correct water application level to the park.
- Upgrade existing turf.
- Schedule trees for pruning and thinning.

Playground Inspection



The Lee West Park Playground is in full compliance with the California Playground Safety Regulations (CPSR).

County of Santa Barbara must develop an inspection and maintenance program for the play area and maintain detailed records of inspections and repair records to assure continued compliance. The play area should be inspected frequently for missing or damaged equipment, broken glass and foreign objects in the play area. Loose fill materials should be inspected to insure that they have not been displaced or compacted in high traffic areas such as under swings and at slide exits. The material should be leveled whenever necessary; almost 80% of injuries in play areas are caused by falls to the surface so maintenance of fall surface is a priority. Loose fill materials will need to be replenished occasionally based on usage and wear.

The play area should also be thoroughly inspected on a regular basis by trained personnel for wear to moving parts and other components which can be expected to wear. Specific schedules for the two types of inspection are not mandated and will depend on the usage and other site conditions. All damage or hazards detected by the inspections should be repaired immediately.

**LEE WEST
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2016
Garbage Cans	2	15	\$500	\$1,000	2019
Benches	1	15	\$1,500	\$1,500	2016
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	1.50 ac.	15	\$150,000 Ac.	\$225,000	2015
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$100,000	2015
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

**LEE WEST
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains	1			\$5,000				
Garbage Cans	2						\$500	\$500
Benches	1			\$1,500				
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass	1.50 ac.		\$225,000					
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area	1		\$100,000					
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$325,000	\$6,500	\$0	\$0	\$500	\$500

Lookout Park

2297 Finney Road
Summerland

Acreage: 4.3 Acres

Active Recreation Elements

- (1) Playground
- (1) Sand volleyball court
- (1) Horseshoe pit

Passive Recreation Elements

- (7) Picnic tables
- (5) Barbeques
- (1) Combo table/barbeque
- (12) Benches
- (1) Drinking fountain
- (20) Trash cans
- (4) Recycling containers
- (1) Bike rack

Support Elements

- (1) Restroom
- (1) Dog spa
- (2) Host sites
- (1) Flagpole
- (2) Group picnic areas
 - Area A—Capacity of 25 with 1 double length picnic table, 1 picnic table, and 1 barbeque
 - Area B—Capacity of 25 with 1 double length picnic table, 1 picnic table, and 1 barbeque



Park Grounds

Fully developed neighborhood park including, playground (pour in place safety surface), parking, restroom, group picnic areas and coastal accessway to the beach. Restrooms in need of renovation and fencing along bluff needs repair.

Recommendations

- Add recycling container adjacent to trash can.
- Increase efforts at gopher eradication and/or control.
- Evaluate irrigation system and correct water application level to the park.
- Upgrade existing turf.
- Schedule trees for pruning and thinning.
- Drainage issues along the bluff resulting in erosion. Correct directional flow of run-off.
- Repair damaged chain link fencing.
- Upgrade sand volleyball court.



Playground Inspection

To be completed at a later date.

**LOOKOUT PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	2	15	\$50-\$100,000	\$100,000	2023
Total Group Tables	6	15	\$2,000	\$12,000	2023
Total Group Barbeque	2	15	\$2,500	\$5,000	2023
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas	1	15	\$4,000	\$4,000	2020
Drinking Fountains	1	15	\$5,000	\$5,000	2018
Garbage Cans	24	15	\$500	\$12,000	2019
Benches	12	15	\$1,500	\$18,000	2016
Individual Tables	7	15	\$2,000	\$14,000	2016
Individual Barbeque	5	15	\$500	\$2,500	2018
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	1	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	0.4 ac.	15	\$150,000 Ac.	\$60,000	2015
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball	1	15	\$8,000	\$8,000	2015
Baseball Fields		15	\$450,000		
Horseshoe Pits	1	15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$150,000	2023
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence	2	15	\$10,000	\$20,000	2025
Dog Park		20	\$30,000		
Stage/Structure/Stairway	0/0/1	20	See specific item	\$20,000	2025

**LOOKOUT PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	2							
Total Group Tables	6							
Total Group Barbeque	2							
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas	1						\$4,000	
Drinking Fountains	1					\$5,000		
Garbage Cans	24						\$1,000	\$1,000
Benches	12		\$1,500	\$3,000	\$1,500	\$1,500	\$3,000	\$1,500
Individual Tables	7		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Individual Barbeque	5					\$500	\$500	\$500
Open Turf								
Soccer Field								
Ponds								
Restroom	1							
Path--Asphalt	Yes							
Path--Concrete								
Planters	Yes							
Trees								
Turf Grass	0.4 ac.	\$60,000						
Basketball Court								
Tennis Court								
Sand Volleyball	1	\$8,000						
Baseball Fields								
Horseshoe Pits	1							
Play Area	1							
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence	2							
Dog Park								
Stage/Structure/Stairway	0/0/1							
TOTAL		\$68,000	\$3,500	\$5,000	\$3,500	\$9,000	\$10,500	\$5,000

Oceanview Park

**Greenwell Avenue and Via Real
Summerland**

Acreage: 4 Acres

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (3) Picnic tables
- (2) Barbeque
- (0) Combo table/barbeque
- (4) Benches
- (1) Drinking fountain
- (3) Trash cans
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Neighborhood Park located adjacent to subdivision with a small parking lot. Homeowners Association maintains native landscaping immediately adjacent to the park. There is a stairway from the subdivision into the park. West side of park features a trail that runs parallel to Highway 101.

Turf is in average condition with some dry spots and stand of sycamores are in need of pruning.

Recommendations

- Add recycling container adjacent to trash can.
- Increase efforts at gopher eradication and/or control.
- Evaluate irrigation system and correct water application level to the park.
- Upgrade existing turf.
- Schedule trees for pruning and thinning.

**OCEANVIEW PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	15	Refer to Jorgensen Report		
Combo Picnic Areas		20	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2023
Garbage Cans	3	15	\$500	\$1,500	2019
Benches	4	15	\$1,500	\$6,000	2018
Individual Tables	3	15	\$2,000	\$6,000	2018
Individual Barbeque	2	15	\$500	\$1,000	2019
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		15	NA		
Restroom		20	Jorgensen		
Path--Asphalt		30	Jorgensen		
Path--Concrete	Yes	15	Jorgensen		
Planters	Yes	30	\$750 per 1,000 Sq. Ft.		
Trees		10	24" box-\$250		
Turf Grass	2.0 ac.	30	\$150,000 Ac.	\$300,000	2023
Basketball Court		15	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		10	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		30	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		20	\$10,000		
Dog Park		15	\$30,000		
Stage/Structure		20	See specific item		

**OCEANVIEW PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	1							
Garbage Cans	3						\$500	\$500
Benches	4					\$1,500	\$1,500	\$1,500
Individual Tables	3					\$2,000	\$2,000	\$2,000
Individual Barbeque	2						\$500	\$500
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete	Yes							
Planters	Yes							
Trees								
Turf Grass	2.0 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$0	\$0	\$0	\$3,500	\$4,500	\$4,500

Patterson

**500 Block Calle Aparejo
Goleta**

Acreage: 8.43 Acres

Active Recreation Elements

- (1) Off-leash dog park

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (1) Bench
- (0) Drinking fountain
- (1) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Large turf area surrounding by mature trees. Park is fenced from the road with a 50 foot asphalt walkway leading into the park. Signed as an off-leash dog park but no amenities are provided.

Recommendations

- Add recycling container adjacent to trash can.
- Increase efforts at gopher eradication and/or control.
- Provide amenities and fencing for dog park.

**PATTERSON
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	1	15	\$500	\$500	2019
Benches	1	15	\$1,500	\$1,500	2019
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	1.64 ac.	15	\$150,000 Ac.	\$246,000	2023
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park	1	20	\$15-30,000	\$15,000	2030
Stage/Structure		20	See specific item		

PATTERSON
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	1						\$500	
Benches	1						\$1,500	
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass	1.64 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park	1	\$15,000						
Stage/Structure								
TOTAL		\$15,000	\$0	\$0	\$0	\$0	\$2,000	\$0

Pelican Park

6500 Block Del Playa
Isla Vista

Acreage: 0.57 Acres

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (2) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (6) Bench
- (0) Drinking fountain
- (3) Trash can
- (0) Recycling container
- (1) Bike rack

Support Elements

- (0) Restroom
- (1) Beach shower



Park Grounds

Small fully developed coastal facility in Isla Vista. Includes turf, picnic tables, benches, and view points over the bluff. Public Art displays as benches and ping pong table. Fencing along bluff and coastal access stairway to the beach.



Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Increase efforts at gopher eradication and/or control.
- Schedule trees for pruning and thinning.
- Drainage issues along the bluff resulting in erosion. Correct directional flow of run-off.

**PELICAN PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	3	15	\$500	\$1,500	2020
Benches	6	15	\$1,500	\$9,000	2020
Individual Tables	2	15	\$2,000	\$4,000	2020
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	0.25 ac.	15	\$150,000 Ac.	\$37,500	2023
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Stairway	0/0/1	20	See specific item	\$50,000	2025

**PELICAN PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	3						\$500	
Benches	6						\$1,500	\$1,500
Individual Tables	2						\$2,000	\$2,000
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom								
Path--Asphalt	Yes							
Path--Concrete								
Planters	Yes							
Trees								
Turf Grass	0.25 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Stairway	0/0/1							
TOTAL		\$0	\$0	\$0	\$0	\$0	\$4,000	\$3,500

Providence Landing

699 Voyager Road

Lompoc

NEED TO VIEW THIS SITE

Acreage: 10 Acres

Active Recreation Elements

- (1) Playground

Passive Recreation Elements

- (9) Picnic tables
- (1) Barbeque
- (0) Combo table/barbeque
- (3) Bench
- (2) Drinking fountain
- (10) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (1) Restroom

Park Grounds

The park is maintained by a non-profit associated with the Homeowners Association. County continues to be responsible for the long-term maintenance of facilities.

Playgrounds

Providence Landing Park Playground Area A



I have inspected the Providence Landing Park Playground Area A and find that it does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:

Surfacing

HAZARD: The playground only has 2-3 inches of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Fill the playground area with wood fiber to 10"-12" to compensate for the rate of compaction which is 1"-2" every year. To prevent fast degradation install filter fabric where the soil meets the wood fiber.



Slide Exit

Hazard: Slide exit is 18 inches above the safety surfacing. CPSC requires that the slide exit be no more than 15 inches from the safety surfacing. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Add additional wood fiber to close the gap of at least 3 inches.



Insufficient Access Route - ADA Compliance

HAZARD: The access route to the playground is surrounded by a curb with no ADA access ramp connecting to the outlying surface. ADA guidelines state that a safe path of travel that is at least 60 inches wide and has a slope that does not exceed a 1:20 ratio is considered accessible. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Either bring up the level of wood fiber flush with the curb and maintain it or install an ADA compliant access ramp to provide a gradual slope entering the playground.



Providence Landing Park Playground Area B



The Providence Landing Park Playground Area B does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:

Surfacing

HAZARD: The playground only has 1-2 inches of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Fill the playground area with wood fiber to 10"-12" to compensate for the rate of compaction which is 1"-2" every year. To prevent fast degradation install filter fabric where the soil meets the wood fiber.



ADA Transfer Station Too High

HAZARD: The ADA transfer station is approximately 19 inches above the safety surfacing. CPSC requires that the ADA Transfer station be from 11 inches (280 mm) to 18 inches (455 mm) height of top surface. - Level of risk: Priority 3 - A priority 3 hazard indicates cuts, scrapes or other minor injuries.

Solution: Bring up the level of surfacing or lower the deck.



Slide exit

Hazard: Slide exit is 17 inches above the safety surfacing. CPSC requires that the slide exit be no more than 15 inches from the safety surfacing. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Add additional wood fiber to close the gap of at least 2 inches.



Insufficient Access Route - ADA Compliance

HAZARD: The access route to the playground is surrounded by a curb with no ADA access ramp connecting to the outlying surface. ADA guidelines state that a safe path of travel that is at least 60 inches wide and has a slope that does not exceed a 1:20 ratio is considered accessible. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Either bring up the level of wood fiber flush with the curb and maintain it or install an ADA compliant access ramp to provide a gradual slope entering the playground.



**PROVIDENCE LANDING
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	1	15	\$50-\$100,000	\$100,000	???
Total Group Tables	9	15	\$2,000	\$18,000	???
Total Group Barbeque	1	15	\$2,500	\$2,500	???
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	2	15	\$5,000	\$10,000	???
Garbage Cans	10	15	\$500	\$5,000	???
Benches	3	15	\$1,500	\$4,500	???
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	1	20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	3.0 ac.	15	\$150,000 Ac.	\$450,000	???
Basketball Court	2	10	\$85,000		
Tennis Court	2	10	\$180,000	\$360,000	???
Sand Volleyball		15	\$8,000		
Baseball Fields	2	15	\$450,000	\$900,000	????
Horseshoe Pits		15	\$1,000		
Play Area	2	15	\$75,000-\$250,000	\$250,000	2025
Concession Area	1	30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

**POVIDENCE LANDING
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2021/22
Group Picnic Areas	1							
Total Group Tables	9							
Total Group Barbeque	1							
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	2							
Garbage Cans	10							
Benches	3							
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom	1							
Path--Asphalt								
Path--Concrete	Yes							
Planters	Yes							
Trees								
Turf Grass	3.0 ac.							
Basketball Court	2							
Tennis Court	2							
Sand Volleyball								
Baseball Fields	2							
Horseshoe Pits								
Play Area	1							
Concession Area	1							
Maintenance Building	1							
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL								

Rhoads

5600 Block San Marcos Road
Goleta

Acreage: 2.46 Acres

Active Recreation Elements

- (1) Playground
- (1) Open turf area

Passive Recreation Elements

- (2) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (6) Benches
- (0) Drinking fountain
- (3) Trash cans
- (1) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Well maintained neighborhood park located within subdivision with large open turf area, playground, walkways, fencing, and shrubs along back-up walls. During visit turf area was utilized by sports teams for practice.

Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Increase efforts at gopher eradication and/or control.
- Schedule trees for pruning and thinning.

Playground Inspection

To be completed at a later date.

**RHOADS
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	4	15	\$500	\$2,000	2019
Benches	6	15	\$1,500	\$9,000	2023
Individual Tables	2	15	\$2,000	\$4,000	2020
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	1.06 ac.	15	\$150,000 Ac.	\$159,000	2023
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$200,000	2023
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

**RHOADS
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	4					\$500	\$500	\$500
Benches	6						\$1,500	
Individual Tables	2							
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete	Yes							
Planters	Yes							
Trees	22							
Turf Grass	1.06 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area	1							
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$0	\$0	\$0	\$500	\$2,000	\$500

Rice Ranch

Orcutt Frontage Road and Rice Ranch Road
Orcutt

Acreage: 0.8 Acres

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (0) Bench
- (0) Drinking fountain
- (0) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Well maintained neighborhood park located within subdivision with large open turf area, fencing, and large trees around perimeter of the park. Steep concrete ramp into park. Large trees in need of structural pruning.

Recommendations

- Remove concrete ramp and replace with steps into park.
- Improve signage to identify park location.
- Schedule trees for structural pruning and thinning.



**RICE RANCH
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans		15	\$500		
Benches		15	\$1,500		
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	0.75 Ac.	15	\$150,000 Ac.	\$112,500	2023
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

**RICE RANCH
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans								
Benches								
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete	Yes							
Planters	Yes							
Trees								
Turf Grass	0.75 Ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL								

Santa Ynez Park

3200 Cuesta
Santa Ynez

Acreage: 3.5 Acres

Active Recreation Elements

- (1) Playground
- (2) Horseshoe pits
- (1) Sand volleyball court

Passive Recreation Elements

- (6) Picnic tables
- (5) Barbeques
- (0) Combo table/barbeque
- (0) Bench
- (2) Drinking fountains
- (18) Trash cans
- (0) Recycling container
- (0) Bike rack

Support Elements

- (1) Restroom
- (1) Bridge
- (1) Building with rentable kitchen facility
- (1) Host site
- (2) Group picnic areas
 - Area A—100 capacity with wood picnic shelter, 6 double-length picnic tables, 2 serving tables, 1 barbeque pit, water, and electricity
 - Area B—100 capacity with wood picnic shelter (incomplete roof), 6 double-length picnic tables, 1 serving tables, 1 barbeque pit, water, and electricity



Park Grounds

Neighborhood Park with limited street parking, built on hillside with major drainage infrastructure and issues within the park. Result of drainage problem is the collection of sand and small gravel in area near playground. Turf is of average quality with some spongy spots and drainage issues.



Restrooms and picnic shelters are in need of upgrade. Kitchen facility constructed of cinder block that is rentable along with group picnic. Large stand of trees are in need of thinning and structural pruning. Fencing along roadways is in good condition.

Bridge over drainage area is in average condition.

Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Increase efforts at gopher eradication and/or control.
- Schedule trees for pruning and thinning.
- Remove turf and old concrete culverts along drainage routes and naturalize with native plantings.
- Schedule removal of bridge as it is secondary to circulation within the park.



Playground Inspection

To be completed at a later date.

**SANTA YNEZ PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	2	15	\$50-\$100,000	\$100,000	2015
Total Group Tables	14	15	\$2,000	\$28,000	2015
Total Group Barbeque	2	15	\$2,500	\$5,000	2015
Group Prep Tables	2	15	\$1,500	\$3,000	2015
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	2	15	\$5,000	\$10,000	2014
Garbage Cans	18	15	\$500	\$9,000	2015
Benches		15	\$1,500		
Individual Tables	6	15	\$2,000	\$12,000	2017
Individual Barbeque	5	15	\$500	\$2,500	2017
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	1	20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	2.0 ac.	15	\$150,000 Ac.	\$300,000	2015
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball	1	15	\$8,000	\$8,000	2015
Baseball Fields		15	\$450,000		
Horseshoe Pits	2	15	\$1,000	\$2,000	2015
Play Area	1	15	\$75,000-\$250,000	\$125,000	2015
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence	1	15	\$10,000	\$10,000	2023
Dog Park		20	\$30,000		
Stage/Structure	2	20	See specific item	Jorgensen	

**SANTA YNEZ PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	2		\$100,000					
Total Group Tables	14		\$28,000					
Total Group Barbeque	2		\$5,000					
Group Prep Tables	2		\$3,000					
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	2	\$5,000	\$5,000					
Garbage Cans	18		\$3,000	\$500	\$500			\$500
Benches								
Individual Tables	6			\$2,000	\$2,000	\$6,000	\$2,000	
Individual Barbeque	5			\$500	\$500	\$1,500		
Open Turf								
Soccer Field								
Ponds								
Restroom	1							
Path--Asphalt								
Path--Concrete	Yes							
Planters	Yes							
Trees								
Turf Grass	2.0 ac.		\$300,000					
Basketball Court								
Tennis Court								
Sand Volleyball	1		\$8,000					
Baseball Fields								
Horseshoe Pits	2							
Play Area	1		\$125,000					
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence	1							
Dog Park								
Stage/Structure	2							
TOTAL		\$5,000	\$577,000	\$3,000	\$3,000	\$7,500	\$2,000	\$500

Sea Lookout Park

6805 Del Playa
Isla Vista

Acreage: 1.1 Acres

Active Recreation Elements

- (0) Playground
- (1) Sand volleyball court
- (1) Off-leash Dog Park

Passive Recreation Elements

- (4) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (0) Bench
- (0) Drinking fountain
- (3) Trash can
- (0) Recycling container
- (0) Bike rack
- (2) Shade structures

Support Elements

- (0) Restroom



Park Grounds

Heavily used facility suffering from deferred maintenance and gopher infestation. Park is utilized as an off-leash park but without amenities generally found at dog parks. Shade structures and wooden structures suffering from wood rot and in need of immediate repair. Turf is in poor condition with gophers and irrigation issues. Fencing along bluff in need of maintenance.

Recommendations

- Add recycling container adjacent to trash can.
- Repair and/or remove wooden structures.
- Repair fencing along bluff.
- Increase efforts at gopher eradication and/or control.
- Provide amenities and fencing for dog park.



**SEA LOOKOUT PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	3	15	\$500	\$1,500	2017
Benches		15	\$1,500		
Individual Tables	4	15	\$2,000	\$8,000	2015
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees	1	30	24" box-\$250		
Turf Grass	0.5 ac.	15	\$150,000 Ac.	\$75,000	2015
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball	1	15	\$8,000	\$8,000	2015
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park	1	20	\$15-30,000	\$15,000	2014
Stage/Structure/Stair	0/2/0	20	See specific item	\$40,000	2015

**SEA LOOKOUT PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	3			\$500	\$1,000			
Benches								
Individual Tables	4		\$8,000					
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees	1							
Turf Grass	0.5 ac.		\$75,000					
Basketball Court								
Tennis Court								
Sand Volleyball	1		\$8,000					
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park	1	\$15,000						
Stage/Structure/Stair	0/2/0		\$40,000					
TOTAL		\$15,000	\$131,000	\$500	\$1,500	\$0	\$0	\$0

Stonebrook

California Road and Stonebrook Road
Orcutt

Acreage: 0.6 Acres

Active Recreation Elements

- (1) Playground
- (1) Sand volleyball court
- (1) Open turf area with backstop

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (2) Benches
- (0) Drinking fountain
- (2) Trash cans
- (0) Recycling container
- (0) Bike rack



Support Elements

- (0) Restroom

Park Grounds

Poorly maintained Neighborhood Park functioning as a drainage basin with line of large tree around perimeter of the park. Turf was very wet and spongy despite no rain prior to the park tour. Backstop was bent in several places and volleyball court was without a net.

Concrete sidewalk had significant lifting and asphalt walkway into park was badly deteriorated.

Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Evaluate irrigation system and correct water application level to the park.
- Replace backstop and install volleyball net.
- Schedule trees for pruning and thinning.

Playground Inspection

To be completed at a later date.



