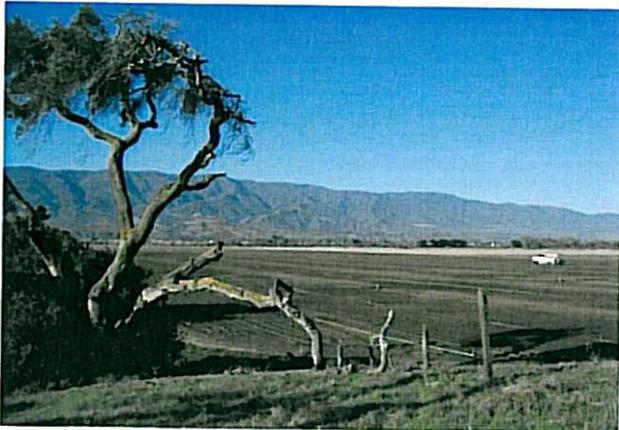
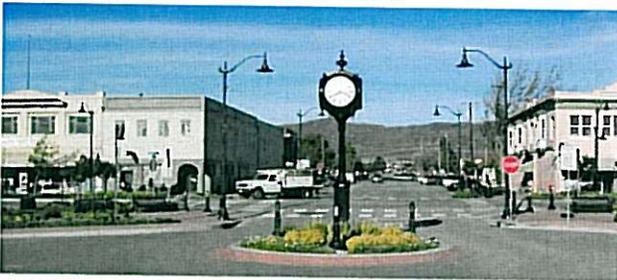
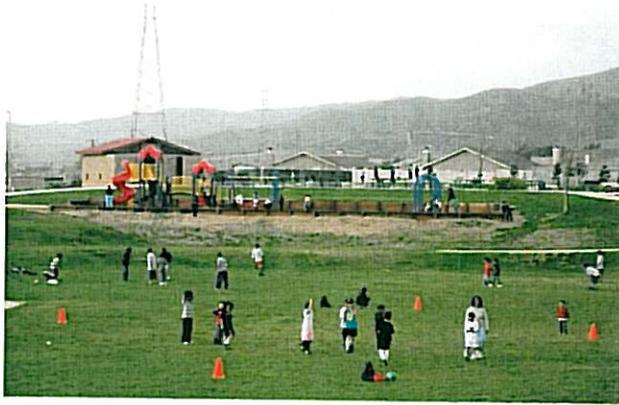


CITY OF



Parks and  
Recreation  
Master Plan  
2009-2029

May 2009

***City of Soledad***

***Parks and Recreation  
Master Plan***

***Adopted***

***May 20, 2009***

# ***City of Soledad***

## ***Parks and Recreation Master Plan***

### **Soledad City Council**

Richard V. Ortiz, Mayor  
Martha Camacho, Mayor Pro