**STONEBROOK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	2	15	\$500	\$1,000	2020
Benches	2	15	\$1,500	\$3,000	2021
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	0.5 ac.	15	\$150,000 Ac.	\$75,000	2020
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball	1	15	\$8,000	\$8,000	2023
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	150,000	2021
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

STONEBROOK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	2						\$500	\$500
Benches	2							\$3,000
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt	Yes							
Path--Concrete								
Planters								
Trees								
Turf Grass	0.5 ac.						\$75,000	
Basketball Court								
Tennis Court								
Sand Volleyball	1							
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$0	\$0	\$0	\$0	\$75,500	\$3,500

Tarragona

600 Block Old San Marcos Road
Goleta

Acreage: 6.25 Acres

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (3) Benches
- (0) Drinking fountain
- (2) Trash cans
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Pleasant Neighborhood Park built on small hillside with extensive turf, trees, and access to the top of the hill. Turf is in good condition. Layered shrub beds are poorly maintained and left to grow out. Trees in high use area in need of thinning and structural pruning.

Ground squirrel poison trap was unfenced and without ½ cap providing easy access to non-targeted animals.

Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Evaluate irrigation system and correct water application level to the park.
- Replace shrub bed plantings with California natives.
- Schedule trees for structural pruning and thinning.
- Install six foot high wire fence and ½ caps on ground squirrel bait station.



**TARRAGONA
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	2	15	\$500	\$1,000	2023
Benches	3	15	\$1,500	\$4,500	2018
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.	\$6,000	2015
Trees		30	24" box-\$250		
Turf Grass	1.52 ac.	15	\$150,000 Ac.	\$228,000	2022
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

TARRAGONA
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	2							
Benches	3				\$1,500	\$1,500	\$1,500	
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters			\$6,000					
Trees								
Turf Grass	1.52 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$6,000	\$0	\$1,500	\$1,500	\$1,500	\$0

Tabano Hollow

600 Block Old San Marcos Road
Goleta

Acreage: 8.66 Acres

Active Recreation Elements

- (1) Off-leash dog park
- (1) Bikeway along north side of facility

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (7) Benches
- (1) Drinking fountain
- (2) Trash cans
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Large Neighborhood Park featuring large turf area, creek area with social trail development, bike trail and off-leash dog area. No amenities could be found during the tour for the off-leash facility. Turf in average condition with dry spots and evidence of gopher infestation.

Park trees in need of structural pruning. Asphalt bike trail along park showing signs of failure and in need of repair. Lodge pole rail fencing in good condition.

Park is located along San Antonio Creek and joining Maria Ygnacio Creek and features a 1600-foot reach that is composed of native riparian and invasive exotic plants along creek.

Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Evaluate irrigation system and correct water application level to the park.
- Increase efforts at gopher eradication and/or control.
- Provide amenities and fencing for dog park.
- Bike trail should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas of bike trail by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Evaluate opportunities to reduce acreage of turf and restore to native plantings.
- Schedule trees for structural pruning and thinning.
- Eliminate exotic plants that spread easily and are at the top of the bank or within the creek bed. Examples include castor bean, Italian thistle, cape ivy, and periwinkle.

**TABANO HOLLOW
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2015
Garbage Cans	2	15	\$500	\$1,000	2014
Benches	7	15	\$1,500	\$10,500	2015
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		15	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	1.19 ac.	15	\$150,000 Ac.	\$178,500	2016
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park	1	20	\$15-30,000	\$30,000	2021
Stage/Structure		20	See specific item		

**TABANO HOLLOW
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains	1		\$5,000					
Garbage Cans	2	\$1,000						
Benches	7		\$1,500	\$3,000	\$3,000	\$3,000		
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt	Yes							
Path--Concrete								
Planters								
Trees								
Turf Grass	1.19 ac		\$178,500					
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park	1							\$30,000
Stage/Structure								
TOTAL		\$1,000	\$185,000	\$3,000	\$3,000	\$3,000	\$0	\$30,000

Thunderbird

100 Block Walnut Lane
Goleta

Acreage: 1.43 Acres

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (0) Bench
- (0) Drinking fountain
- (1) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Small facility with limited development excluding turf area which was in good condition. Trees in need of thinning and structural pruning.

Recommendations

- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Schedule trees for structural pruning and thinning.

**THUNDERBIRD
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	1	15	\$500	\$500	2020
Benches		15	\$1,500		
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	0.92 ac.	15	\$150,000 Ac.	\$138,000	2023
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

THUNDERBIRD
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	1						\$500	
Benches								
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass	0.92 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$0	\$0	\$0	\$0	\$500	\$0

Town and Country

Paseo Rio
Goleta

Acreage: 9.16 Acres

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (0) Bench
- (0) Drinking fountain
- (2) Trash cans
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom

Park Grounds

This facility has limited development but features extensive open space and native vegetation along San Jose Creek with a complex combination of linear riparian terrace, adjacent floodplain, and substantial alluvial deposits.



Some trees in need of thinning and structural pruning adjacent to high use areas. Turf in good condition but showing evidence of gophers, over and under-watering.

Recommendations

- Schedule trees for structural pruning and thinning.
- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Evaluate irrigation system and correct water application level to the park.
- Increase efforts at gopher eradication and/or control.
- Work with neighborhood groups to facilitate cape ivy and periwinkle eradication from the riparian woodland.

**TOWN AND COUNTRY
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	2	15	\$500	\$1,000	2014
Benches		15	\$1,500		
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	.70 acres	15	\$150,000 Ac.	\$105,000	2023
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

**TOWN AND COUNTRY
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	2	\$1,000						
Benches								
Individual Tables								
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass	.70							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$1,000	\$0	\$0	\$0	\$0	\$0	\$0

University Circle

5300 Block University Drive
Goleta

Acreage: 11.3 Acres

Active Recreation Elements

- (1) Playground
- (1) Open turf area with backstop

Passive Recreation Elements

- (2) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (3) Benches
- (1) Drinking fountain
- (2) Trash cans
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

Neighborhood Park functioning as a drainage basin with extensive open space along creek side. Significant social trail development within the open space area. Large open turf area with backstop in average condition with evidence of gophers and inadequate watering.

Erosion on trail leading from roadway to playground creating some tripping hazards. Trees in high use areas in need of thinning and structural pruning.

Recommendations

- Schedule trees for structural pruning and thinning.
- Correct erosional problems on trail to playground.
- Add recycling container adjacent to trash can.
- Improve signage to identify park location.
- Evaluate irrigation system and correct water application level to the park.
- Increase efforts at gopher eradication and/or control.
- Establish formalized trail(s) in open space area and revegetate social trails.
- Evaluate opportunities to reduce acreage of turf and restore to native plantings.



Playground Inspection

To be completed at a later date.

**UNIVERSITY CIRCLE
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2022
Garbage Cans	2	15	\$500	\$1,000	2014
Benches	3	15	\$1,500	\$4,500	2019
Individual Tables	2	15	\$2,000	\$4,000	2018
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	1.54	15	\$150,000 Ac.	\$231,000	2018
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$200,000	2023
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

**UNIVERSITY CIRCLE
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains	1							
Garbage Cans	2	\$1,000						
Benches	3					\$4,500		
Individual Tables	2				\$4,000			
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt	Yes							
Path--Concrete								
Planters								
Trees								
Turf Grass	1.54				\$231,000			
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area	1							
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$1,000	\$0	\$0	\$235,000	\$4,500	\$0	\$0

Walter Capps Memorial Park

6700 Block Del Playa
Isla Vista

Acreage: 3.3 Acres

Active Recreation Elements

- (0) Playground
- (0) Lifeguard Stand

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (0) Bench
- (0) Drinking fountain
- (0) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Park Grounds

This facility overlooking the coastline has no development except a lodge pole rail fence along the bluff.

Recommendations

- Improve signage to identify park location.
- Conduct community planning process to determine future development of the facility.

**WALTER CAPPS MEMORIAL PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans		15	\$500		
Benches		15	\$1,500		
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees	1	30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure		20	See specific item		

**WALTER CAPPS MEMORIAL PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans								
Benches								
Individual Tables								
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees	1							
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure								
TOTAL		\$0	\$0	\$0	\$0	\$0	\$0	\$0

Regional Open Space and Trails

Established for the protection and stewardship of wildlife, habitat, and other natural systems support functions. Some natural areas are accessible for low-impact use. Minimal infrastructure may include access, trails, and signage, where it will not adversely impact habitat or natural systems functions. Larger natural areas may be accessible for low-impact use and have small sections developed as staging areas and include parking, restrooms, picnic tables, and other support facilities. If resources are not impacted, optional assets may include benches, play area, viewpoint, public gathering space and flat grassy area for informal activity.

Regional Trails provide multiple-use, pedestrian, equestrian and bicycling connections between County parks, thus encouraging alternative modes of transportation and helping to reduce pollution. They also link County parks with other local parks, open spaces, trails, transportation and employment centers and urban communities. Regional trails, by their nature, traverse a wide variety of terrain, including urban streets, open rangelands, irrigation canal banks, utility corridors, former railroad rights-of-way, and also include coastal accessways.

Key Issues

Open Space Areas generally have a minimal level of develop necessary to support passive recreation, interpretation, and resource protection. To minimize conflicts among users and resources being protected the County should develop for each Open Space Area a Land Use Plan that will identify and guide future resource management strategies and the level of recreational uses appropriate for the site.



Key Recommendations

- The County should develop a Land Use Plan for each area to identify and guide future resource management strategies and the level of recreational uses appropriate for the site.
- The County should provide access to parklands and trails to suit the level of expected use. Where feasible, the County should strive to provide alternatives to parking on or use of neighborhood streets.
- The County should attempt to provide a diverse system of non-motorized trails to accommodate a variety of recreational users including hikers, joggers, bicyclists and equestrians. Both wide and narrow trails should be designed and designated to accommodate either single or multiple users based on location, recreational intensity, environmental, and safety considerations.
- The County should focus on appropriate trail planning and design, signage, and trail user education to promote safety and minimize conflicts between users.
- Use of an Open Space Preserve for agriculture is permitted if it does not require substantial facilities, improvements, or have detrimental effect on the resources being protected.
- To protect park resources while providing for regional recreational use and access, the County should prepare plans that describe:
 - The various levels of resource protection and recreational intensity in the parks.

- Development projects and land management strategies for trails and parks
- Historical information about the parks.
- The County should locate facilities in a manner that preserves open space whenever possible with consideration given to their color, scale, style, and materials. Improvements will be designed to avoid or minimize impacts on wildlife habitats, plant populations, and other resources.

Note on Inventories

- The following items were not counted as part of this project and displayed by a Yes/No:
 - Square footage of asphalt parking area.
 - Square footage of concrete/asphalt trails.
 - Square footage of planters/shrub beds.
- Turf acreage is generally an estimate.
- Number of trees were not counted as part of this project and displayed only when an accurate number is known. All sites had trees.
- Ponds—No replacement costs were calculated for this item due to the vast variety of sizes and features of each pond. Cost for liner and shoreline treatment, is a minimum of \$4.00 per sq. foot. Additional costs for waterfalls, streams, hydraulics and aeration systems, etc.



**REGIONAL OPEN SPACE SUMMARY
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Initial Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	25	15	\$500	\$12,500	2014
Benches	3	15	\$1,500	\$4,500	2016
Individual Tables	2	15	\$2,000	\$4,000	2016
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	4	20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.	\$1,500	2014
Trees		30	24" box-\$250		
Turf Grass	0.2 Ac.	15	\$150,000 Ac.	\$30,000	2022
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Stairs	0/2/7	20	See specific item	\$1,050,000	2021

**REGIONAL OPEN SPACE
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	25	\$2,000	\$2,000	\$2,000	\$7,000	\$2,000	\$2,000	\$2,000
Benches	3		\$3,000		\$1,500			
Individual Tables	2				\$4,000			
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom	4							
Path--Asphalt								
Path--Concrete								
Planters		\$1,500						
Trees								
Turf Grass-Acres	0.2							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Stairs	0/2/7							\$150,000
TOTAL		\$3,000	\$5,500	\$2,000	\$12,500	\$2,000	\$2,000	\$152,000

Coastal Accessways

NAME	LOCATION	AMENITIES	TYPE
Santa Claus Lane	Carpinteria	Yes	Roadside parking, 1-Trash can, 2- port-a-potty
Wallace Ave Beach Access	Summerland	Yes	Hedge, Roadside Parking, Fencing, Signage, 2-Trash cans, dog waste bags
Poslilopo Beach Access	Montecito	Yes	Dog waste bags, 2-Trash cans, 1-Port-a-potty
Eucalyptus Lane Beach Access	Montecito	Yes	Parking, access ramp, 1-Trash can
Butterfly Beach Access	Montecito	Yes	Stairs, 4-trash cans, dog waste bags, 2-benches
Camino Mejorica Beach Access	Goleta	Yes	Native landscape plantings, stairs
Loon Point Beach Access	Summerland	Yes	Hedge, Parking lot, dog waste bags, 3-trash cans, 1-recycle can
Camino Del Sur Beach Access	Isla Vista	Yes	Sidewalk, stairs, landscape plantings, dog waste bags, 1-Trash can
Camino Pescadero Beach Access	Isla Vista	Yes	Small lawn, Sidewalk, stairs, 1-bike rack, dog waste bags. Other on adjacent park owned by Isla Vista Park & Rec. District: 1-Bike rack, 1-Beach shower, 2-Benches, 2-Picnic Tables, 1-Drinking Fountain, 1-Trash Can, Signage
El Embarcadero Beach Access	Isla Vista	Yes	Ramp, stairs, landscape planting, 1-Trash can
Escondido Pass Beach Access	Isla Vista	Yes	Sidewalk, stairs, landscape plantings

Existing Conditions

Heavily utilized facilities providing access to coastal areas of Santa Barbara County. Many of the accessways include stairs down the bluff to the beach. Limited amenities provided, generally small areas of landscaping, trash cans, dog waste bags, port-a-potty, and signage.

Recommendations

- The life expectancy of each stairway or ramp to beach should be estimated and each facility should be periodically inspected and included in the capital improvement reserve budget for periodic repair and/or replacement at the end of the usable life of the surface.

**COASTAL ACCESSWAYS
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	15	15	\$500	\$7,500	2014
Benches	2	15	\$1,500	\$3,000	2016
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom-Port-a-potty	3	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	0.2 ac.	15	\$150,000 Ac.	\$30,000	2022
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Stairs	0/0/7	20	See specific item	\$1,050,000	2021

**COASTAL ACCESSWAYS
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	15	\$1,500	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Benches	2		\$3,000					
Individual Tables								
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom	3							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes							
Trees								
Turf Grass	0.2 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Stairs	0/0/7							\$150,000
TOTAL		\$1,500	\$5,000	\$2,000	\$2,000	\$2,000	\$2,000	\$152,000

Greenwell Preserve

Greenwell Avenue and Asegra Avenue
Summerland

Acreage: 16 Acres

Open Space Grounds

Existing Conditions

The Summerland Greenwell Preserve is an approximately 16 acre site, tucked into a canyon in the northeast corner of Summerland. The site was a heavily degraded Santa Barbara County road yard utilized until 1991. Due to its location and landscape characteristics, the land had great potential as wildlife habitat as well as a community open space and trailhead into the adjoining foothills. Working with the County, local organizations joined together to form the Summerland Greenwell Preserve Project. Once the road yard was closed, funding was sought to begin the restoration process.



Actual re-vegetation began in 2004 with multiple projects being funded by grants from South Coast Wetlands Recovery Project and the California Resource Enhancement Fund, as well as donations from community members. Today, Growing Solutions a local non-profit is working in partnership with the Summerland Citizen's Association to implement projects, manage the site and manifest further restoration.

Coastal sage scrub, riparian and wetland communities have been restored within the preserve and wildlife is returning in abundance. Many bird species have been spotted including flocks of California quail and a thriving colony of Cliff Swallows. Bordering the north-western edge of the preserve, Greenwell creek provides a year-round water source and creates an important riparian corridor.

The preserve and immediately surrounding area has multiple spring-fed seeps, populated by native wetland plant species such as *Typha latifolia* (Broad-leaved Cattail) and *Juncus bufonius* (Toad Rush). These wetland habitats are designated by the Santa Barbara County Coastal Plan as Environmentally Sensitive Habitat.

Growing solutions operates the “barn” at the preserve which houses a seed processing lab where seeds are carefully cleaned, debugged, organized, and weighed. Other facilities include a small parking area, water, and signed plants along the initial trail.

Recommendations

- The County should develop a Land Use Plan for the Preserve to identify and guide future resource management strategies and the level of recreational uses appropriate for the site.
- Park name signs should be installed and planted with limited landscaping of native species selected to display seasonal colors.
- Interpretative signage should be developed and installed at the parking lot providing information and rules about the preserve.
- Develop a short interpretative trail identifying key native species.

**GREENWELL PRESERVE
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans		15	\$500		
Benches		15	\$1,500		
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Stairs		20	See specific item		

**GREENWELL PRESERVE
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans								
Benches								
Individual Tables								
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Stairs								
TOTAL		\$0	\$0	\$0	\$0	\$0	\$0	\$

Point Sal Preserve

End of Brown Road
Lompoc

Acreage: 560 Acres

Open Space Grounds

Existing Conditions

Santa Barbara County is currently the fee simple owner of some 560 acres of land at Point Sal, perhaps the most rugged and picturesque range of Pacific Ocean coast within the county, including the aptly named Paradise Beach. California State Parks and the US Bureau of Land Management collectively own another 40 acres of land that, combined with the county's 560 acres provides the nucleus of the proposed 800-acre Point Sal Reserve.



The County has executed a controlled access policy to the public lands, trails, beaches and coastline from Vandenberg Air Force Base. The Point Sal trail is located at the end of Brown Road which is located south of Guadalupe California on Highway 1 and featured a small dirt parking lot, informational kiosk, trash can, and gated entry.

Recommendations

- The County should develop a Land Use Plan for Point Sal Preserve to identify and guide future resource management strategies and the level of recreational uses appropriate for the site.
- Park name signs should be installed and planted with limited landscaping of native species selected to display seasonal colors.
- Interpretative signage should be developed and installed at the parking lot kiosk providing information and rules about the preserve.
- The County has explored purchase of adjacent private lands as an addition to the Preserve. The county should continue to cooperate with other resource agencies and non-profits to secure land that will facilitate access to the coast and provide desirable environmental and view shed protection.

**POINT SAL PRESERVE
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	1	15	\$500	\$500	2018
Benches		15	\$1,500		
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Stairs		20	See specific item		

**POINT SAL PRESERVE
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	1				\$500			
Benches								
Individual Tables								
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Stairs								
TOTAL		\$0	\$0	\$0	\$500	\$0	\$0	\$0

Rancho Guadalupe Dunes

6350 West Main Street

Guadalupe

Acreage: 592.9 Acres



Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (2) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (1) Bench
- (0) Drinking fountain
- (5) Trash cans
- (4) Recycling containers
- (0) Bike rack

Support Elements

- (1) Restroom—vault
- (1) Port-a-potty
- (1) Entrance station
- (1) Interpretative display

Open Space Grounds

Existing Conditions

Spectacular coastal park with pristine sand dunes and many sensitive plants and animals including the western snowy plover and California least tern. Facility has seasonal restrictions from March through September to correspond with snowy plover nesting season.

Open Space Area has a developed staging area with parking, vault restroom, picnic tables, and interpretative kiosk. Due to the continual movement of the sand dunes, paved areas and the entry road requires constant maintenance.

Recommendations

- The County should develop a Land Use Plan for the Dunes to identify and guide future resource management strategies and the level of recreational uses appropriate for the site.
- County should coordinate all planning efforts with other agencies involved in resource protection of the dunes environment.
- Regularly remove sand and organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface.
- Repair damaged fencing along parking lot.



**RANCHO GUADALUPE DUNES
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	9	15	\$500	\$4,500	2018
Benches	1	15	\$1,500	\$1,500	2018
Individual Tables	2	15	\$2,000	\$4,000	2018
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	1	20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Stairs	0/2/0	20	See specific item	\$15,000	2023

**RANCHO GUADALUPE DUNES
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	9				\$4,500			
Benches	1				\$1,500			
Individual Tables	2				\$4,000			
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom	1							
Path--Asphalt								
Path--Concrete	Yes							
Planters								
Trees								
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Stairs	0/2/0							
TOTAL		\$0	\$0	\$0	\$10,000	\$0	\$0	\$0

Rice Ranch Open Space

Rice Ranch Road and Highland Drive
Orcutt

Acreage: 280.3 Acres

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (0) Bench
- (0) Drinking fountain
- (0) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (0) Restroom



Open Space Grounds

Existing Conditions

Large open space area surrounding Orcutt Community Park. Features a trail system running from Orcutt Community Park and to Cobblestone Park on the eastern edge. Informational kiosk present at entries.

Recommendations

- The County should develop a Land Use Plan for the Rice Ranch Open Space to identify and guide future resource management strategies and the level of recreational uses appropriate for the site.



**RICE RANCH OPEN SPACE
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans		15	\$500		
Benches		15	\$1,500		
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Stairs		20	See specific item		

**RICE RANCH OPEN SPACE
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans								
Benches								
Individual Tables								
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Stairs								
TOTAL		\$0	\$0	\$0	\$0	\$0	\$0	\$0

San Marcos Foothill Preserve

End of Via Gallero

Santa Barbara

Acreage: 200 Acres

Open Space Grounds

Existing Conditions

When Santa Barbara County accepted the donation of the 200-acre San Marcos Foothills Preserve property from the Trust for Public Lands, the County set forth three main objectives for preserving this land. As stated within the draft Interim Management Plan the objectives are:

- Public access. The Trust for Public Land viewed Santa Barbara County as the logical vehicle to assure public access to the site. Rather than conveying the property to a private, non-profit organization, which might have been less committed to inviting the public onto the land, TPL felt that the county park system was ideally structured to facilitate public access and appreciation for this resource.
- Preservation of ecosystems and natural and cultural resources. Preserve existing habitat and other resources – natural and cultural – on the tract. Some habitat and species are more sensitive to impacts and others are more resilient. And some types of cultural heritage (archaeological sites, for example) need greater protection or levels of regulation than do other historic uses of the property (hiking, paragliding, walking dogs, riding horses, for example).
- Sustain and restore natural processes on the site. In contrast simply to protecting habitat and resources, this objective is meant as a challenge to actively restore natural processes at the preserve. Implicit in this objective is the related challenge of understanding the site's natural processes, based on monitoring and research.



Today the Open Space Area features two staging areas, one with a small parking lot, interpretative kiosk, and gated entry. The second entry point relies on neighborhood parking.



Recommendations

- The County should finalize the Management Plan to identify and guide future resource management strategies and the level of recreational uses appropriate for the site.
- Park name signs should be installed and planted with limited landscaping of native species selected to display seasonal colors.
- Interpretative signage should be developed and installed at the parking lot kiosk providing information and rules about the preserve.

**SAN MARCOS FOOTHILL PRESERVE
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans		15	\$500		
Benches		15	\$1,500		
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.	\$1,500	2014
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Stairs		20	See specific item		

**SAN MARCOS FOOTHILL PRESERVE
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans								
Benches								
Individual Tables								
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom								
Path--Asphalt								
Path--Concrete								
Planters		\$1,500						
Trees								
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Stairs								
TOTAL		\$1,500	\$0	\$0	\$0	\$0	\$0	\$0

Appendix A

Open Space Areas

Various Locations

Open Space Grounds

Existing Conditions

County Parks manages 24 additional Open Space Areas, detailed in the table below. These sites are mostly undeveloped with no amenities or signage. The majority of the areas exist for resource protection, watershed, and some passive recreation such as trails and bird watching.

Recommendations

- County should compile an inventory of existing natural resource and assess opportunities for improved management on County-owned lands. This was partially started by the *Public Lands Inventory with Enhancement Opportunities* prepared for the Second Supervisorial District in 2003.
- Work with local citizen organizations and non-profits to remove non-native species from stream channel such as arundo.
- Reach out and work with other riparian landowners to implement vegetation management and weed eradication in stream channels.
- Consider the development of some interpretive and outreach signage focusing on wildlife, riparian functions, and horticultural interest.



**Santa Barbara County
Miscellaneous Open Space Areas**

NAME	LOCATION	ACREAGE	AMENITIES
MTC	Santa Barbara	2.6 ac.	Portion of County Campus, 4-buildings, various storage, parking
Hammond's Meadow	Montecito	3.0 Acres	Trail
Crestview Oak	Goleta	18.77 Acres	Yes--Limited walking trail on eastern side.
Kellogg North	Goleta	7.56 Acres	No
Maria Ygnacio	Goleta	7.9 Acres	Yes—Bike trail
Old San Marcos	Goleta	2.0 Acres	Yes—Lawn area
Queen Anne	Goleta	7.04 Acres	No
Racquet Club	Goleta	2.31 Acres	No
San Antonio	Goleta	2.5 Acres	No--Small flat field with small riparian zone at north edge.
Teardrop	Goleta	6.25 Acres	No
Via Regina	Goleta	5.35 Acres	No—Small concrete walkway over sewer for 125 feet.
Walnut Lane	Goleta	11.43 Acres	No
More Mesa—Small	Goleta	1.21 Acres	Yes—Major bike arterial
More Mesa--Large	Goleta	34.5 Acres	Yes--Trails
Ribera Bike Way	Goleta	8.81 Acres	Yes—Bike trail
Del Playa Open Space	Isla Vista	2.57 Acres	1-Bench, informal trail
Vandenberg Village	Vandenberg Village	7.6 Acres	No
Mission Hills	Vandenberg Village	13.8 Acres	No
Harp Springs	Orcutt	8.9 Acres	NO
Harp Springs II	Orcutt	18.3 Acres	No
Mesa Verde	Orcutt	18.81 Acres	No
Bradley I	Orcutt	5.2 Acres	No
Crescent	Orcutt	11.0 Acres	No
Okerblom Trail	Orcutt	¼ mile	Yes—Bike trail
San Antonio Creek Trail	Santa Barbara	59.29 Acres	Yes—Trail--Riparian corridor with high riparian and wildlife values.

Regional Parks

Will be generally at least 30 acres in size, including both land and water area. The area must have established regional recreation facilities and/or tourism draw and the potential to provide the opportunities for regional facilities such as picnicking, special events, swimming, fishing, camping and boating. The area must lend itself to development for a variety of uses that meet recreational needs and it must be able to withstand intensive public use. Regional Parks may also contain outstanding natural features including significant flora and fauna.

Key Issues

- Many assets within the Regional Park system have outlived their life. This was extensively seen at Lake Cachuma and to a lesser degree at Jalama Beach Park.



- For the most part, Regional facilities are heavily utilized and as such suffer from accelerated deterioration and maintenance needs.
- The infrastructure at Santa Rosa Park has declined to a severe level and the County should evaluate continued operation of the facility until funds are secured to renovate facility.
- Gopher and ground squirrel infestation and turf damage.
- Tree maintenance issues, both native and non-native landscaped trees.
- Many areas of developed turf and non-native landscaping, especially along creeks and

other drainages could be evaluated for conversion back to native habitat.

Key Recommendations

- Provide funding to develop a County-wide Park and Recreation Master Plan and a Strategic Park Business Plan specifically for Lake Cachuma.
- The County should invest in the necessary staff and equipment to control gophers and other pests. Current conditions of turfed areas in most parks is extremely poor, highlighted by high levels of gopher infestation, pot-holed turf, and extremely poor playing conditions.
- The County should evaluate all park facilities located within incorporated areas for possible transfer and operation by appropriate agency.
- Facilities with extensive revenue such as Jalama and Lake Cachuma should be operated within an Enterprise Fund budget such that all earned revenue at the facility stays within that facility.



- The County should develop a lifecycle maintenance plan for park buildings and amenities. This should be built into daily operations, projected forward 10-15 years, and funded in yearly capital improvement plan to maximize the value and useful life of these assets.
- Evaluate the savings to either close Santa Rosa Park or operate weekends only. Continue to maintain host at facility.
- County should prioritize replace and upgrades to irrigation system based upon an evaluation of current water usage and ability to reduce costs.
- County should explore opportunities to utilize available treated water for irrigation of shrub beds, landscaping, and other park amenities as permitted under State law. Currently Goleta Beach and Arroyo Burro Parks are irrigated with reclaimed water.
- Remove the two Ranger residences at Waller Park, and the unused sites at Jalama, Goleta Beach, and Nojoqui and replace with a paved pad and hook-up facility to accommodate additional Park Hosts.



Note on Inventories

- The following items were not counted as part of this project and displayed by a Yes/No:
 - Square footage of asphalt parking area.
 - Square footage of concrete/asphalt trails.
 - Square footage of planters/shrub beds.
- Turf acreage is generally an estimate.
- Number of trees were not counted as part of this project and displayed only when an accurate number is known. All sites had trees.
- Ponds—No replacement costs were calculated for this item due to the vast variety of sizes and features of each pond. Cost for liner and shoreline treatment, is a minimum of \$4.00 per sq. foot. Additional costs for waterfalls, streams, hydraulics and aeration systems, etc.

**REGIONAL PARK SUMMARY
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Initial Scheduled Replacement
Group Picnic Areas	42	15	\$50-\$100,000	\$2,420,000	2014
Total Group Tables	337	15	\$2,000	\$674,000	2014
Total Group Barbeque	39	15	\$2,500	\$97,500	2014
Group Prep Tables	54	15	\$1,500	\$81,000	2014
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas	47	15	\$4,000	\$188,000	2014
Drinking Fountains	36	15	\$5,000	\$180,000	2014
Garbage Cans	519	15	\$500	\$259,500	2014
Benches	175	15	\$1,500	\$262,500	2014
Individual Tables	257	15	\$2,000	\$514,000	2014
Individual Barbeque	112	15	\$500	\$56,000	2014
Open Turf	6	15	NA		
Soccer Field		15	\$450,000		
Ponds	3	20	NA		
Restroom	30	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$153,750	2014
Trees		30	24" box-\$250		
Turf Grass	160.25 ac.	15	\$150,000 Ac.	\$24,037,500	2014
Basketball Court	2	10	\$85,000	\$170,000	2014
Tennis Court		10	\$180,000		
Sand Volleyball	13	15	\$8,000	\$104,000	2014
Baseball Fields	2	15	\$450,000	\$900,000	2017
Horseshoe Pits	42	15	\$1,000	\$42,000	2015
Play Area	19	15	\$75,000-\$250,000	\$2,200,000	2016
Concession Area	8	30	NA		
Maintenance Building	10	20	Jorgensen		
Ranger Residence	10	20	Jorgensen		
Host Residence	41	15	\$10,000	\$410,000	2015
Dog Park	5	20	\$15-\$30,000	\$135,000	2015
Stage/Structure/Lifeguard	2/11/3	20	See specific item	\$30,000	2019

**REGIONAL PARK
CAMPGROUND RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Camping Areas	12	15	\$50,000-\$100,000	\$850,000	2015
Group Shelter	1	15	\$50,000-\$100,00	\$100,000	2015
Tables	72	15	\$2,000	\$144,000	2015
Barbeque	13	15	\$2,500	\$32,500	2015
Primitive Campsites	499	15	\$2,500	\$1,247,500	2014
Tables	499	15	\$2,000	\$998,000	2015
Barbeque	499	15	\$500	\$249,500	2014
Electrical Campsites	62	15	\$10,000	\$620,000	2018
Tables	62	15	\$2,000	\$124,000	2018
Barbeques	62	15	\$500	\$31,000	2018
Full Hook-up Sites	120	15	\$10,000	\$1,200,000	2014
Tables	120	15	\$2,000	\$240,000	2014
Barbeque	120	15	\$500	\$60,000	2014
Cabins	11	15	\$50,000	\$550,000	2025
Tables	11	15	\$2,000	\$22,000	2024
Barbeque	22	15	\$500	\$11,000	2024
Yurts	7	15	\$15,000	\$105,000	2025
Tables	7	15	\$2,000	\$14,000	2025
Barbeque	14	15	\$500	\$7,000	2025
Swimming Pool	1	15	\$2,000,000	\$2,000,000	2017
Fishing Piers	4	15	\$75,000	\$300,000	2017
Shower Facility	5	15	Jorgensen		
Dump Station	2	20	\$150,000	\$300,000	2022
Boat Wash	1	20	\$50,000	\$50,000	2028
Entrance Station	2	15	Jorgensen		
Boat Inspection Station	1	15	Jorgensen		
Nature Center/Rec Hall	1/1	15	Jorgensen		
Boat Ramp	1	15	\$1,250,000	\$1,250,000	2023

**REGIONAL PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	42	\$100,000	\$100,000	\$75,000	\$275,000	\$125,000	\$175,000	\$215,000
Total Group Tables	333	\$56,000	\$16,000	\$16,000	\$74,000	\$24,000	\$70,000	\$52,000
Total Group Barbeque	39	\$5,000	\$2,500	\$5,000	\$12,500	\$5,000	\$10,000	\$7,500
Group Prep Tables	54	\$1,500	\$3,000	\$3,000	\$10,500	\$1,500	\$3,000	\$10,500
Asphalt Area Parking	Yes							
Combo Picnic Areas	47	\$28,000		\$12,000	\$16,000	\$12,000	\$4,000	\$28,000
Drinking Fountains	36	\$55,000		\$30,000		\$20,000	\$15,000	\$15,000
Garbage Cans	519	\$10,000	\$25,000	\$23,500	\$26,000	\$22,500	\$23,000	\$19,500
Benches	175	\$19,500	\$31,500	\$33,000	\$25,500	\$25,500	\$16,500	\$18,000
Individual Tables	257	\$38,000	\$68,000	\$60,000	\$60,000	\$58,000	\$50,000	\$58,000
Individual Barbeque	112	\$6,000	\$9,500	\$7,500	\$8,000	\$7,000	\$7,000	\$7,000
Open Turf	6							
Soccer Field								
Ponds	3							
Restroom	30							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes	\$56,250	\$41,250	\$18,750		\$18,750	\$82,500	
Trees								
Turf Grass	160.25 ac.	\$750,000	\$112,000	\$2,250,000	\$2,225,000	\$3,075,000	\$1,200,000	\$3,750,000
Basketball Court	2	\$85,000			\$85,000			
Tennis Court								
Sand Volleyball	13	\$32,000		\$24,000	\$8,000	\$32,000		
Baseball Fields	2			\$900,000				
Horseshoe Pits	42	\$4,000		\$16,000	\$14,000	\$8,000		
Play Area	19			\$250,000	\$575,000	\$1,450,000		\$275,000
Concession Area	8							
Maintenance Building	10							
Ranger Residence	10							
Host Residence	41		\$40,000	\$40,000	\$40,000			
Dog Park	5		\$30,000					
Stage/Structure/Lifeguard	2/11/3					\$30,000		
TOTAL		\$1,246,250	\$479,250	\$3,763,750	\$3,479,500	\$4,914,250	\$1,656,000	\$4,455,500

**REGIONAL PARK
CAMPGROUND MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2021/22
Group Camping Areas	12		\$175,000		\$75,000	\$150,000	\$75,000	\$75,000
Group Shelter	1		\$100,000					
Tables	72		\$144,000					
Barbeque	13		\$6,500					
Primitive Campsites	499	\$5,000	\$1,010,000				\$5,000	\$5,000
Tables	499		\$808,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Barbeque	499	\$2,000	\$200,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Electrical Campsites	62				\$490,000			
Tables	62				\$98,000			
Barbeques	62				\$24,500			
Full Hook-up Sites	120	\$200,000	\$200,000	\$200,000				
Tables	120	\$40,000	\$40,000	\$40,000				
Barbeque	120	\$10,000	\$10,000	\$10,000				
Cabins	11							
Tables	11							
Barbeque	22							
Yurts	7							
Tables	7							
Barbeque	14							
Swimming Pool	1		\$2,000,000					
Fishing Piers	4			\$75,000				\$75,000
Shower Facility	5							
Dump Station	2							
Boat Wash	1							
Entrance Station	2							
Boat Inspection Station	1							
Nature Center/Rec Hall	1/1							
Boat Ramp	1							
Total		\$257,000	\$4,693,500	\$335,000	\$697,500	\$160,000	\$90,000	\$165,000

Arroyo Burro Beach Park

2981 Cliff Drive
Santa Barbara

Acreage: 12.8 Acres

Active Recreation Elements

- (0) Playground
- (1) Lifeguard Stand
- (1) Off-leash Dog Park—south—City property

Passive Recreation Elements

- (8) Picnic tables
- (0) Barbeque
- (3) Combo table/barbeque
- (9) Bench
- (1) Drinking fountain
- (11) Trash can
- (4) Recycling container
- (2) Bike rack

Support Elements

- (1) Restroom
- (1) Dog wash/spa
- (1) Restaurant—concession
- (1) Bus stop
- (1) Beach shower
- (1) Maintenance facility
- Watershed Resource Center located in park



Park Grounds

Existing Conditions

The small turf areas was in good condition with adequate growth mass and limited broadleaf invasion, although gophers were present.

There were extensive shrub beds within the park. Those maintained by the restaurant concession were in excellent shape and those by the County in poor shape. These shrub beds appear to have been abandoned and in need of renovation and upgrade. As a whole, park grounds were found to be free of litter and graffiti with obvious signs of park staff paying immediate attention to grounds clean-up.

Due to location on the beach, sand removal from parking areas is a continual issue for park staff.

Recommendations

- Improve conditions of County maintained shrub beds by replanting with California natives and removal of weed growth.
- Increase efforts at gopher eradication and/or control.

Park Roads and Parking Areas

Existing Conditions

Overall, the park road, parking areas, and adjoining bus stop were found to be in fair to good condition but in need of deferred maintenance and restriping of lines.

Recommendations

- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Regularly remove sand and other organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

Park Sidewalks and Walkways

Existing Conditions

Park sidewalks included a mixture of concrete, asphalt, and decomposed granite were in fair to good condition with some areas of major cracking and uplifting from tree roots. Lights were present along decomposed granite walkway but were not evaluated during the day-time visits.

Examples of a problem area includes failure of rock wall along stairway leading up to beach viewpoint. Additionally the decomposed granite walkway between the lagoon and the parking lot was unsightly and suffering from erosion.

Recommendations

- Continue to conduct regular inspections of park sidewalks to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Replace and improve decomposed granite walkway with a six foot wide path, adding fencing, entrance ramps, and landscaping between path and parking lot.
- Much like parking areas, immediately repair damaged asphalt areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Develop a planting list of tree species that are acceptable for planting close to sidewalks, as well as identifying species such as liquidambar (*Liquidambar styraciflua*), which has roots that grow near the surface, commonly causing uplift to trails and sidewalks.



- Prior to making repairs to existing walkways the County should evaluate the cost of replacement of the asphalt walkway with concrete.
- Evaluate the potential reasons for failure of the rock wall along stairway to beach viewpoint. Schedule repair once this is determined.

Park Structures, Buildings, and Amenities

Existing Conditions

Arroyo Burro features a variety of structures, buildings, and amenities found to be in a variety of conditions, some recently renovated or and/or in good condition, such as the restaurant, others such as the maintenance facility in poor condition and in need of immediate renovation.

The heavy public use of Arroyo Burro by the public has created a tremendous impact on this small regional park. This results in the increased need for additional maintenance and attention to deferred maintenance needs.



The park restroom was clean but in need of renovation. Fencing was generally in good condition and standardized with the use of lodge pole rail fencing.

Recommendations

- Immediately remove and rebuild park maintenance facility.
- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- Restrooms should be upgraded to waterless urinals and hands free fixtures.
- Graffiti should be immediately painted over or removed and tracked for potential use by local law enforcement agencies.

Playgrounds

To be completed at a later date.



Park Trees and Landscaping

Existing Conditions

Park landscaping which includes trees and shrub beds were found to be in fair to good condition for tree maintenance while shrub beds revealed the need for improved maintenance. While most evergreen and deciduous trees appeared to be healthy, some were in need of thinning and structural pruning. Compaction around tree wells

was poorly managed with no evidence of bark/mulch around the drip line. Chumash Coastal Garden along the lagoon was overgrown and not maintained. Many parking islands with landscaping featured native plant material that had not been regularly pruned and now were overgrown for the small sized beds.

Recommendations

- Pruning should occur on park trees for structural health and thinning.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Improve conditions or County maintained shrub beds by replanting with California natives and removal of weed growth.



Specialized Facilities/Dog Parks

Existing Conditions

Specialized facilities at Arroyo Burro include the Dog Park. This facility, located on the beach, is actually on property owned by the City of Santa Barbara. The park also features a Dog Spa located in the front parking lot.

The Dog Park was well utilized and in excellent condition.

Recommendations

- Improved signage should be installed to notify dog owners of leash laws and location of off-leash area.

Park Signage

Existing Conditions

Arroyo Burro Beach Park signage was standardized and in good condition. The entry sign was colorful and prominent from the roadway, although a number of older signs are in need replacement, especially interpretative signage along the lagoon. A few signs showed some previous evidence of damage from graffiti.

Recommendations

- Park signage should be regularly inspected for theft, damage, and graffiti.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.
- Replace and update the interpretative signage along the lagoon.

Irrigation Systems

Existing Conditions

Arroyo Burro Beach Park is irrigated with reclaimed water. It appears that many aspects of the irrigation system were shut off, including drip lines.

Recommendations

- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage and to identify overspray issues.
- When shrub beds have been replanted, install drip lines to provide water to plant material.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated.

**ARROYO BURRO BEACH PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Initial Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas	3	15	\$4,000	\$12,000	2020
Drinking Fountains	1	15	\$5,000	\$5,000	2021
Garbage Cans	15	15	\$500	\$7,500	2015
Benches	9	15	\$1,500	\$13,500	2015
Individual Tables	8	15	\$2,000	\$16,000	2017
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	1	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$3,750	2014
Trees		30	24" box-\$250		
Turf Grass	1.50 ac.	15	\$150,000 Ac.	\$225,000	2019
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area	1	30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park	1	20	\$15-\$30,000	\$15,000	2025
Stage/Structure/Lifeguard	0/2/1	20	See specific item	\$10,000	2019

**ARROYO BURRO BEACH PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas	3						\$4,000	\$8,000
Drinking Fountains	1						\$5,000	
Garbage Cans	15		\$1,000		\$1,000		\$1,000	
Benches	9		\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$1,500
Individual Tables	8				\$4,000	\$4,000	\$4,000	\$4,000
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom	1							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes	\$3,750						
Trees								
Turf Grass	1.50 ac.					\$225,000		
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area	1							
Maintenance Building	1							
Ranger Residence								
Host Residence								
Dog Park	1							
Stage/Structure/Lifeguard	0/2/1					\$10,000		
TOTAL		\$3,750	\$4,000	\$3,000	\$8,000	\$242,000	\$17,000	\$13,500

Courthouse Garden

1100 Anacapa Street
Santa Barbara

Acreage: 4.9 Acres

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

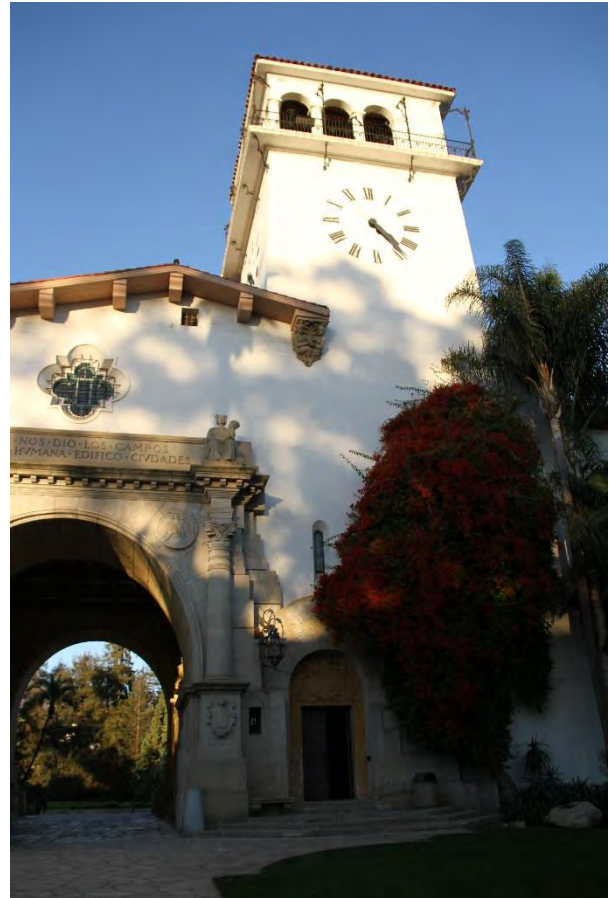
- (0) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (0) Bench
- (0) Drinking fountain
- (0) Trash can
- (0) Recycling container
- (0) Bike rack

Support Elements

- (6) Rentable areas—no services provided
 - Bird of Paradise with capacity of 40
 - Fiesta Stage with capacity of 75
 - Palm Terrace with capacity of 125
 - Redwood with capacity of 100
 - Rotunda with capacity of 25
 - Sunken Garden with capacity of 200

Park Grounds

Extensively landscaped County Court facility with historic structures including the famous Santa Barbara Clocktower. Facility features six rentable areas for special events and wedding with capacity from 25 to 200. No tables or chairs are provided by the County.



Since 1850 this site has been the home of local government and a place of civic pride and celebration. Visitors from around the world come to see the courthouse, mural room or grounds; and hundreds get married in the Mural Room or in the Garden every year. The County Board of Supervisors caused the construction of this, now historic courthouse in 1926, after the smaller Greek-Revival courthouse was damaged in an earthquake of the previous year. The building was dedicated on August 14, 1929 with a ceremonial setting of the bronze medallion provided by the Native Sons of Golden West, with the mixing of the ingredients of water from each of the California Missions; with sand and gravel from each of the counties in California; and cement from local sources; all on the main stage with a packed crowd of residents and visitors looking on during the 1929 celebration of Old Spanish Days.

Recommendations

- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage issues and to identify overspray issues.
- Continue with efforts at gopher eradication and/or control.
- Pruning should occur on park trees for structural health and thinning every 7 to 10 years.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.

- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.

**COURTHOUSE GARDEN
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	6	15	\$50-\$100,000	\$0	NA
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans		15	\$500		
Benches		15	\$1,500		
Individual Tables		15	\$2,000		
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$30,000	2020
Trees		30	24" box-\$250		
Turf Grass	3.0 ac.	15	\$150,000 Ac.	\$450,000	2020
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Lifeguard		20	See specific item		

**COURTHOUSE GARDEN
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	6							
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans								
Benches								
Individual Tables								
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom								
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes						\$75,000	
Trees								
Turf Grass	3.0 ac.						\$450,000	
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Lifeguard								
TOTAL		\$0	\$0	\$0	\$0	\$0	\$525,000	\$0

Goleta Beach Park

5986 Sandspit Road
Goleta

Acreage: 28.8 Acres

Active Recreation Elements

- (1) Playground
- (2) Lifeguard stand
- (5) Sand volleyball courts
- (1) Pier with night lighting
- (4) Horseshoe pits

Passive Recreation Elements

- (5) Picnic tables
- (3) Barbeques
- (13) Combo table/barbeque
- (33) Benches
- (4) Drinking fountains
- (29) Trash cans
- (23) Recycling containers
- (1) Hot ash container
- (3) Bike racks
- (1) Shade structure—group picnic



Support Elements

- (3) Restroom
- (1) Beach shower
- (3) Host sites
- (2) Ranger residences—1 vacant
- UCSB launch facility on pier
- Concession facilities—restaurant, snack shop, boat rental
- (4) Group picnic areas
 - Area A—210 capacity with 28 picnic tables, 2 barbeque pits, 1 serving table, water, and electricity
 - Area B—50 capacity with 3 double-length picnic table, 1 small table, barbeque pit, water, and electricity
 - Area C—25 capacity with 3 picnic tables and 1 barbeque pit
 - Area D—75 capacity with 6 double-length picnic tables, 1 picnic table, 2 serving tables, 1 barbeque pit, and water

Park Grounds

Existing Conditions

Turf areas were in poor condition with extensive gopher infestation, long-term rutting, uneven surface, extensive broadleaf growth and wet/dry areas. The majority of Goleta Beach is built over sand dunes. This will require on-going maintenance of the soil conditions and the addition of loamy soil, compost, and or organic matter. This would best be accomplished after aeration occurs.

There were limited shrub beds found within the park, mostly near the concession, maintenance facility, and near parking lots. For the most part these shrub beds appear to have been abandoned and in need of renovation and upgrade. As a whole, park grounds were found to be free of litter and graffiti with obvious signs of park staff paying immediate attention to grounds clean-up.

Recommendations

- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil under normal playing conditions.
- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.
- Increase efforts at gopher eradication and/or control.



Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in fair to good condition. Varying levels of deterioration was evident throughout the park, some directly linked to uplifting from roots, overspray of adjacent turf, and failure to remove organic materials from the asphalt. All parking lots were in need of restriping.

Recommendations

- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Schedule the restriping of parking lots.
- Regularly remove sand and other organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.



- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

Park Sidewalks and Walkways

Existing Conditions

Park sidewalks included a mixture of asphalt and concrete, were in fair to good condition with several areas of major cracking and uplifting from tree roots. Bike trail into the park was in good condition.

Recommendations

- Continue to conduct regular inspections of park sidewalks to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Much like parking areas, immediately repair damaged asphalt areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Develop a planting list of tree species that are acceptable for planting close to sidewalks, as well as identifying species such as liquidambar (*Liquidambar styraciflua*), which has roots that grow near the surface, commonly causing uplift to sidewalks.
- Prior to making repairs to existing walkways the County should evaluate the cost of replacement of the asphalt walkway with concrete.

Ball Courts

Existing Conditions

Goleta Beach features five sand volleyball courts and four horseshoe pits. One volleyball court was in good condition and the other four in need of boundary lines and new netting. The horseshoe pits were found to be in good condition and well maintained.

Recommendations

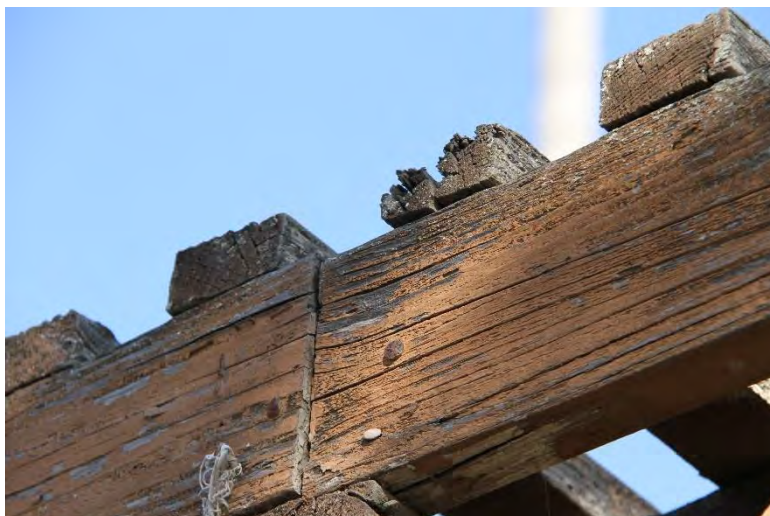
- Upgrade volleyball courts with new boundary lines and netting.

Park Structures, Buildings, and Amenities

Existing Conditions

Goleta Beach features a variety of concession buildings, restrooms, maintenance structures, beach shower, and the pier. The pier includes lighting and a UCSB launch facility. Trash was removed on a regular basis with little to none seen along the shoreline.

The restrooms, although clean, showed evidence of deferred maintenance needs with roofing issues and older infrastructure inside the facilities. The picnic shelter was also in decline with rotting wood evident. Fencing was generally in good condition and standardized with the use



of lodge pole rail fencing. The pier showed evidence of loose boards. Beach shower run-off ran into pit that was marked with orange cones.

Recommendations

- Vacant ranger residences should be removed and replaced with a paved pad and hook-up facility to accommodate Park Hosts.
- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- Pier should be inspected by structural engineer to determine maintenance needs of facility including pilings.
- Correct beach shower run-off issue with the installation of rock filled drain sump.
- Restrooms should be upgraded and including conversion to waterless urinals and hands free fixtures.
- Some concrete pads for picnic areas were cracking and should be scheduled for replacement.
- Some picnic area concrete pads showed evidence of cracking and need sealing. Further the County through the lifecycle maintenance program should schedule replacement of a limited number of pads each year.
- Graffiti should be immediately painted over or removed and tracked for potential use by local law enforcement agencies.



Playgrounds

To be completed at a later date.

Park Trees and Landscaping

Park landscaping which includes trees and shrub beds were found to be in fair to good condition for tree maintenance while shrub beds revealed the need for improved maintenance. While most evergreen and deciduous trees appeared to be healthy, some were dead and others in need of thinning and structural pruning. Compaction around tree wells was poorly managed with no evidence of bark/mulch around the drip line.

Recommendations

- Pruning should occur on park trees for structural health and thinning. Immediately remove dead trees.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Where necessary, improve conditions or County maintained shrub beds by replanting with California natives and removal of weed growth.

Park Signage

Existing Conditions

Goleta Beach signage was standardized and in good condition. The entry sign was colorful and prominent from the roadway, although a number of older signs are in need replacement. A few signs showed some previous evidence of damage from graffiti.

Recommendations

- Park signage should be regularly inspected for theft, damage, and graffiti.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.
- The County should maintain a formalized signage system that is uniform in terms of sign types, a positive approach toward rules, colors, and materials. Effort should be made to ensure that park signs exhibit rules and regulations in a positive context. This will help residents better identify parks and make maintenance replacement and repairs less complicated.



Irrigation Systems

Existing Conditions

Goleta Beach is irrigated with reclaimed water and built mostly over sand dunes. Numerous examples of over or under watering were found throughout the park. The irrigation system appeared to be well-maintained with a limited number of water leaks due to broken or damaged sprinkler heads and lines.

Recommendations

- County should evaluate the overall design of Goleta Beach Park with the intent to reduce the amount of irrigated turf. When completed, funding should be allocated to install a new irrigation system with corresponding improvements to turf.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth.
- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage and to identify overspray issues.

**GOLETA BEACH PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	4	15	\$50-\$100,000	\$250,000	2014
Total Group Tables	42	15	\$2,000	\$84,000	2014
Total Group Barbeque	5	15	\$2,500	\$12,500	2014
Group Prep Tables	5	15	\$1,500	\$7,500	2014
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas	13	15	\$4,000	\$52,000	2014
Drinking Fountains	4	15	\$5,000	\$20,000	2014
Garbage Cans	53	15	\$500	\$26,500	2015
Benches	33	15	\$1,500	\$49,500	2014
Individual Tables	5	15	\$2,000	\$10,000	2016
Individual Barbeque	3	15	\$500	\$1,500	2016
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	3	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$22,500	2014
Trees		30	24" box-\$250		
Turf Grass	5.0 ac.	15	\$150,000 Ac.	\$750,000	2014
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball	5	15	\$8,000	\$40,000	2014
Baseball Fields		15	\$450,000		
Horseshoe Pits	5	15	\$1,000	\$5,000	2016
Play Area	1	15	\$75,000-\$250,000	\$250,000	2017
Concession Area	2	30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence	2	20	Jorgensen		
Host Residence	3	15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Lifeguard	0/2/2	20	See specific item	\$20,000	2019

**GOLETA BEACH PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	4	\$100,000			\$50,000			
Total Group Tables	42	\$56,000			\$14,000			
Total Group Barbeque	5	\$5,000			\$2,500			
Group Prep Tables	5	\$1,500			\$3,000			
Asphalt Area Parking	Yes							
Combo Picnic Areas	13	\$16,000			\$16,000			\$8,000
Drinking Fountains	4	\$5,000		\$5,000		\$5,000		\$5,000
Garbage Cans	53		\$2,000	\$2,000	\$2,000	\$2,000	\$1,000	\$1,000
Benches	33	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Individual Tables	5		\$20,000					
Individual Barbeque	3		\$1,500					
Open Turf	1							
Soccer Field								
Ponds								
Restroom	3							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes	\$22,500						
Trees								
Turf Grass	5.0 ac.	\$750,000						
Basketball Court								
Tennis Court								
Sand Volleyball	5	\$32,000						
Baseball Fields								
Horseshoe Pits	5			\$5,000				
Play Area	1				\$250,000			
Concession Area	2							
Maintenance Building	1							
Ranger Residence	2							
Host Residence	3							
Dog Park								
Stage/Structure/Lifeguard	0/2/2					\$20,000		
TOTAL		\$991,000	\$26,500	\$15,000	\$340,500	\$30,000	\$4,000	\$17,000

Jalama Beach Park

9999 Jalama Road

Lompoc

Acreage: 22.8 Acres

Active Recreation Elements

- (1) Playground
- (4) Horseshoe pits
- (1) ½ Basketball court

Passive Recreation Elements

- (21) Picnic tables
- (8) Barbeque
- (0) Combo table/barbeque
- (2) Bench
- (2) Drinking fountain
- (32) Large trash cans
- (5) Trash cans
- (31) Recycling containers
- (1) Bike rack

Support Elements

- (4) Restroom
- (1) Shower facility
- (7) Rentable cabins each with picnic table and barbeque
- (13) Electrical campsites
- (99) Campsites
- (1) Park office
- (1) Entrance Kiosk
- (1) Maintenance yard
- (1) Concession facility with store and grill
- (1) Dump station
- (4) Ranger residences—1 vacant
- (5) Host sites
- (2) Group campsites
 - Starfish Cove—40 capacity with 7 picnic tables, 2 preparation tables, sink, and 2 30-amp RV pedestals
 - Abalone Point—25 capacity with 5 picnic tables, fire ring and barbeque pit



Park Grounds

Existing Conditions

Jalama Beach is a well maintained facility, with intense use, and a wide variety of camping experiences. The campsites, although close together, generally have separation of either vegetation or lodge pole fencing. Many facilities such as restrooms and shower facility should be renovated at the earliest opportunity.



Recommendations

- Evaluate fiscal benefits of adding several new cabins along the southern boundary of the campground. These would be in replacement of existing primitive campsites.
- Facilities with extensive revenue such as Jalama Beach should be operated within an Enterprise Fund budget such that all earned revenue at the facility stays within that facility.
- Replace four fire pits within primitive campsites that are badly deteriorated.

Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in fair to poor condition. Varying levels of deterioration was evident throughout the park, some directly linked to uplifting from roots, water runoff, failure to remove organic materials from the asphalt, and basic failure of aged material. Park staff stated that the facility is scheduled for repaving this year.

Recommendations

- Ensure that capital project to repave park is funded and completed.
- Regularly remove sand and other organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.

Ball Courts/Horseshoe Pits

Existing Conditions

Jalama Beach has a single ½ basketball court with a badly cracked surface, heavily rusted backboards and poles, and no basketball nets present. The park also features 4 horseshoe pits adjacent to the store on the beach side of the park.

Recommendations

The basketball court playing surfaces should be regularly inspected for cracks or other surface damage and promptly repaired when these are detected. When cracks begin to appear in the surface of the courts, moisture can seep below the surface resulting in accelerated deterioration. As the result of lack of maintenance on the basketball court, this facility is in need of renovation and or replacement.

- If renovated, the basketball court should be maintained on a regular basis. Each court should be scheduled for resurfacing every five to seven years. In addition, one standard color should be utilized throughout County facilities and records of that should be kept by the maintenance staff for small repairs or removal of graffiti.
- Prior to renovation of the basketball court, County should explore other opportunities to create either a passive recreational area or revenue producing facility.
- Improve the horseshoe pit area by developing a small shade structure with picnic table(s) and barbeque pit.

Park Structures, Buildings, and Amenities

Existing Conditions

Jalama Beach features a variety of, restrooms, shower facilities, maintenance structures, Concession facility, entrance station, Ranger residences, and seven new cabins that are rented out to the public.

The restrooms, although clean, showed evidence of deferred maintenance needs with roofing issues, an older design, and aged infrastructure inside the facilities.



Recommendations

- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- The County should develop a lifecycle maintenance plan for park buildings and amenities. This should be built into daily operations, projected forward 10-15 years, and funded in yearly capital improvement plan to maximize the value and useful life of these assets.
- Remove vacant ranger residence and replace with a paved pad and hook-up facility to accommodate additional Park Hosts.
- Restrooms should be upgraded and including conversion to waterless urinals and hands free fixtures.
- Some concrete pads for picnic areas were cracking and should be scheduled for replacement.

Playgrounds

To be completed at a later date.

Park Trees and Landscaping

Existing Conditions

Park landscaping which includes trees and shrub beds were found to be in fair to good condition considering the growing conditions of a beach park. Compaction around tree wells and shrub beds was poorly managed with no evidence of bark/mulch around the drip line.

Recommendations

- Pruning should occur on park trees for structural health and thinning.



- County has planted native vegetation as screening between some of the campsites. This program should be expanded to provide more screening, shade, and wind breaks throughout the park.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Where necessary, improve conditions or County maintained shrub beds by replanting with California natives and removal of weed growth.

Park Signage

Existing Conditions

Jalama Beach signage was standardized and generally in good condition. The entry sign was not prominent from the roadway, self-registration signage hard to find, directional signage confusing, and a number of older signs are in need replacement. A few signs showed some previous evidence of damage from graffiti.

Recommendations

- Park staff should inventory existing signage. This inventory should then be used to re-sign the park, taking into account rule displays, circulation, and public information.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.
- Park signage should be regularly inspected for theft, damage, and graffiti.
- The County should maintain a formalized signage system that is uniform in terms of sign types, a positive approach toward rules, colors, and materials. Effort should be made to ensure that park signs exhibit rules and regulations in a positive context. This will help residents better identify parks and make maintenance replacement and repairs less complicated.
- Replace and update the interpretative signage.



**JALAMA BEACH PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	2	15	\$5,000	\$10,000	2014
Garbage Cans	68	15	\$500	\$34,000	2014
Benches	2	15	\$1,500	\$3,000	2014
Individual Tables	21	15	\$2,000	\$42,000	2015
Individual Barbeque	8	15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	4	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court	1	10	\$85,000	\$85,000	2018
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits	4	15	\$1,000	\$4,000	2015
Play Area	1	15	\$75,000-\$250,000	\$250,000	2019
Concession Area	1	30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence	4	20	Jorgensen		
Host Residence	5	15	\$10,000	\$50,000	2023
Dog Park		20	\$30,000		
Stage/Structure/Lifeguard		20	See specific item		

**JALAMA BEACH PARK
CAMPGROUND RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Camping Areas	2	15	\$50,000-\$100,000	\$100,000	2016
Group Shelter		15	\$50,000-\$100,00		
Tables	12	15	\$2,000	\$24,000	2016
Barbeque	2	15	\$2,500	\$5,000	2016
Primitive Campsites	99	15	\$2,500	\$247,000	2014
Tables	99	15	\$2,000	\$198,000	2016
Barbeque	99	15	\$500	\$49,500	2014
Electrical Campsites	13	15	\$10,000	\$130,000	2023
Tables	13	15	\$2,000	\$26,000	2023
Barbeques	13	15	\$500	\$6,500	2023
Full Hook-up Sites		15	\$10,000		
Tables		15	\$2,000		
Barbeque		15	\$500		
Cabins	7	15	\$50,000	\$350,000	2027
Tables	7	15	\$2,000	\$14,000	2024
Barbeque	14	15	\$500	\$7,000	2024
Yurts		15	\$15,000		
Tables		15	\$2,000		
Barbeque		15	\$500		
Swimming Pool		15	\$2,000,000		
Fishing Piers		15	\$75,000		
Shower Facility	1	15	Jorgensen		
Dump Station	1	20	\$150,000	\$150,000	2023
Boat Wash		20	\$50,000		
Entrance Station	1	15	Jorgensen		
Boat Inspection Station		15	Jorgensen		
Nature Center/Rec Hall		15	Jorgensen		
Boat Ramp		15	\$1,250,000		

**JALAMA BEACH PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	2	\$5,000		\$5,000				
Garbage Cans	68	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Benches	2	\$3,000						
Individual Tables	21	\$8,000		\$8,000		\$8,000		\$8,000
Individual Barbeque	8							
Open Turf								
Soccer Field								
Ponds								
Restroom	4							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes							
Trees								
Turf Grass								
Basketball Court	1				\$85,000			
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits	4	\$4,000						
Play Area	1					\$250,000		
Concession Area	1							
Maintenance Building	1							
Ranger Residence	4							
Host Residence	5							
Dog Park								
Stage/Structure/Lifeguard								
TOTAL		\$22,000	\$2,000	\$15,000	\$87,000	\$260,000	\$2,000	\$10,000

**JALAMA BEACH PARK
CAMPGROUND MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Camping Area	2		\$100,000					
Group Shelter								
Tables	12		\$24,000					
Barbeque	2		\$1,000					
Primitive Campsites	99	\$5,000	\$10,000				\$5,000	\$5,000
Tables	99		\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Barbeque	99	\$2,000		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Electrical Campsites	13							
Tables	13							
Barbeques	13							
Full Hook-up Sites								
Tables								
Barbeque								
Cabins	7							
Tables	7							
Barbeque	14							
Yurts								
Tables								
Barbeque								
Swimming Pool								
Fishing Piers								
Shower Facility	1							
Dump Station	1							
Boat Wash								
Entrance Station	1							
Boat Inspection Station								
Nature Center/Rec Hall								
Boat Ramp								
Total		\$7,000	\$143,000	\$10,000	\$10,000	\$10,000	\$15,000	\$15,000

Lake Cachuma

2225 Highway 154
Santa Barbara

Acreage: 6,455 Acres

Active Recreation Elements

- (2) Playgrounds
- (12) Horseshoe pits
- (4) Fishing piers
- (1) Seasonal swimming pool
- (1) Off leash dog park with separate facilities for large and small dogs

Passive Recreation Elements

- (54) Picnic tables
- (33) Barbeques
- (0) Combo table/barbeque
- (18) Benches
- (1) Drinking fountain
- (17) Trash cans
- (10) Recycling containers
- (4) Bike racks

Support Elements

- (4) Restrooms with showers
- (6) Restrooms
- (15) Port-a-potty
- (4) Rentable Cabins with picnic table, fire pit, and barbeque pit
- (7) Rentable Yurts with picnic table, fire pit, and barbeque pit
- (120) Full-hook-up campsites
- (49) Water/Electrical campsites
- (400 estimated) Primitive campsites
- (1) Dump station
- (1) Boat ramp/Inspection station
- (1) Entrance kiosk
- (1) Boat inspection station
- (1) Maintenance facility
- (1) Recreation hall with small kitchen and restrooms
- (1) Dry storage facility
- (1) Laundromat
- (1) Nature Center
- (2) Concession facility—General store/fuel and boat rental/snack shop
- (21) Host sites
- (1) Fireside amphitheater



- (1) UCSB Rowing facility
- (10) Group camping areas
 - Apache Pines—capacity 13 vehicle/53 people with picnic shelter, 4 double-length picnic tables, 1 serving table, 1 barbeque pit, and water
 - Apache Sunrise—capacity 15 vehicles/ 60 people with 5 double-length tables, 1 serving table, 1 barbeque pit, water, and electricity
 - Barona Butte—capacity 8 vehicles/32 people with 4 double-length picnic tables, 1 serving table, 1 barbeque pit, and water
 - Barona Shores—capacity 8 vehicles/32 people with 4 double-length picnic tables, 1 serving table, 1 barbeque pit, and water
 - Dakota Plains—capacity 20 vehicles/80 people with 5 double-length picnic tables, 1 serving table, 1 barbeque pit, and water
 - El Dorado Vista-- capacity 8 vehicles/32 people with 4 double-length picnic tables, 1 serving table, 1 barbeque pit, water, and electricity
 - Chumash Meadows—capacity 8 vehicles/32 people with 4 double-length picnic tables, 1 serving table, 1 barbeque pit, and water
 - Landford Memorial—capacity 30 vehicles/120 people with 8 double-length picnic tables, 1 serving table, 2 barbeque pit, water, and electricity
 - Mohawk Shores—capacity 22 vehicles/88 people with 6 double-length picnic tables, 1 serving table, 1 barbeque pit, and water
 - Pawnee Plateau—capacity 15 vehicles/60 people with 5 double-length picnic tables, 2 serving tables, 1 barbeque pit, and water

Park Grounds

Existing Conditions

Lake Cachuma is an extensive non-body contact water facility with heavy seasonal public use supported by a wide variety of camping and day-use experiences. The facility, once operated as an enterprise fund, now relies on general fund support and shows extensive deferred maintenance issues and quickly declining infrastructure. Examples of failing infrastructure include:

- A majority of the full hook-up campsite pads have extensive amounts of cracking and lifting and in need of replacement.
- Nearly 25 electrical campsites feature fire pits that are severely deteriorated.
- Primitive campsites, identified by campsite numbers on the fire pits are extremely close together without screening, vegetation, or fencing to separate campsites.
- The sites are over-used to the point that during the tour times, no vegetation was growing on the ground which was loose dirt.
- Over 50% of the primitive campsites feature fire pits that are severely deteriorated.



Severely deteriorated roads and parking areas were found throughout the park.

Recommendations

- The County should invest in the necessary staff and equipment to control gophers and other pests. Current conditions of turfed areas in most parks is extremely poor, highlighted by high levels of gopher infestation and pot-holed turf.
- Facilities with extensive revenue such as Lake Cachuma should be operated within an Enterprise Fund budget such that all earned revenue at the facility stays within that facility.
- Upgrade all failing pads in the full hook-up area.
- Replace all deteriorated fire pits within primitive and electrical campsites.

Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in fair to poor condition. Varying levels of deterioration was evident throughout the park, some directly linked to lack of regular maintenance or from basic failure of aged material.

Recommendations

- Prioritize all paving needs within the park starting first with the entrance, day-use parking, and boat launch facilities.
- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.



Park Structures, Buildings, and Amenities

Existing Conditions

Cachuma Lake features a variety of, restrooms, shower facilities, cabins, yurts, seasonal swimming pools, maintenance structures, dry storage, concession facilities, laundromat, recreation building, park office building, entrance station, boat inspection station, nature center, group camping areas with shelters, and a dozen horseshoe pits.

The restrooms and shower facilities, although clean, showed evidence of deferred maintenance needs with roofing issues and dated interior infrastructure needs. Some picnic shelters were in decline with some rot evident. Fencing was generally in good condition and standardized with the use of lodge pole rail fencing.



Other structures and buildings including concession facilities, entrance stations, office building, maintenance yard, nature center, recreation center date from the original building of the park and show the age of the facility and lack of on-going maintenance. As example, the roof of the concession shop and store is in need of immediate replacement. The original park office, once sited directly at the vehicle entrance, now no longer fits into the over circulation plan for the park.

The seasonal swimming pool, although maintained in good operational condition, is an older facility that is in need of upgrading and modernization.



Recommendations

- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- The County should develop a lifecycle maintenance plan for park buildings and amenities. This should be built into daily operations, projected forward 10-15 years, and funded in yearly capital improvement plan to maximize the value and useful life of these assets.
- Through the Master Planning process the County should develop a list of all capital needs and prioritize those based on safety and public welfare followed by revenue producing improvements.
- Restrooms should be upgraded and including conversion to waterless urinals and hands free fixtures.

Park Sidewalks and Walkways

Existing Conditions

Park sidewalks included a mixture of dirt or paved surfaces, were in fair to good condition with limited areas of cracking and uplifting within paved surfaces. Newer construction such as Harvey's Cove handicap fishing pier and walkway indicates that the County has adopted a new standard of concrete for all walkways.



Recommendations

- Continue to conduct regular inspections of park sidewalks to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Much like parking areas, immediately repair damaged asphalt areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Develop a planting list of tree species that are acceptable for planting close to sidewalks, as well as identifying species such as liquidambar (*Liquidambar styraciflua*), which has roots that grow near the surface, commonly causing uplift to sidewalks.
- Prior to making repairs to existing walkways the County should evaluate the cost of replacement of the asphalt walkway with concrete.

Playgrounds

To be completed at a later date.

Park Trees and Landscaping

Existing Conditions

Park landscaping which includes trees and shrub beds were found to be in poor to fair conditions. Compaction around tree wells and shrub beds was poorly managed with no evidence of bark/mulch around the drip line.

Recommendations

- Pruning should occur on native park trees for structural health and thinning only in areas of high public use.
- County should begin a program to separate primitive campsites with either fencing or plantings of native vegetation. The intent of this program should be to reduce erosion and compaction issues within the primitive site and to provide more screening, shade, and wind breaks throughout the park.
- Non-native trees within the full hook-up campground should be scheduled for replacement with California natives. Replacement should be phased over a 10-15 year period.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Where necessary, improve conditions or County maintained shrub beds by replanting with California natives and removal of weed growth.



Park Signage

Existing Conditions

Existing Cachuma Lake signage was generally in good condition but inadequate to provide directly and interpretative information to the public. Entry signage was not prominent from the roadway and confusing to the new visitor. Directional signage was inadequate and a number of older signs are in need replacement. Limited interpretative signage was found within the park.

Recommendations

- Park entrance signs should be enhanced with limited landscaping of native species selected to display seasonal colors.
- County should inventory all existing signage and develop an overall signage system for the park that covers safety, rules, directional signage, and interpretative signage.
- Park signage should be regularly inspected for theft, damage, and graffiti.



- The County should maintain a formalized signage system that is uniform in terms of sign types, a positive approach toward rules, colors, and materials. Effort should be made to ensure that park signs exhibit rules and regulations in a positive context. This will help residents better identify parks and make maintenance replacement and repairs less complicated.
- Inventory, replace, and update the interpretative signage.

Specialized Facilities /Dog Parks

Existing Conditions

The County has developed a new off-leash Dog Park located near the pool facility, with separate sides for large and small dogs.

Recommendations

- Develop within each side a shaded structure with benches and water for the comfort of Dog Park users.



Irrigation Systems

Existing Conditions

Since this review is currently based on a single inspection of the park, some aspects of the irrigation system, including source water, controller systems, etc., were not been evaluated.

Recommendations

- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage and to identify overspray issues.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining surface that is not muddy, spongy or over saturated.

**LAKE CACHUMA
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2014
Garbage Cans	22	15	\$500	\$11,000	2014
Benches	18	15	\$1,500	\$27,000	2014
Individual Tables	54	15	\$2,000	\$108,000	2014
Individual Barbeque	33	15	\$500	\$16,500	2014
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	6	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass	10 ac.	15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits	12	15	\$1,000	\$12,000	2018
Play Area	2	15	\$75,000-\$250,000	\$500,000	2019
Concession Area	2	30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence	21	15	\$10,000	\$210,000	2015
Dog Park	1	20	\$30,000	\$30,000	2033
Stage/Structure/Lifeguard	0/2/0	20	See specific item	Jorgensen	

**LAKE CACHUMA BEACH PARK
CAMPGROUND RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Camping Areas	10	15	\$50,000-\$100,000	\$750,000	2015
Group Shelter	1	15	\$50,000-\$100,00	\$100,000	2015
Tables	60	15	\$2,000	\$120,000	2015
Barbeque	11	15	\$2,500	\$27,500	2015
Primitive Campsites	400	15	\$2,500	\$1,000,000	2015
Tables	400	15	\$2,000	\$800,000	2015
Barbeque	400	15	\$500	\$200,000	2015
Electrical Campsites	49	15	\$10,000	\$490,000	2018
Tables	49	15	\$2,000	\$98,000	2018
Barbeques	49	15	\$500	\$24,500	2018
Full Hook-up Sites	120	15	\$10,000	\$1,200,000	2014
Tables	120	15	\$2,000	\$240,000	2014
Barbeque	120	15	\$500	\$60,000	2014
Cabins	4	15	\$50,000	\$200,000	2025
Tables	4	15	\$2,000	\$8,000	2025
Barbeque	8	15	\$500	\$4,000	2025
Yurts	7	15	\$15,000	\$105,000	2025
Tables	7	15	\$2,000	\$14,000	2025
Barbeque	14	15	\$500	\$7,000	2025
Swimming Pool	1	15	\$2,000,000	\$2,000,000	2016
Fishing Piers	4	15	\$75,000	\$300,000	2017
Shower Facility	4	15	Jorgensen		
Dump Station	1	20	\$150,000	\$150,000	2022
Boat Wash	1	20	\$50,000	\$50,000	2028
Entrance Station	1	15	Jorgensen		
Boat Inspection Station	1	15	Jorgensen		
Nature Center/Rec Hall	1/1	15	Jorgensen		
Boat Ramp	1	15	\$1,250,000	\$1,250,000	2023

**LAKE CACHUMA
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	1	\$5,000						
Garbage Cans	22	\$4,000	\$2,000	\$2,000	\$2,000	\$1,000		
Benches	18	\$6,000	\$6,000	\$6,000	\$6,000	\$3,000		
Individual Tables	54	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Individual Barbeque	33	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Open Turf								
Soccer Field								
Ponds								
Restroom	6							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes							
Trees								
Turf Grass	10 ac.							
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits	12				\$12,000			
Play Area	2					\$500,000		
Concession Area	2							
Maintenance Building	1							
Ranger Residence								
Host Residence	21		\$40,000	\$40,000	\$40,000			
Dog Park	1							
Stage/Structure/Lifeguard	0/2/0							
TOTAL		\$27,000	\$60,000	\$60,000	\$72,000	\$516,000	\$12,000	\$12,000

**LAKE CACHUMA BEACH PARK
CAMPGROUND MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Camping Areas	10		\$75,000		\$75,000	\$150,000	\$75,000	\$75,000
Group Shelter	1		\$100,000					
Tables	60		\$120,000					
Barbeque	11		\$5,500					
Primitive Campsites	400		\$1,000,000					
Tables	400		\$800,000					
Barbeque	400		\$200,000					
Electrical Campsites	49				\$490,000			
Tables	49				\$98,000			
Barbeques	49				\$24,500			
Full Hook-up Sites	120	\$200,000	\$200,000	\$200,000				
Tables	120	\$40,000	\$40,000	\$40,000				
Barbeque	120	\$10,000	\$10,000	\$10,000				
Cabins	4							
Tables	4							
Barbeque	8							
Yurts	7							
Tables	7							
Barbeque	14							
Swimming Pool	1		\$2,000,000					
Fishing Piers	4			\$75,000				\$75,000
Shower Facility	4							
Dump Station	1							
Boat Wash	1							
Entrance Station	1							
Boat Inspection Station	1							
Nature Center/Rec Hall	1/1							
Boat Ramp	1							
Total		\$250,000	\$4,550,000	\$325,000	\$687,500	\$150,000	\$75,000	\$150,000

Live Oak Camp

4600 Highway 154
Santa Barbara

Acreage: Included within Lake Cachuma total

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (40) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (0) Bench
- (0) Drinking fountain
- (10) Trash can
- (0) Recycling container
- (2) Bike rack

Support Elements

- (1) Shower facility
- (18) Port-a-potty
- (1) Metal structure holding picnic area and kitchen facility
- (1) Horse arena
- (2) Stages
- (1) Host site
- (1) Equestrian trail staging area

Park Grounds

Existing Conditions

Live Oak Camp, included within Lake Cachuma acreage, is utilized primarily for hosting large special events and festivals such as the Live Oak Festival. Special events include on-site unstructured camping by event participants. Amenities include two stages, large metal structure that holds picnic and kitchen facility, shower facility, horse arena, and other equestrian facilities,

Live Oak Camp has a host on location and remains locked except during special events. Day users of Live Oak Camp, such as equestrian trail users, go first to Lake Cachuma and pay day-use fees prior to utilizing the facility.

The grounds of Live Oak Camp show the effect of large scale events and camping under what is mostly an oak woodland.

Recommendations

- The County should conduct a cost/benefit analysis of Live Oak Camp and the continued operation of the facility as a special event venue compared to removal of facilities and utilization of the Camp for limited organized group camping, trail use, and management as open space.



- If the County continues operation as a special event venue, Live Oak Camp should be included within the Strategic Park Business Plan for Lake Cachuma.
- The County should develop a lifecycle maintenance plan for park buildings and amenities. This should be built into daily operations, projected forward 10-15 years, and funded in yearly capital improvement plan to maximize the value and useful life of these assets.

Park Structures, Buildings, and Amenities

Existing Conditions

Many of the facilities, such as the shower are beyond repair or the ability to renovate on-site. The stages are both older and in order to attract a greater number of musical events, should be upgraded to a modern facility.

Recommendations

- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- The County should develop a lifecycle maintenance plan for park buildings and amenities. This should be built into daily operations, projected forward 10-15 years, and funded in yearly capital improvement plan to



maximize the value and useful life of these assets.

- Through the Master Planning process the County should develop a list of all capital needs and prioritize those based on safety and public welfare followed by revenue producing improvements.
- The shower facility should be rebuilt to include both restrooms with waterless urinals and hands free fixtures and shower facilities.

**LIVE OAK CAMP
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking		20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	10	15	\$500	\$5,000	2015
Benches		15	\$1,500		
Individual Tables	40	15	\$2,000	\$80,000	2015
Individual Barbeque		15	\$500		
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	1	20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence	1	15	\$10,000	\$10,000	2023
Dog Park		20	\$30,000		
Stage/Structure/Lifeguard	2/2/0	20	See specific item		

LIVE OAK CAMP
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking								
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	10	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
Benches								
Individual Tables	40	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Individual Barbeque								
Open Turf								
Soccer Field								
Ponds								
Restroom	1							
Path--Asphalt								
Path--Concrete								
Planters								
Trees								
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence	1							
Dog Park								
Stage/Structure/Lifeguard	2/2/0							
TOTAL		\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$8,000

Los Alamos Park

500 Drum Canyon Road

Los Alamos

Acreage: 51.6 Acres

Active Recreation Elements

- (1) Playground
- (4) Horseshoe pits
- (2) Sand volleyball courts

Passive Recreation Elements

- (13) Picnic tables
- (8) Barbeques
- (0) Combo table/barbeque
- (5) Benches
- (4) Drinking fountains
- (35) Trash cans
- (6) Recycling containers
- (0) Bike rack



Support Elements

- (1) Restroom
- (2) Bridges
- (1) Host site
- (1) Small maintenance yard
- (3) Group picnic areas
 - Area A—125 capacity with 7 double-length tables, 2 serving tables, 1 barbeque, water, and electricity
 - Area B—50 capacity with 4 double-length tables, 2 serving tables, 1 barbeque, water, and electricity
 - Robert Ferrero Area—125 capacity with 7 double-length tables, 1 serving table, 1 barbeque, water, and electricity

Park Grounds

Existing Conditions

Large regional facility at the mouth of Drum Canyon featuring extensive stands of native oak woodland forest, Turf areas were in average condition with uneven surface, extensive broadleaf growth, and wet/dry areas. Extensive gopher infestation were present throughout the park with significant long-term rutting of the park turf occurring in some areas.

There were limited shrub beds found within the park, mostly near the restroom and parking lots. For the most part these shrub beds appear to have been abandoned and in need of



renovation and upgrade. As a whole, park grounds were found to be free of litter and graffiti with obvious signs of park staff paying immediate attention to grounds clean-up.

Recommendations

- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a solid and playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil.
- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.
- Increase efforts at gopher eradication and/or control.

Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in fair to good condition. Varying levels of deterioration was evident throughout the park, some directly linked to uplifting from roots, overspray of adjacent turf, and failure to remove organic materials from the asphalt. All parking lots were in need of restriping.

Recommendations

- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Regularly remove organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

Park Sidewalks and Walkways

Existing Conditions

Park sidewalks included a mixture of asphalt and concrete, were in fair to good condition with several areas of major cracking and uplifting from tree roots. Bike trail into the park was in good condition.

Recommendations

- Continue to conduct regular inspections of park sidewalks to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Much like parking areas, immediately repair damaged asphalt areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Develop a planting list of tree species that are acceptable for planting close to sidewalks, as well as identifying species such as liquidambar (*Liquidambar styraciflua*), which has roots that grow near the surface, commonly causing uplift to sidewalks.

- Prior to making repairs to existing walkways the County should evaluate the cost of replacement of the asphalt walkway with concrete.

Ball Courts

Existing Conditions

Los Alamos County Park includes two sand volleyball courts and four horseshoe pits. Both volleyball courts were in good condition. The horseshoe pits were found to be in good condition and well maintained. Softball field was adjacent to the facility and utilized by park users.

Recommendations

- Upgrade volleyball courts by providing benches for users of facility.

Park Structures, Buildings, and Amenities

Existing Conditions

Los Alamos Park includes a restroom, maintenance structures, and host site. The restrooms, although clean, showed evidence of deferred maintenance needs with roofing issues and older infrastructure inside the facilities. Fencing was generally in good condition and standardized with the use of lodge pole rail fencing.

Drinking fountains were capped and non-functional.

Recommendations

- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- Repair drinking non-functional drinking fountains.
- Restrooms should be upgraded and including conversion to waterless urinals and hands free fixtures.
- Some concrete pads for picnic areas were cracking and should be scheduled for replacement.
- Handicap picnic area was in an unusable condition and should be repaired and upgraded immediately.
- Some picnic area concrete pads showed evidence of cracking and need sealing. Further the County through the lifecycle maintenance program should schedule replacement of a limited number of pads each year.



Playgrounds

To be completed at a later date.

Park Trees and Landscaping

Park landscaping which includes trees and shrub beds were found to be in fair to good condition for tree maintenance while shrub beds revealed the need for improved maintenance. While most evergreen and deciduous trees appeared to be healthy, some were dead and others in need of thinning and structural pruning. Compaction around tree wells was poorly managed with no evidence of bark/mulch around the drip line.

Recommendations

- Pruning should occur on park trees for structural health and thinning. Native species should be pruned only in high use areas of the park. Immediately remove dead trees.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Where necessary, improve conditions or County maintained shrub beds by replanting with California natives and removal of weed growth.

Park Signage

Existing Conditions

Los Alamos Park signage was standardized and in good condition. The entry sign was colorful and prominent from the roadway, although a number of older signs are in need replacement.

Recommendations

- Park signage should be regularly inspected for theft, damage, and graffiti.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.

Irrigation Systems

Existing Conditions

Los Alamos Park, 51 acres in size features approximately 25 acres of heavily landscaped turf and shrub beds. Numerous examples of under watering were found throughout the park. While the irrigation system appeared to be well-maintained with a limited number of water leaks due to broken or damaged sprinkler heads and lines, the overall system should be redesigned to reduce the acres of turf under native oak woodland area and upgraded to a modern system.

Since this review is currently based on a single inspection of the park, some aspects of the irrigation system, including source water, controller systems, etc., have not been evaluated.

Recommendations

- County should evaluate the overall design of Los Alamos Park with the intent to reduce the amount of irrigated turf. When completed, funding should be allocated to install a new irrigation system with corresponding improvements to turf.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth.
- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage and to identify overspray issues.

**LOS ALAMOS PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	3	15	\$50-\$100,000	\$200,000	2018
Total Group Tables	22	15	\$2,000	\$44,000	2018
Total Group Barbeque	3	15	\$2,500	\$7,500	2018
Group Prep Tables	5	15	\$1,500	\$7,500	2018
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	4	15	\$5,000	\$20,000	2014
Garbage Cans	41	15	\$500	\$20,500	2015
Benches	5	15	\$1,500	\$7,500	2015
Individual Tables	18	15	\$2,000	\$36,000	2015
Individual Barbeque	8	15	\$500	\$4,000	2015
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$11,250	2016
Trees		30	24" box-\$250		
Turf Grass	25 ac.	15	\$150,000 Ac.	\$3,750,000	2016
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball	2	15	\$8,000	\$16,000	2016
Baseball Fields		15	\$450,000		
Horseshoe Pits	4	15	\$1,000	\$4,000	2016
Play Area	1	15	\$75,000-\$250,000	\$250,000	2016
Concession Area		30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence	1	15	\$10,000	\$10,000	2023
Dog Park		20	\$30,000		
Stage/Structure/Lifeguard	0/1/0	20	See specific item		

**LOS ALAMOS PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	3					\$50,000		\$150,000
Total Group Tables	18					\$12,000		\$32,000
Total Group Barbeque	3					\$2,500		\$5,000
Group Prep Tables	5							\$7,500
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	4	\$20,000						
Garbage Cans	41		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Benches	5	\$3,000	\$4,500					
Individual Tables	18	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Individual Barbeque	8	\$1,000	\$1,000	\$1,000	\$1,000			
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes			\$11,250				
Trees								
Turf Grass	25 ac.			\$1,500,000				\$2,250,000
Basketball Court								
Tennis Court								
Sand Volleyball	2			\$16,000				
Baseball Fields								
Horseshoe Pits	4			\$4,000				
Play Area	1			\$250,000				
Concession Area								
Maintenance Building	1							
Ranger Residence								
Host Residence	1							
Dog Park								
Stage/Structure/Lifeguard	0/1/0							
TOTAL		\$28,000	\$11,500	\$1,788,250	\$7,000	\$70,500	\$6,000	\$2,450,000

Nojoqui Falls Park

3250 South Alisal Road

Solvang

Acreage: 82.5 Acres

Active Recreation Elements

- (2) Playgrounds
- (2) Horseshoe pits
- (1) Sand volleyball court
- (1) Open play area with backstop

Passive Recreation Elements

- (36) Picnic tables
- (21) Barbeque
- (0) Combo table/barbeque
- (30) Bench
- (3) Drinking fountain
- (57) Trash can
- (8) Recycling container
- (0) Bike rack

Support Elements

- (3) Restrooms
- (3) Bridges
- (2) Host sites
- (1) Ranger residence
- (1) Maintenance yard
- (4) Group picnic areas
 - Area A—350 capacity with 18 double-length picnic tables, 2 serving tables, 1 barbeque pit, water, and electricity
 - Area B—125 capacity with 8 double-length picnic tables, 2 serving tables, 1 barbeque pit, and electricity
 - Area C—110 capacity with 7 double-length picnic tables, 2 serving tables, 1 barbeque pit, water, and electricity
 - Area D—100 capacity with 5 double-length picnic tables, 3 picnic tables, 2 serving tables, 1 barbeque pit, water, and electricity



Park Grounds

Existing Conditions

Extensive Regional Park featuring seasonal waterfall, trails, and extensive stands of native oaks. Turf areas were in average to poor condition with uneven surface, extensive broadleaf growth, and wet/dry areas. Extensive gopher infestation were present throughout the park with significant long-term rutting of the park turf occurring in some areas.

There were limited shrub beds found within the park, mostly near the restrooms, maintenance facility, and parking lots. For the most part these shrub beds appear to have been abandoned and in need of renovation and upgrade.

As a whole, park grounds were found to be free of litter and graffiti with obvious signs of park staff paying immediate attention to grounds clean-up.

Recommendations

- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a solid and playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil.
- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.
- Increase efforts at gopher eradication and/or control.



Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in fair to good condition. Varying levels of deterioration was evident throughout the park, some directly linked to uplifting from roots, overspray of adjacent turf, and failure to remove organic materials from the asphalt. All parking lots were in need of restriping.

Recommendations

- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Regularly remove organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

Park Sidewalks and Walkways

Existing Conditions

Park sidewalks included a mixture of asphalt and concrete, were in fair to good condition with several areas of major cracking and uplifting from tree roots. Foot trail to the falls was in good condition but maintained to an excessive width. Trail included three bridges which were in good condition.

Recommendations

- Continue to conduct regular inspections of park sidewalks to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Limited the width of the Falls trail to no more than 8 to 10 feet, allowing native plants to return and or by the installation of lodge pole rail fencing.
- Much like parking areas, immediately repair damaged asphalt areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Develop a planting list of tree species that are acceptable for planting close to sidewalks, as well as identifying species such as liquidambar (*Liquidambar styraciflua*), which has roots that grow near the surface, commonly causing uplift to sidewalks.
- Prior to making repairs to existing walkways the County should evaluate the cost of replacement of the asphalt walkway with concrete.

Ball Courts

Existing Conditions

Nojoqui Falls Park includes one sand volleyball court, two horseshoe pits, and a backstop in open turf area. Both the volleyball court and horseshoe pits were in good condition. The backstop was in a remote and poorly maintained area of the park.

Recommendations

- Upgrade open turf area to encourage utilization of backstop.



Park Structures, Buildings, and Amenities

Existing Conditions

Nojoqui Falls Park includes a restroom, maintenance structures, and host sites. The restrooms, although clean, showed evidence of deferred maintenance needs with roofing issues and older infrastructure inside the facilities. Fencing was generally in good condition and standardized with the use of lodge pole rail fencing.



Recommendations

- Vacant ranger residence should be removed and replaced with a paved pad and hook-up facility to accommodate Park Hosts.
- Capped and non-functional drinking fountains should be repaired immediately.
- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- Restrooms should be upgraded and including conversion to waterless urinals and hands free fixtures.
- Some concrete pads for picnic areas were cracking and should be scheduled for replacement.
- Some picnic area concrete pads showed evidence of cracking and need sealing. Further the County through the lifecycle maintenance program should

schedule replacement of a limited number of pads each year.

Playgrounds

To be completed at a later date.

Park Trees and Landscaping

Park landscaping which includes trees and shrub beds were found to be in fair to good condition for tree maintenance while shrub beds revealed the need for improved maintenance. The park includes limited non-native evergreen and deciduous trees which were in need of thinning and structural pruning. Compaction around tree wells was poorly managed with no evidence of bark/mulch around the drip line.



Recommendations

- Pruning should occur on park trees for structural health and thinning. Native species should be pruned only in high use areas of the park. Immediately remove dead trees.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Where necessary, improve conditions or County maintained shrub beds by replanting with California natives and removal of weed growth.

Park Signage

Existing Conditions

Nojoqui Falls Park signage was standardized and in good condition. The entry sign was colorful and prominent from the roadway, although a number of older signs are in need replacement.

Recommendations

- Park signage should be regularly inspected for theft, damage, and graffiti.
- Add interpretative signage along the Falls trail.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.
- The County should maintain a formalized signage system that is uniform in terms of sign types, a positive approach toward rules, colors, and materials. Effort should be made to ensure that park signs exhibit rules and regulations in a positive context. This will help residents better identify parks and make maintenance replacement and repairs less complicated.

Irrigation Systems

Existing Conditions

Nojoqui Falls Park, 82.5 acres in size features approximately 15 acres of heavily landscaped turf and shrub beds. Numerous examples of under watering were found throughout the park. While the irrigation system appeared to be well-maintained with a limited number of water leaks due to broken or damaged sprinkler heads and lines, the overall system should be redesigned to reduce the acres of turf under native oak woodland area, expand and improve turf in the western area of park, and upgraded to a modern system.

Since this review is currently based on a single inspection of the park, some aspects of the irrigation system, including source water, controller systems, etc., have not been evaluated.

Recommendations

- County should evaluate the overall design of Nojoqui Park with the intent to improve turf area on western side of park and reduce the amount of irrigated turf within oak woodland. When completed, funding should be allocated to install a new irrigation system with corresponding improvements to turf.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth.
- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage and to identify overspray issues.

**NOJOQUI FALLS PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	4	15	\$50-\$100,000	\$225,000	2022
Total Group Tables	41	15	\$2,000	\$82,000	2022
Total Group Barbeque	4	15	\$2,500	\$10,000	2022
Group Prep Tables	8	15	\$1,500	\$12,000	2022
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	3	15	\$5,000	\$15,000	2014
Garbage Cans	65	15	\$500	\$32,500	2015
Benches	30	15	\$1,500	\$45,000	2015
Individual Tables	36	15	\$2,000	\$72,000	2015
Individual Barbeque	21	15	\$500	\$10,500	2015
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	3	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$30,000	2014
Trees		30	24" box-\$250		
Turf Grass	15 ac.	15	\$150,000 Ac.	\$2,250,000	2017
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball	1	15	\$8,000	\$8,000	2017
Baseball Fields		15	\$450,000		
Horseshoe Pits	2	15	\$1,000	\$2,000	2017
Play Area	2	15	\$75,000-\$250,000	\$325,000	2017
Concession Area		30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence	1	20	Jorgensen		
Host Residence	2	15	\$10,000	\$20,000	2023
Dog Park		20	\$30,000		
Stage/Structure/Lifeguard		20	See specific item		

**NOJOQUI FALLS PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	4							
Total Group Tables	41							
Total Group Barbeque	4							
Group Prep Tables	8							
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	3	\$15,000						
Garbage Cans	65		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Benches	30		\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Individual Tables	36		\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Individual Barbeque	21		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Open Turf	1							
Soccer Field								
Ponds								
Restroom	3							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes	\$30,000						
Trees								
Turf Grass	15 ac.				\$2,250,000			
Basketball Court								
Tennis Court								
Sand Volleyball	1				\$8,000			
Baseball Fields								
Horseshoe Pits	2				\$2,000			
Play Area	2				\$325,000			
Concession Area								
Maintenance Building	1							
Ranger Residence	1							
Host Residence	2							
Dog Park								
Stage/Structure/Lifeguard								
TOTAL		\$45,000	\$18,000	\$18,000	\$2,603,000	\$18,000	\$18,000	\$18,000

Ocean Beach Park

6851 Ocean Road
Lompoc

Acreage: 36 Acres

Active Recreation Elements

- (1) Play area with sculptures

Passive Recreation Elements

- (10) Picnic tables
- (8) Barbeques
- (0) Combo table/barbeque
- (6) Benches
- (1) Drinking fountain
- (16) Trash cans
- (1) Large recycling container
- (0) Bike rack

Support Elements

- (1) Restroom
- (1) Viewing platform with interpretative displays



Park Grounds

Existing Conditions

Remote passive coastal facility sitting on small estuary. Park features a very creative design featuring a picnic area, play area with sculptures, restroom, interpretative boardwalk, and short trail along estuary. Park is closed to the public from March through September to correspond with the Snowy Plover nesting season. Park is maintained in good to excellent condition.

Recommendations

- Immediately replace barbeques at two picnic sites that have empty standing pedestals.
- Improve interpretative signage at the beach providing clear understanding of reasons for beach closures.
- Regularly remove sand from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should



be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

- Restrooms should be upgraded and including conversion to waterless urinals and hands free fixtures.
- Some concrete pads for picnic areas were cracking and should be scheduled for replacement.
- Some picnic area concrete pads showed evidence of cracking and need sealing. Further the County through the lifecycle maintenance program should schedule replacement of a limited number of pads each year.

Playgrounds

To be completed at a later date.

**OCEAN BEACH PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas		15	\$50-\$100,000		
Total Group Tables		15	\$2,000		
Total Group Barbeque		15	\$2,500		
Group Prep Tables		15	\$1,500		
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2020
Garbage Cans	17	15	\$500	\$8,500	2015
Benches	6	15	\$1,500	\$9,000	2016
Individual Tables	10	15	\$2,000	\$20,000	2016
Individual Barbeque	8	15	\$500	\$4,000	2014
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	1	20	Jorgensen		
Path--Asphalt		15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$15,000	2018
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area	1	15	\$75,000-\$250,000	\$75,000	2021
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Lifeguard	0/1/0	20	See specific item	\$30,000	2022

**OCEAN BEACH PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas								
Total Group Tables								
Total Group Barbeque								
Group Prep Tables								
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	1							
Garbage Cans	17		\$1,500		\$1,500		\$1,500	
Benches	6			\$3,000	\$3,000	\$3,000		
Individual Tables	10			\$4,000	\$4,000		\$4,000	\$4,000
Individual Barbeque	8	\$1,000			\$1,000		\$1,000	\$1,000
Open Turf								
Soccer Field								
Ponds								
Restroom	1							
Path--Asphalt								
Path--Concrete	Yes							
Planters	Yes							
Trees								
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area	1							\$75,000
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Lifeguard	0/1/0							
TOTAL		\$1,000	\$1,500	\$7,000	\$9,500	\$3,000	\$6,500	\$80,000

Rincon Beach Park

10 South Bates Road
Carpinteria

Acreage: 10.9 Acres

Active Recreation Elements

- (0) Playground

Passive Recreation Elements

- (7) Picnic tables
- (0) Barbeque
- (0) Combo table/barbeque
- (2) Benches
- (1) Drinking fountain
- (16) Trash cans
- (4) Recycling containers
- (0) Bike rack
- (9) Individual seats and 2 tables

Support Elements

- (1) Restroom
- (1) Beach shower
- (1) Coastal accessway to beach
- (1) Informational kiosk
- (1) Host site
- (1) Group picnic area
 - Area A—80 capacity with 6 double-length tables, 1 serving table, 1 barbeque pit, and electricity



Park Grounds

Existing Conditions

Well known California surfing spot features a number of newer well-maintained facilities, public art, and several poorly maintained aspects including turf and an older restroom facility. Turf areas were in poor condition with extensive gopher and ground squirrel infestation, uneven surface, extensive broadleaf growth and wet/dry areas.

Some of the park was without turf and heavily infested with ground squirrels.

As a whole, park grounds were found to be free of litter and graffiti with obvious signs of park staff paying immediate attention to grounds clean-up. Rincon Park includes several unique public art features including some very attractive sitting areas.

Recommendations

- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a surface that is not dry, muddy, spongy or over saturated.



- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.
- Increase efforts at gopher and ground squirrel eradication and/or control.

Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in good condition. Due to the heavy public use, the parking area was extensive in size and a major feature of the park.

Recommendations

- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Regularly remove sand and other organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

Park Sidewalks and Walkways

Existing Conditions

Park sidewalks included a mixture of asphalt and concrete, were in fair to good condition with several areas of major cracking and uplifting from tree roots. Coastal access trail to the beach was newly renovated.

Recommendations

- Continue to conduct regular inspections of park sidewalks to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Much like parking areas, immediately repair damaged asphalt areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Develop a planting list of tree species that are acceptable for planting close to sidewalks, as well as identifying species such as liquidambar (*Liquidambar styraciflua*), which has roots that grow near the surface, commonly causing uplift to sidewalks.
- Prior to making repairs to existing walkways the County should evaluate the cost of replacement of the asphalt walkway with concrete.

Park Structures, Buildings, and Amenities

Existing Conditions

Rincon Beach features a restroom, picnic shelter, and host site. The picnic shelter was in good shape. The host site gave the appearance of long-termed residency. Beach shower facility was present and in good condition.



The restrooms, although clean, were of older design and inadequate for the level of public use at this facility. Fencing was generally in good condition and standardized with the use of lodge pole rail and chain link fencing. Repairs were needed to the chain link section along the bluff.

Recommendations

- Immediately repair chain link fencing along the bluff.
- Reduce the appearance of long-term residency of host site.
- Park buildings should be regularly inspected

for vandalism, safety issues and proper operation of equipment.

- Evaluate demand for restroom facility. When funding is available upgrade restroom to include conversion to waterless urinals and hands free fixtures.
- Graffiti should be immediately painted over or removed and tracked for potential use by local law enforcement agencies.

Park Signage

Existing Conditions

Rincon Beach signage was standardized and in good condition. The entry sign was colorful and prominent from the roadway, although a number of older signs are in need replacement. A series of interpretative signs were present at the park providing information on the coastal environment.

Recommendations

- Park signage should be regularly inspected for theft, damage, and graffiti.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.

Irrigation Systems

Existing Conditions

Rincon Beach is irrigated with a system that leaves wet soggy areas adjacent to dry turf. While the system appears to be well-maintained, the overall design fails for the irrigated and non-irrigated sections of the park.

Recommendations

- County should evaluate the overall design of Rincon Park with the intent to install a new irrigation system with corresponding improvements to turf.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth.
- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage and to identify overspray issues.



**RINCON BEACH PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	1	15	\$50-\$100,000	\$100,000	2022
Total Group Tables	6	15	\$2,000	\$12,000	2022
Total Group Barbeque	1	15	\$2,500	\$2,500	2022
Group Prep Tables	1	15	\$1,500	\$1,500	2022
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2019
Garbage Cans	20	15	\$500	\$5,000	2016
Benches	11	15	\$1,500	\$16,500	2016
Individual Tables	9	15	\$2,000	\$18,000	2018
Individual Barbeque	2	15	\$500	\$1,000	2018
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	1	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$3,750	2015
Trees		30	24" box-\$250		
Turf Grass	0.75 ac.	15	\$150,000 Ac.	\$112,500	2015
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence	1	15	\$10,000	\$10,000	2023
Dog Park		20	\$30,000		
Stage/Structure/Lifeguard	0/1/0	20	See specific item		

**RINCON BEACH PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	1							
Total Group Tables	6							
Total Group Barbeque	1							
Group Prep Tables	1							
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	1					\$5,000		
Garbage Cans	20			\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Benches	11			\$3,000		\$3,000		\$3,000
Individual Tables	9					\$4,000		\$4,000
Individual Barbeque	2					\$1,000		
Open Turf								
Soccer Field								
Ponds								
Restroom	1							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes		\$3,750					
Trees								
Turf Grass	0.75 ac.		\$112,500					
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence	1							
Dog Park								
Stage/Structure/Lifeguard	0/1/0							
TOTAL			\$116,250	\$5,000	\$2,000	\$15,000	\$2,000	\$9,000

Rocky Nook Park

610 Mission Canyon Road
Santa Barbara

Acreage: 19.6 Acres

Active Recreation Elements

- (1) Playground
- (1) Horseshoe pit

Passive Recreation Elements

- (14) Picnic tables
- (9) Barbeques
- (0) Combo table/barbeque
- (3) Benches
- (1) Drinking fountain
- (19) Trash cans
- (3) Recycling containers
- (0) Bike rack

Support Elements

- (2) Restrooms
- (1) County Parks headquarters
- (1) Flagpole
- (1) Group picnic area
 - Area 1—50 capacity with 6 picnic tables, 1 serving tables, 1 barbeque pit, water, and electricity



Park Grounds

Existing Conditions

Beautiful but older facility located within the Santa Barbara city limits. Park features seasonal creek, trails, and extensive stands of native oaks. Park is current site of department headquarters.

As a whole, park grounds were found to be free of litter but with some signs of graffiti. During the visits to the park, obvious signs of homeless encampments and use were present.

Recommendations

- The County should evaluate all park facilities located within incorporated areas for possible transfer and operation by appropriate agency.
- Continue with efforts at creek restoration with removal of non-native species and replanting of native riparian habitat.
- Several large non-native species of eucalyptus were present in the park. County should evaluate the removal of those trees and corresponding benefits to native stands of oak woodland and riparian habitat.
- Pruning should occur on park trees for structural health and thinning. Native species should be pruned only in high use areas of the park. Immediately remove dead trees.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.

- The County should develop a lifecycle maintenance plan for park buildings and amenities. This should be built into daily operations, projected forward 10-15 years, and funded in yearly capital improvement plan to maximize the value and useful life of these assets.
- Install lodge pole rail fencing along sections of the creeks to discourage public use.

Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be good condition. Varying levels of deterioration was evident throughout the park, some directly linked to uplifting from roots and failure to remove organic materials from the asphalt. All parking lots were in need of restriping.

Recommendations

- Regularly remove organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

Park Structures, Buildings, and Amenities

Existing Conditions

Rocky Nook Park includes a restroom, maintenance structures, and park headquarters. The restrooms were heavily impacted by homeless use of the park and additionally showed evidence of deferred maintenance needs with roofing issues and older infrastructure inside the facilities. Park headquarters, although located in a beautiful setting, were in poor condition with immediate deferred maintenance and circulation needs if facility is to be utilized as Department headquarters.



Recommendations

- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- Restrooms should be upgraded and including conversion to waterless urinals and hands free fixtures.
- Evaluate benefits and costs of upgrading headquarters building vs. removal of facility.

Playgrounds

To be completed at a later date.

Park Signage

Existing Conditions

Rocky Nook Park signage was in fair condition, aged, and suffering from repeated tagging's. The entry sign was colorful and prominent from the roadway. Interpretative signage present in the park and along creek were in poor condition and in need of replacement.

Recommendations

- Park signage should be regularly inspected for theft, damage, and graffiti.
- Replace interpretative signage in the park and along the creek.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.

**ROCKY NOOK PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	1	15	\$50-\$100,000	\$75,000	2019
Total Group Tables	6	15	\$2,000	\$12,000	2019
Total Group Barbeque	1	15	\$2,500	\$2,500	2019
Group Prep Tables	1	15	\$1,500	\$1,500	2019
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	1	15	\$5,000	\$5,000	2014
Garbage Cans	22	15	\$500	\$11,000	2015
Benches	3	15	\$1,500	\$4,500	2015
Individual Tables	14	15	\$2,000	\$28,000	2015
Individual Barbeque	9	15	\$500	\$4,500	2015
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	2	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits	1	15	\$1,000	\$1,000	2018
Play Area	1	15	\$75,000-\$250,000	\$175,000	2018
Concession Area		30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence		15	\$10,000		
Dog Park		20	\$30,000		
Stage/Structure/Lifeguard	0/1/0	20	See specific item		

ROCKY NOOK PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	1					\$75,000		
Total Group Tables	6					\$12,000		
Total Group Barbeque	1					\$2,500		
Group Prep Tables	1					\$1,500		
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	1	\$5,000						
Garbage Cans	22		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Benches	3		\$4,500					
Individual Tables	14		\$2,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Individual Barbeque	9		\$500	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Open Turf								
Soccer Field								
Ponds								
Restroom	2							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes							
Trees								
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits	1					\$1,000		
Play Area	1					\$175,000		
Concession Area								
Maintenance Building	1							
Ranger Residence								
Host Residence								
Dog Park								
Stage/Structure/Lifeguard	0/1/0							
TOTAL		\$5,000	\$9,000	\$7,000	\$7,000	\$274,000	\$7,000	\$7,000

Santa Rosa Park

Santa Rosa Road
Lompoc

Acreage: 21.4

Active Recreation Elements

- (0) Playground
- (2) Horseshoe pits

Passive Recreation Elements

- (4) Picnic tables
- (4) Barbeques
- (0) Combo table/barbeque
- (1) Bench
- (0) Drinking fountain
- (8) Trash cans
- (0) Recycling container
- (0) Bike rack

Support Elements

- (1) Restroom—closed
- (1) Port-a-potty
- (1) Host site—vacant
- (1) Flagpole
- (1) Group picnic area
 - Area 1—75 capacity with 8 picnic tables, 2 serving tables, 1 barbeque pit, water



Park Grounds

Existing Conditions

Remote 100 year old facility located midway between Lompoc and Buellton. During visit park was closed behind a locked gate along the highway.

Park is mostly along a hillside overlooking a valley below and features an extensive entrance road which is in very poor condition. Developed section of park is among oak woodland. All facilities, excluding the host site are in stages of disrepair with significant public welfare issues including failing stairways, walkways, and closed restrooms.

Recommendations

- Evaluate the savings to either close Santa Rosa Park or operate weekends only. Continue to maintain host at facility.
- If operated on weekends, correct public welfare issues including stairway and walkway repairs prior to opening.
- If operated on weekends, immediately repair entrance road damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.

**SANTA ROSA PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	1	15	\$50-\$100,000	\$100,000	2015
Total Group Tables	8	15	\$2,000	\$16,000	2015
Total Group Barbeque	1	15	\$2,500	\$2,500	2105
Group Prep Tables	2	15	\$1,500	\$3,000	2015
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains		15	\$5,000		
Garbage Cans	8	15	\$500	\$4,000	2015
Benches	1	15	\$1,500	\$1,500	2015
Individual Tables	4	15	\$2,000	\$8,000	2015
Individual Barbeque	4	15	\$500	\$2,000	2015
Open Turf		15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	2	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters		10	\$750 per 1,000 Sq. Ft.		
Trees		30	24" box-\$250		
Turf Grass		15	\$150,000 Ac.		
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball		15	\$8,000		
Baseball Fields		15	\$450,000		
Horseshoe Pits		15	\$1,000		
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building		20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence	1	15	\$10,000	\$10,000	2023
Dog Park		20	\$30,000		
Stage/Structure/Lifeguard		20	See specific item		

**SANTA ROSA PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	1		\$100,000					
Total Group Tables	8		\$16,000					
Total Group Barbeque	1		\$2,500					
Group Prep Tables	2		\$3,000					
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains								
Garbage Cans	8		\$4,000					
Benches	1		\$1,500					
Individual Tables	4		\$8,000					
Individual Barbeque	4		\$2,000					
Open Turf								
Soccer Field								
Ponds								
Restroom	2							
Path--Asphalt	Yes							
Path--Concrete								
Planters								
Trees								
Turf Grass								
Basketball Court								
Tennis Court								
Sand Volleyball								
Baseball Fields								
Horseshoe Pits								
Play Area								
Concession Area								
Maintenance Building								
Ranger Residence								
Host Residence	1							
Dog Park								
Stage/Structure/Lifeguard								
TOTAL		\$0	\$137,000	\$0	\$0	\$0	\$0	\$0

Toro Canyon Park

576 Toro Canyon Road
Montecito

Acreage: 88.4 Acres

Active Recreation Elements

- (4) Playgrounds
- (1) Sand volleyball court
- (3) Horseshoe pits
- (1) Off leash dog park

Passive Recreation Elements

- (13) Picnic tables
- (11) Barbeques
- (0) Combo table/barbeque
- (3) Benches
- (2) Drinking fountains
- (39) Trash cans
- (5) Recycling containers
- (0) Bike rack



Support Elements

- (2) Restroom
- (1) Port-a-potty
- (3) Bridges
- (1) Maintenance yard
- (1) Ranger Residence
- (1) Host site
- (4) Group picnic areas
 - Area 1—100 capacity with 12 picnic table, 2 serving tables, 1 barbeque pit, water, and electricity
 - Area 2—210 capacity with 22 picnic table, 3 serving tables, 1 barbeque pit, water, and electricity
 - Area 3—25 capacity with 3 picnic tables and 1 barbeque pit
 - Area 4—75 capacity with 3 double-length tables, 1 picnic table, 1 barbeque pit, and water

Park Grounds

Existing Conditions

Remote regional facility located above Montecito featuring a number of picnic areas, playgrounds, and trail opportunities. Park shows evidence throughout of deferred maintenance with significant issues in roads and parking lots, picnic areas, restrooms, irrigation systems, and Dog Park.

Gopher and ground squirrel issues were present throughout the park with significant long-term rutting of the park turf occurring in some areas. The park features a small drainage/seasonal creek that could be enhanced with native plantings and creek restoration.

Recommendations

- The County should develop a lifecycle maintenance plan for park buildings and amenities. This should be built into daily operations, projected forward 10-15 years, and funded in yearly capital improvement plan to maximize the value and useful life of these assets.
- Evaluate opportunities to fence off portions of the creek for restoration and native plantings.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a surface that is not muddy, spongy or over saturated.
- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.
- Increase efforts at gopher and ground squirrel eradication and/or control.



Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in poor condition with some areas paved and some parking lots dirt. Varying levels of deterioration was evident throughout the park, some directly linked to uplifting from roots and failure to remove organic materials from the asphalt.

Recommendations

- Immediately repair those areas of roadway that have broken through into the subsurface.
- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Regularly remove organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

Park Sidewalks and Walkways

Existing Conditions

Toro Canyon Park features a number of dirt trails with a limited amount of paved trails which were generally in good condition.

Recommendations

- Continue to conduct regular inspections of park sidewalks to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Much like parking areas, immediately repair damaged asphalt areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.

Ball Courts

Existing Conditions

Toro Canyon Park includes one sand volleyball courts and three horseshoe pits. The volleyball courts and horseshoe pits were found to be in good condition, well maintained, with volleyball net present

Park Structures, Buildings, and Amenities

Existing Conditions

Toro Canyon Park features a variety of structures, buildings, and amenities found to be in a variety of conditions and showing the lack of on-going maintenance.

The public use of Toro Canyon for individual and group picnic activities is supported by a number of picnic sites. Generally these were found to be in a well-maintained condition, with trash cans, water, parking, other amenities close by.

The restrooms were of older design and deferred maintenance needs. Fencing was generally in good condition and standardized with the use of lodge pole rail fencing with evidence of some new installation along the creek.



Recommendations

- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- Restrooms should be upgraded to waterless urinals and hands free fixtures.

Playgrounds

To be completed at a later date.

Park Trees and Landscaping

Existing Conditions

Park landscaping which includes trees and shrub beds were found to be in good condition for tree maintenance while shrub beds, for the most part show signs of abandonment. Toro Canyon Park features a significant number of native trees, many of significant size. While most appeared to be healthy, some were in need of thinning and structural pruning within high-use areas of the park. Young trees were staked in a variety of fashions, and some with extensive weed growth underneath. Compaction around tree wells was poorly managed with no evidence of bark/mulch around the drip line.

Recommendations

- Pruning should occur on park trees for structural health and thinning within high-use areas.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.

Specialized Facilities/ Dog Parks

Existing Conditions

Specialized facility at Toro Canyon Park include a Dog Park. The Dog Park is poorly designed, sitting in the open sun, limited amenities and sub-standard fencing.

Recommendations

- Evaluate the current level of use of the Dog Park considering costs to improve vs. removal.
- Explore opportunities for the development of at least one additional Dog Park utilizing existing parkland elsewhere that is underutilized and would not result in the displacement of a current recreational use.



Park Signage

Existing Conditions

Toro Canyon signage was limited and maintained at a poor level. The entry sign at the park was of an older design and hard to see from the roadway. The signage along Highway 192, several miles from the park was of newer design and colorful. A few signs showed some previous evidence of damage from graffiti.

Recommendations

- Park signage should be regularly inspected for theft, damage, and graffiti.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.
- The County should maintain a formalized signage system that is uniform in terms of sign types, a positive approach toward rules, colors, and materials. Effort should be made to ensure that park signs exhibit rules and regulations in a positive context. This will help residents better identify parks and make maintenance replacement and repairs less complicated.

Irrigation Systems

Existing Conditions

Toro Canyon features approximately 15 acres of irrigated turf. Limited examples of over or under watering were found throughout the system. The irrigation system appeared to be well-maintained with a limited number of water leaks due to broken or damaged sprinkler heads and lines. Areas within the park along the seasonal creek could be converted from turf to native plantings as part of an overall redesign of the irrigation system.

Since this review is currently based on a single inspection of the park, some aspects of the irrigation system, including source water, controller systems, etc., have not been evaluated.

Recommendations

- Evaluate the benefits of a redesign of the irrigation system to reduce the acreage of turf and improve the efficiency.
- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage and to identify overspray issues.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil under normal playing conditions.

**TORO CANYON PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	4	15	\$50-\$100,000	\$300,000	2017
Total Group Tables	41	15	\$2,000	\$82,000	2017
Total Group Barbeque	4	15	\$2,500	\$10,000	2017
Group Prep Tables	5	15	\$1,500	\$7,500	2017
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	2	15	\$5,000	\$10,000	2016
Garbage Cans	44	15	\$500	\$22,000	2015
Benches	3	15	\$1,500	\$4,500	2016
Individual Tables	13	15	\$2,000	\$26,000	2016
Individual Barbeque	11	15	\$500	\$5,500	2016
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom		20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$18,750	2018
Trees		30	24" box-\$250		
Turf Grass	15 ac.	15	\$150,000 Ac.	\$2,250,000	2018
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball	1	15	\$8,000	\$8,000	2018
Baseball Fields		15	\$450,000		
Horseshoe Pits	3	15	\$1,000	\$3,000	2018
Play Area	4	15	\$75,000-\$250,000	\$375,000	2018
Concession Area		30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence	1	20	Jorgensen		
Host Residence	1	15	\$10,000	\$10,000	2023
Dog Park	1	20	\$30,000	\$30,000	2015
Stage/Structure/Lifeguard		20	See specific item		

**TORO CANYON PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	4				\$75,000		\$25,000	
Total Group Tables	41				\$24,000		\$6,000	
Total Group Barbeque	4				\$5,000		\$5,000	
Group Prep Tables	5				\$1,500			
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	2			\$10,000				
Garbage Cans	44		\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Benches	3			\$4,500				
Individual Tables	13			\$6,000	\$4,000	\$4,000	\$4,000	\$4,000
Individual Barbeque	11			\$1,500	\$1,000	\$1,000	\$1,000	\$1,000
Open Turf	1							
Soccer Field								
Ponds								
Restroom								
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes					\$18,750		
Trees								
Turf Grass	15 ac.					\$2,250,000		
Basketball Court								
Tennis Court								
Sand Volleyball	1					\$8,000		
Baseball Fields								
Horseshoe Pits	3					\$3,000		
Play Area	4					\$375,000		
Concession Area								
Maintenance Building	1							
Ranger Residence	1							
Host Residence	1							
Dog Park	1		\$30,000					
Stage/Structure/Lifeguard								
TOTAL		\$0	\$32,500	\$24,500	\$112,000	\$2,662,250	\$43,500	\$7,500

Tucker's Grove Park

805 San Antonio Creek Road
Santa Barbara

Acreage: 13.57 Acres

Active Recreation Elements

- (1) Playground
- (1) Sand volleyball court
- (7) Horseshoe pits
- (1) Dog park

Passive Recreation Elements

- (16) Picnic tables
- (5) Barbeques
- (0) Combo table/barbeque
- (5) Benches
- (4) Drinking fountains
- (60) Trash cans
- (14) Recycling containers
- (0) Bike rack

Support Elements

- (2) Restrooms
- (2) Host sites
- Trails for hiking and equestrian use
- (8) Group picnic areas
 - Area 1—400 capacity with 6 long-lines of tables, 3 serving tables, 1 barbeque pit, 1 sink, water, and electricity
 - Area 2—120 capacity with 8 double-length picnic tables, 2 serving tables, 1 barbeque pit, water, and electricity
 - Area 3—80 capacity with 10 picnic tables, 1 serving table, 1 barbeque pit, and electricity
 - Area 4—40 capacity with 5 picnic tables, 3 serving tables, 1 barbeque pit, water, and electricity
 - Area 5—310 capacity with 32 picnic tables, 2 serving table, 1 barbeque pit, water, and electricity
 - Area 6—25 capacity with 3 picnic table and barbeque pit
 - Area 7—25 capacity with 4 picnic tables and barbeque pit
 - Area 8—25 capacity with 1 double-length picnic table, 1 picnic table, and barbeque pit



Park Grounds

Existing Conditions

Smaller regional facility highlighted by developed picnic areas within linear oak woodland forest along San Antonio Creek. Most open turf areas were in fair to good condition with adequate growth mass and limited broadleaf invasion. Several areas, of high intensity use, exhibited poorer conditions with significant bare spots, thinning, and invasion of broadleaves and other weeds. Gopher and ground squirrel issues were present throughout the park with significant long-term rutting of the park turf occurring in some areas, including extensive holes within the Dog Park due to digging by dogs.

There were limited shrub beds found within the park, mostly near the parking areas. For the most part these shrub beds appear to have been abandoned and in need of renovation and upgrade. As a whole, park grounds were found to be free of litter and graffiti with obvious signs of park staff paying immediate attention to grounds clean-up.

San Antonio Creek Trail begins from Kiwanis Meadow area of the park. Excellent riparian and wildlife habitat.

Recommendations

- Evaluate opportunities to fence off portions of the creek for restoration and native plantings.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a surface that is not muddy, spongy or over saturated.
- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.
- Increase efforts at gopher and ground squirrel eradication and/or control.

Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in fair to good condition. Limited deterioration was evident in the paved areas. Parking areas were generally in need of stripping.

Recommendations

- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Regularly remove organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

Ball Courts

Existing Conditions

Tucker's Grove Park includes one sand volleyball court and seven horseshoe pits. The volleyball courts and horseshoe pits were found to be in good condition, well maintained, with volleyball net present.

Park Structures, Buildings, and Amenities

Existing Conditions

Tucker's Grove features two older restrooms in need of upgrading and two host sites.

The heavy public use of Tucker's Grove for individual and group picnic activities is supported by an extensive number of picnic sites. Generally these were found to be in a well-maintained condition, with trash cans, water, parking, other amenities close by.

Fencing was generally in good condition and standardized with the use of lodge pole rail fencing.

Recommendations

- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- Restrooms should be upgraded to waterless urinals and hands free fixtures.
- Some picnic area concrete pads showed evidence of cracking and need sealing. Further the County through the lifecycle maintenance program should schedule replacement of a limited number of pads each year.
- Graffiti should be immediately painted over or removed and tracked for potential use by local law enforcement agencies.

Playgrounds

To be completed at a later date.

Park Trees and Landscaping

Existing Conditions

Park landscaping which includes trees and shrub beds were found to be in good condition for tree maintenance while shrub beds, for the most part show signs of abandonment. Tucker's Grove is forested primarily by native oaks, many of significant size. Some of these trees, especially in high-use picnic areas, were in need of thinning and structural pruning.

Shrub beds were limited and the remaining areas show little evidence of regular maintenance. Many parking islands and shrub beds intended for landscaping have reverted to dirt.



Recommendations

- If not already accomplished the County should develop a park tree inventory to collect species, age, location and maintenance history. This will assist with workload and help to develop a tree replacement program as older trees reach the end of their lifecycles.
- Pruning should occur on native park trees within high-use areas for structural health and thinning.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.

Specialized Facilities/ Dog Parks

Existing Conditions

Specialized facility at Tucker's Grove includes a Dog Park. The Dog Park was well utilized and in good condition excluding several large holes in the turf from gophers and where dogs apparently were digging for gophers.

Park Signage

Existing Conditions

Tucker's Grove signage was standardized and in good condition. The entry sign was colorful and prominent from the roadway, although a number of older signs are in need replacement.



Recommendations

- Additional signage should be installed to provide directions to Kiwanis Meadows and the Dog Park.
- Park signage should be regularly inspected for theft, damage, and graffiti.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.
- The County should maintain a formalized signage system that is uniform in terms of sign types, a positive approach toward rules, colors, and materials. Effort should be made to ensure that park signs exhibit rules and regulations in a positive context. This will help residents better identify parks and make maintenance replacement and repairs less complicated.

Irrigation Systems

Existing Conditions

Tucker's Grove features approximately 10 acres of irrigated turf. The irrigation system appeared to be well-maintained with a limited number of water leaks due to broken or damaged sprinkler heads and lines. Areas within the park along the seasonal creek could be converted from turf to native plantings as part of an overall redesign of the irrigation system.

Since this review is currently based on a single inspection of the park, some aspects of the irrigation system, including source water, controller systems, etc., have not been evaluated.



Since this review is currently based on a single inspection of the park, some aspects of the irrigation system, including source water, controller systems, etc., have not been evaluated.

Recommendations

- Evaluate the benefits of a redesign of the irrigation system to reduce the acreage of turf and improve the efficiency.
- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage and to identify overspray issues.

**TUCKER'S GROVE PARK
PARK RENOVATION SCHEDULE
PART A**

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	8	15	\$50-\$100,000	\$520,000	2017
Total Group Tables	70	15	\$2,000	\$140,000	2017
Total Group Barbeque	8	15	\$2,500	\$20,000	2017
Group Prep Tables	11	15	\$1,500	\$16,500	2017
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas		15	\$4,000		
Drinking Fountains	4	15	\$5,000	\$20,000	2017
Garbage Cans	74	15	\$500	\$37,000	2014
Benches	5	15	\$1,500	\$7,500	2014
Individual Tables	16	15	\$2,000	\$32,000	2014
Individual Barbeque	5	15	\$500	\$2,500	2014
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds		20	NA		
Restroom	2	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete		30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$15,000	2017
Trees		30	24" box-\$250		
Turf Grass	10 ac.	15	\$150,000 Ac.	\$1,500,000	2017
Basketball Court		10	\$85,000		
Tennis Court		10	\$180,000		
Sand Volleyball	1	15	\$8,000	\$8,000	2017
Baseball Fields		15	\$450,000		
Horseshoe Pits	7	15	\$1,000	\$7,000	2017
Play Area		15	\$75,000-\$250,000		
Concession Area		30	NA		
Maintenance Building	1	20	Jorgensen		
Ranger Residence		20	Jorgensen		
Host Residence	2	15	\$10,000	\$20,000	2023
Dog Park	1	20	\$30,000	\$30,000	2028
Stage/Structure/Lifeguard		20	See specific item		

**TUCKER'S GROVE PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B**

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	8			\$75,000			\$150,000	
Total Group Tables	70			\$16,000			\$64,000	
Total Group Barbeque	8			\$5,000			\$5,000	
Group Prep Tables	11			\$3,000			\$3,000	
Asphalt Area Parking	Yes							
Combo Picnic Areas								
Drinking Fountains	4			\$10,000			\$10,000	
Garbage Cans	74	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Benches	5	\$4,500	\$3,000					
Individual Tables	16	\$8,000	\$8,000	\$8,000	\$8,000			
Individual Barbeque	5	\$2,000	\$500					
Open Turf	1							
Soccer Field								
Ponds								
Restroom	2							
Path--Asphalt	Yes							
Path--Concrete								
Planters	Yes			\$7,500			\$7,500	
Trees								
Turf Grass	10 ac.			\$750,000			\$750,000	
Basketball Court								
Tennis Court								
Sand Volleyball	1			\$8,000				
Baseball Fields								
Horseshoe Pits	7			\$7,000				
Play Area								
Concession Area								
Maintenance Building	1							
Ranger Residence								
Host Residence	2							
Dog Park	1							
Stage/Structure/Lifeguard								
TOTAL		\$17,500	\$14,500	\$892,500	\$11,000	\$3,000	\$992,500	\$3,000

**Waller Park
Current Conditions and Recommendations
300 Goodwin Road
Santa Maria**

Acreage: 153.5 Acres

Active Recreation Elements

- (6) Playgrounds
- (3) Volleyball Courts—Sand
- (1) Disc Golf Course
- (2) Baseball Fields with backstop, fencing, bleachers, concessions
- (1) Full Court Basketball
- (4) Horseshoes
- (1) Dog Park with small and large dog enclosures
- (1) Open turf play area

Passive Recreation Elements

- (9) Picnic tables
- (0) Barbeque
- (31) Combo table/barbeque
- (49) Benches
- (12) Drinking fountains
- (60) Trash cans
- (2) Bike racks

Support Elements

- (4) Restroom
- (2) Ranger Residence
- (3) Host sites
- (1) Parks Headquarters Building
- (1) Maintenance Yard
- (1) Pumphouse
- (3) Ponds—2 with fountains
- Walking paths
- (2) Self-serve dog wash
- (1) Pony Ride Concession area
- (1) Concession facility at ballfields
- (1) Gazebo—rental—no tables/electricity
- (10) Group Picnic Areas:
 - Area One—250 capacity with 16 double-length tables, 2 large open grills, 2 prep tables, electricity, water
 - Area Two—150 capacity with 10 double-length tables, 1 large open grill, 2 prep tables, electricity, water



- Area Three—100 capacity with 7 double-length tables, 1 large open grill, 2 prep tables, electricity, water
- Area Four—100 capacity with 7 double-length tables, 1 large open grill, 2 prep tables, electricity, water
- Area Five—100 capacity with 7 double-length tables, four regular tables, 1 large open grill, 2 prep tables, electricity, water
- Area Six—150 capacity with 9 double-length tables, 1 large open grill, 2 prep tables, water
- Area Seven—150 with 9 double-length tables, 1 large open grill, 2 prep tables, water
- Area Eight—16 capacity with 2 regular tables, 1 small grill
- Area Nine—16 capacity with 2 regular tables, 1 large open grill, prep tables, electricity, water
- Lakeview Terrace—300 capacity with 32 regular tables; 2 large open grills, 2 prep tables, electricity, water



Park Grounds

Existing Conditions

The park tour was completed in October, 2013, during a time of the year with turf still in an active growth period. The following are significant findings regarding the condition of park grounds and turf areas with recommendations for improving conditions where appropriate.



Most sports fields and open turf areas were in good condition with adequate growth mass and limited broadleaf invasion. Several areas, of high intensity use, such as around the ballfields, exhibited poorer conditions with significant bare spots, thinning, and invasion of broadleaves and other weeds. Gopher issues were present throughout the park with significant long-term rutting of the park turf occurring in some areas.

Extensive holes were found within the Dog Park due to digging by dogs, possibly after gophers.

The majority of Waller Park is built over sand dunes. This will require on-going maintenance of the soil conditions and the addition of loamy soil, compost, and or organic matter. This would best be accomplished after aeration occurs.

There were limited shrub beds found within the park, mostly near the maintenance facility, Gazebo, and within parking islands. For the most part these shrub beds appear to have been abandoned and in need of renovation and upgrade. As a whole, park grounds were found to be free of litter and graffiti with obvious signs of park staff paying immediate attention to grounds clean-up.

Recommendations

- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil under normal playing conditions.
- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout

the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.

- Increase efforts at gopher eradication and/or control.



Sports Fields

Existing Conditions

Waller Park includes two Babe Ruth sized ballfields without lights. The fields were maintained in a playable condition, although both infields exhibited turf in poor condition with weeds, dry spots, and gophers. Gophers were universally a problem resulting in bare spots, uneven turf, and ruts which have developed over time. Additionally, soil compaction and broadleaf weeds were problems also found.

In general, fences, backstops, bleachers, benches, scorer's booth, and concession stand were in good repair showing evidence of regular and on-going maintenance. Despite the level of maintenance, all ballfield facilities suffered from the age of the facility and in need of immediate renovation and upgrading.

Recommendations

- If the County moves in the direction of all-weather/ synthetic fields, these should be handled in the budgetary process as a fixed asset with the "carpet" fully depreciated over the anticipated life of the product. With high levels of scheduled play and difficulty in managing unscheduled play, synthetic fields would eliminate field closures and extend play opportunities. All-weather fields typically cost more than regular grass fields but they achieve payback against the costs as a result of increased field usage and reduced maintenance costs, thus showing a good return on investment. A typical well-maintained synthetic field will have a life of 10-12 years.
- If the County determines a move in this direction, the budget should fully depreciate the cost of replacement over a 10 year period. The dollars saved on maintenance could be used to partially offset the cost of depreciation of the fields.
- All weather synthetic turf fields can support substantially more play than grass fields. Further, synthetic fields can easily be lined for several different sports, thus helping to meet the needs of new emerging sports. When a system considers the cost of land and the cost of sports fields, they should consider all weather synthetic fields as an alternative and do a cost benefit analysis on the options in order to determine the best alternative for them to follow.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and topsoil under normal playing conditions.
- Establish policies appropriate for the installation and management of synthetic playing fields including:
 - Synthetic fields should be installed only at facilities which also have lights for night-time play.
 - A policy that states synthetic fields will be open for play except under extreme weather conditions.

Park Roads and Parking Areas

Existing Conditions

Overall, park roads and parking areas were found to be in fair to good condition. Parking areas ranged from asphalt to dirt lots. Examples of recent resurfacing was evident at a limited number of locations. Varying levels of deterioration was evident throughout the park, some directly linked to uplifting from roots, overspray of adjacent turf, and failure to remove organic materials from the asphalt.

Foremost of problem areas include:

- Parking lot of Goodwin—Overspray from irrigation
- Group Area #7—Dirt parking lot
- Group Area #6—Major deterioration in asphalt parking lot
- Group Area #5—Dirt parking area between road and fence badly torn up
- Group Area #4—Organic material allowed to accumulate on asphalt
- Group Area #8—Dirt parking lot
- Lakeview Terrace—Overspray from irrigation, uplifting from roots, and general failure of asphalt
- Group Area #2—Dirt parking lot
- Group Areas #3 and #9—Dirt parking lot—on slope and in poor condition
- Front parking areas---Asphalt needs resurfacing



Information supplied by the County of Santa Barbara inventories 539,000 square feet of asphalt within Waller Park. This one item alone shows the importance of implementing a lifecycle maintenance plan. If put in place and funded, parking lot resurfacing could be addressed in a timely fashion rather than when the pavement is in serious levels of deterioration. Identified parking spaces counted included 457 regular and 106 handicap spaces.



Recommendation

- Regularly inspect for overspray and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Regularly remove organic material from parking lots to prevent deterioration.
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- The life expectancy of each paved surface should be estimated and each paved area should be included in the capital improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life.

Park Sidewalks and Walkways

Existing Conditions

Park sidewalks included a mixture of asphalt and concrete, were in fair to good condition with several areas of major cracking and uplifting from tree roots. Evidence from newer construction, indicates that the County has adopted a new standard of concrete for all walkways.

Examples of problem areas include uplifting and ruts on the asphalt walkway to the ballfields and cracking in the concrete at Lakeview Terrace. Conversely, the concrete walkway to the Gazebo show evidence of grinding to remove tripping hazards. Despite the fact that the County regularly inspects sidewalks and repairs raised surfaces by either ramping or “smoothing” raised concrete, this sidewalks and walkways were found to be a significant issue.

Recommendations

- Continue to conduct regular inspections of park sidewalks to identify settlement and or up lifting, exposed edge, and cracks that may pose a safety hazard to park users.
- Much like parking areas, immediately repair damaged asphalt areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Develop a planting list of tree species that are acceptable for planting close to sidewalks, as well as identifying species such as liquidambar (*Liquidambar styraciflua*), which has roots that grow near the surface, commonly causing uplift to sidewalks.
- Prior to making repairs to existing walkways the County should evaluate the cost of replacement of the asphalt walkway with concrete.

Ball Courts

Existing Conditions

Waller Park includes three sand volleyball courts, one basketball court and four horseshoe pits. The volleyball courts and horseshoe pits were found to be in good condition, well maintained, with volleyball nets present at all courts. The basketball court features a badly cracked concrete surface, heavily rusted backboards and poles, and no basketball nets present.



Recommendations

- The basketball court playing surfaces should be regularly inspected for cracks or other surface damage and promptly repaired when these are detected. When cracks begin to appear in the surface of the courts, moisture can seep below the surface resulting in accelerated deterioration.
- When renovated the basketball court should be maintained on a regular basis. Each court should be scheduled for resurfacing every five to seven years. In addition, one standard color should be utilized throughout County facilities and records of that should be kept by the maintenance staff for small repairs or removal of graffiti.
- As the result of lack of maintenance on the basketball court, this facility is in need of renovation and or replacement.



Park Structures, Buildings, and Amenities

Existing Conditions

Waller Park features a variety of structures, buildings, and amenities found to be in a variety of conditions, some recently renovated or and/or in good condition, others such as the Ranger Residences in poor condition and in need of removal. During the visit in October the ponds were in good condition with limited build-up of algae. Trash was removed on a regular basis with little to none seen along the shoreline.

The heavy public use of Waller Park for individual and group picnic activities is supported by a number of picnic sites. Generally these were found to be in a well-maintained condition, with trash cans, water, parking, other amenities close by. County of Santa Barbara has developed a unique individual picnic facility that includes an oversized picnic table, barbeque pit, trash can, and concrete pad. This design is exceptional and over 30 of these sites were found throughout the park.

All but one of the restrooms featured a newer design with tile floor and tile part way up the way. Fencing was generally in good condition and standardized with the use of lodge pole rail fencing. Some minor repair was needed to the fencing adjacent to Group Areas 37. As stated earlier, the ballfield fencing is in need of replacement.



Recommendations

- Park buildings should be regularly inspected for vandalism, safety issues and proper operation of equipment.
- Restrooms should be upgraded to waterless urinals and hands free fixtures.
- Ranger residences should be removed and replaced with a paved pad and hook-up facility to accommodate Park Hosts.
- Some picnic area concrete pads showed evidence of cracking and need sealing. Further the County through the lifecycle maintenance program should schedule replacement of a limited number of pads each year.
- Graffiti should be immediately painted over or removed and tracked for potential use by local law enforcement agencies.
- Metal fencing should be regularly inspected for damage and broken or damaged components (posts, top rails, bottom rails and vertical members) should be promptly repaired or replaced.
- County should develop a timeline for the regular repainting of metal fencing to prevent rust and improve overall appearance.

Playgrounds

Existing Conditions

Only two of six playgrounds at Waller Park were found to be in compliance with California Playground Safety Regulations (CPSR). Playgrounds with bark surfacing showed some evidence of compaction and need of additional bark due to movement of bark from landing areas and under swings.

The pour-in-place and mulch material utilized throughout the Park was also in good condition, with little evidence of overspray from irrigation systems. Reports and recommendations for each playground are as follows:

Waller Park Playground Area A



Waller Park Playground Area A does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:

Wood Fiber Surfacing



HAZARD: The playground only has 2-3" of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 Inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Fill the playground area with wood fiber to 10"-12" to compensate for the rate of compaction which is 1"-2" every year.

Protrusions



Hazard: There are bolts under the main decks and the tire swing that protrude too far beyond the nut. California Safety Regulations state that the end of a bolt shall not protrude more than 2 threads beyond the nut. - Level of risk: Priority 1 Hazard - Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution:

Grind down the bolts and sand to remove sharp edges

Safety-Signs and Labels



HAZARD: There are no signs or labels which state the age group that this is intended for as required by CPSR. Labels are also required that state “WARNING: Installation over a hard surface such as concrete, asphalt, or packed earth could result in serious injury or death from falls.” Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution:

Purchase Labels from original manufacturer and place on structure.

Rust and/or Corrosion



HAZARD: There is paint missing and rust on metals. CPSR state that “Metals subject to structural degradation such as rust or corrosion shall be painted, galvanized, or otherwise treated. Paint and other finishes should be maintained to prevent rusting of exposed metals and to minimize children playing with peeling paint and paint flakes.” Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution: Sand, prime and paint all rusted areas as well as components without paint.

Waller Park Playground Area B



Waller Park Playground Area B does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:

Wood Fiber Surfacing



HAZARD: The playground only has 6"-7" of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 Inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Fill the playground area with wood fiber to 10"-12" to compensate for the rate of compaction which is 1"-2" every year.

Protrusions



Hazard: There screws protruding out of the panels around the tunnel. This a violation of California Playground Safety Regulations. - Level of risk: Priority 1 Hazard - Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution:

Remove the screws immediately

Cracked Plastic Crawl Tunnel



Hazard: A section of the crawl tunnel is cracked. This a violation of California Playground Safety Regulations. - Level of risk: Priority 1 Hazard - Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution:

Repair or replace immediately.

Foreign Objects



HAZARD: There are foreign objects in the play area as shown below. Any mobile or temporary object within the play area is subject to become non-compliant if it lies and is moved within the 6' fall zone around the playground. - Level of risk: Priority 1 Hazard - Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Remove all foreign objects from the play area and at least 6' away from the play structure.

Swing Seat Heights

HAZARD: Both the bucket and belt seats on the swings are below the height required by California Playground Safety Regulations which is 24" if bucket seats and 12" for belt seats measured from the safety surfacing to the bottom of the seat. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Shorted the swing chains to the appropriate heights



Rust and Corrosion



HAZARD: There is paint missing and rust on metals. CPSR state that "Metals subject to structural degradation such as rust or corrosion shall be painted, galvanized, or otherwise treated. Paint and other finishes should be maintained to prevent rusting of exposed metals and to minimize children playing with peeling paint and paint flakes." Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution: Sand, prime and paint all rusted areas as well as components without paint.



Missing Hardware

HAZARD: There is hardware missing such as the bolts that should connect the crawl tunnel to the panel on the decks. Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution: Order replacement hardware from the manufacturer and install

Safety-Signs and Labels



HAZARD: There are no signs or labels which state the age group that this is intended for as required by CPSR. Labels are also required that state “WARNING: Installation over a hard surface such as concrete, asphalt, or packed earth could result in serious injury or death from falls.” Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution:

Purchase Labels from original manufacturer and place on structure.

Waller Park Playground Area C



Waller Park Playground Area C does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:

Wood Fiber Surfacing



HAZARD: The playground only has 4”-5” of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 Inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Fill the playground area with wood fiber to 10"-12" to compensate for the rate of compaction which is 1"-2" every year.

Waller Park Playground Area D



Waller Park Playground Area D is in full compliance with the California Playground Safety Regulations (CPSR).

The County of Santa Barbara must develop an inspection and maintenance program for the play area and maintain detailed records of inspections and repair records to assure continued compliance. The play area should be inspected frequently for missing or damaged equipment, broken glass and foreign objects in the play area. Loose fill fall materials should be inspected to insure that they have not been displaced or compacted in high traffic areas such as under swings and at slide exits. The material should be leveled whenever necessary; almost 80% of injuries in play areas are caused by falls to the surface so maintenance of fall surface is a priority. Loose fill materials will need to be replenished occasionally based on usage and wear.

The play area should also be thoroughly inspected on a regular basis by trained personnel for wear to moving parts and other components which can be expected to wear. Specific schedules for the two types of inspection are not mandated and will depend on the usage and other site conditions. All damage or hazards detected by the inspections should be repaired immediately.

Waller Park Playground Area E



Waller Park Playground Area E does not comply with the California Playground Safety Regulations (CPSR) for the following reasons:

Wood Fiber Surfacing



HAZARD: The playground only has 2”-3” of wood fiber in some areas. California Playground Safety Regulations state that a minimum 9 Inches of wood fiber is required. Priority 1 Hazard -Indicates a life-threatening or debilitating injury. Appropriate action is to remove or fix immediately.

Solution: Fill the playground area with wood fiber to 10”-12” to compensate for the rate of compaction which is 1”- 2” every year.

Rust and Corrosion

HAZARD: There is paint missing and rust on metals. CPSR state that “Metals subject to structural degradation such as rust or corrosion shall be painted, galvanized, or otherwise treated. Paint and other finishes should be maintained to prevent rusting of exposed metals and to minimize children playing with peeling paint and paint flakes.” Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution: Sand, prime and paint all rusted areas as well as components without paint.

Slide exits



Hazard: Slide exit is 17 inches above the safety surfacing. CPSC requires that the slide exit be no more than 15 inches from the safety surfacing. Priority 2 Hazard - Indicates the possibility of broken bones, stitches, etc. Appropriate action is to schedule to fix or replace as soon as possible.

Solution: Add additional wood fiber to close the gap of at least 2”

Safety-Signs and Labels



HAZARD: There are no signs or labels which state the age group that this is intended for as required by CPSR. Labels are also required that state “WARNING: Installation over a hard surface such as concrete, asphalt, or packed earth could result in serious injury or death from falls.” Priority 3 Hazard - Indicates cuts, scrapes or other minor injuries. Appropriate action is to place on regular maintenance schedule.

Solution:

Purchase Labels from original manufacturer and place on structure.

Waller Park Playground Area F



Waller Park Playground Area F is in full compliance with the California Playground Safety Regulations (CPSR).

The County of Santa Barbara must develop an inspection and maintenance program for the play area and maintain detailed records of inspections and repair records to assure continued compliance. The play area should be inspected frequently for missing or damaged equipment, broken glass and foreign objects in the play area. Almost 80% of injuries in play areas are caused by falls to the surface so maintenance of fall surface is a priority. Loose fill materials will need to be replenished occasionally based on usage and wear.

The play area should also be thoroughly inspected on a regular basis by trained personnel for wear to moving parts and other components which can be expected to wear. Specific schedules for the two types of inspection are not mandated and will depend on the usage and other site conditions. All damage or hazards detected by the inspections should be repaired immediately.

Park Trees and Landscaping

Existing Conditions

Park landscaping which includes trees and shrub beds were found to be in good condition for tree maintenance while shrub beds, for the most part show signs of abandonment. Waller Park features a significant number of trees, many of significant size. While most evergreen and deciduous trees appeared to be healthy, some were in need of thinning and structural pruning. Young trees were staked in a variety of fashions, and some with extensive weed growth underneath. Compaction around tree wells was poorly managed with no evidence of bark/mulch around the drip line.

Most likely due to budgetary issues, shrub beds were limited and the remaining areas show little evidence of regular maintenance. Areas with remaining landscaped shrub beds include the Gazebo and Office. Many parking islands, intended for landscaping have reverted to dirt.

Recommendations

- If not already accomplished the County should develop a park tree inventory to collect species, age, location and maintenance history. This will assist with workload and help to develop a tree replacement program as older trees reach the end of their lifecycles.
- Pruning should occur on park trees for structural health and thinning.
- Bark/mulch should be regularly placed around the drip line to reduce compaction and water evaporation.
- Soils around the roots of trees should be aerated to reduce soil compaction that can smother the roots of some trees.
- Regularly inspect for overflow and soil moisture, adjusting watering levels as necessary at all landscaped areas adjacent to paved parking areas, park roads and paved trails.
- Annually (October/November) test soil to assess nutrient deficiencies, following with an application of appropriate fertilizer and/or soil additives to promote healthy root growth. Soil fertility fluctuates throughout the growing season with the quantity and availability of mineral nutrients altered by the addition of fertilizers, sulfur, lime, etc. and the removal from soils as a result of plant growth and development. Soil tests should be taken at various locations dependent on the plant material and its ability to grow in various soil conditions.

Specialized Facilities/Skate Parks /Dog Parks

Existing Conditions

Specialized facilities at Waller Park include WOOF Dog Park and Pony ride concession area. The YMCA maintains a skate park immediately adjacent to Waller Park and accessible via social trails from the park.

The Dog Park was well utilized and in excellent condition excluding several large holes in the turf from gophers and where dogs apparently were digging for gophers.



Recommendations

- Fencing should be installed between Waller Park and the YMCA Skate Park so that access is only from the YMCA facility.
- Explore opportunities for the development of at least one Dog Park utilizing existing parkland that is underutilized and would not result in the displacement of a current recreational use.

Park Signage

Existing Conditions

Waller Park signage was standardized and in good condition. The entry sign was colorful and prominent from the roadway, although a number of older signs are in need replacement. A few signs showed some previous evidence of damage from graffiti.

Recommendations

- Park signage should be regularly inspected for theft, damage, and graffiti.
- Park name signs could be enhanced with limited landscaping of native species selected to display seasonal colors.
- The County should maintain a formalized signage system that is uniform in terms of sign types, a positive approach toward rules, colors, and materials. Effort should be made to ensure that park signs exhibit rules and regulations in a positive context. This will help residents better identify parks and make maintenance replacement and repairs less complicated.

Irrigation Systems

Existing Conditions

Waller Park features over 100 acres of irrigated turf, mostly over sand dunes. Limited examples of over or under watering were found throughout the system, including sport fields and open turf areas. The irrigation system appeared to be well-maintained with a limited number of water leaks due to broken or damaged sprinkler heads and lines.



Since this review is currently based on a single inspection of the park, some aspects of the irrigation system, including source water, controller systems, etc., have not been evaluated.

Recommendations

- County staff should continue with a regular inspection program of the irrigation system including operation to determine coverage and to identify overspray issues.
- Monitor soil moisture conditions and irrigate turf areas to provide adequate moisture for healthy growth while maintaining a playable surface that is not muddy, spongy or over saturated. This will help to prevent tearing and uprooting of the turf and

topsoil under normal playing conditions.

- County should explore opportunities to utilize available treated water for irrigation of shrub beds, landscaping, and other park amenities as permitted under State law. The treatment plant is on Black Road about two miles west of town.

WALLER PARK PARK RENOVATION SCHEDULE

PART A

Feature	Inventory	Max Life	Average Replacement Costs	Total Replacement Cost	Scheduled Replacement
Group Picnic Areas	10	15	\$50-\$100,000	\$650,000	2017
Total Group Tables	101	15	\$2,000	\$202,000	2017
Total Group Barbeque	12	15	\$2,500	\$30,000	2017
Group Prep Tables	16	15	\$1,500	\$24,000	2017
Asphalt Area Parking	Yes	20	Refer to Jorgensen Report		
Combo Picnic Areas	31	15	\$4,000	\$124,000	2014
Drinking Fountains	12	15	\$5,000	\$60,000	2018
Garbage Cans	60	15	\$500	\$30,000	2016
Benches	49	15	\$1,500	\$73,500	2016
Individual Tables	9	15	\$2,000	\$18,000	2017
Individual Barbeque		15	\$500		
Open Turf	1	15	NA		
Soccer Field		15	\$450,000		
Ponds	3	20	NA		
Restroom	4	20	Jorgensen		
Path--Asphalt	Yes	15	Jorgensen		
Path--Concrete	Yes	30	Jorgensen		
Planters	Yes	10	\$750 per 1,000 Sq. Ft.	\$37,500	2015
Trees		30	24" box-\$250		
Turf Grass	75 ac.	15	\$150,000 Ac.	\$11,250,000	2019
Basketball Court	1	10	\$85,000	\$85,000	2014
Tennis Court		10	\$180,000		
Sand Volleyball	3	10	\$8,000	\$24,000	2019
Baseball Fields	2	15	\$450,000	\$900,000	2016
Horseshoe Pits	4	15	\$1,000	\$4,000	2019
Play Area	6	15	\$75,000-\$250,000	\$1,200,000	2019
Concession Area	2	30	NA		
Maintenance Building	1	30	Jorgensen		
Ranger Residence	2	20	Jorgensen		
Host Residence	3	20	\$10,000	\$30,000	2023
Dog Park	1	15	\$30,000	\$30,000	2025
Stage/Structure/Lifeguard	0/3/0	20	See specific item		

WALLER PARK
MAJOR MAINTENANCE AND RENOVATION SCHEDULE
PART B

Feature	INVENTORY	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Group Picnic Areas	10				\$150,000			\$65,000
Total Group Tables	101				\$36,000			\$20,000
Total Group Barbeque	12				\$5,000			\$2,500
Group Prep Tables	16				\$6,000			\$3,000
Asphalt Area Parking	Yes							
Combo Picnic Areas	31	\$12,000		\$12,000		\$12,000		\$12,000
Drinking Fountains	12					\$10,000		\$10,000
Garbage Cans	60			\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Benches	49			\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
Individual Tables	9				\$6,000	\$4,000	\$4,000	
Individual Barbeque								
Open Turf	1							
Soccer Field								
Ponds	3							
Restroom	4							
Path--Asphalt	Yes							
Path--Concrete	Yes							
Planters	Yes		\$37,500					
Trees								
Turf Grass	75 ac.					\$600,000		\$1,500,000
Basketball Court	1	\$85,000						
Tennis Court								
Sand Volleyball	3					\$24,000		
Baseball Fields	2			\$900,000				
Horseshoe Pits	4					\$4,000		
Play Area	6					\$150,000		\$200,000
Concession Area	2							
Maintenance Building	1							
Ranger Residence	2							
Host Residence	3							
Dog Park	1							
Stage/Structure/Lifeguard	0/3/0							
TOTAL		\$97,000	\$37,500	\$919,500	\$210,500	\$811,500	\$11,500	\$1,820,000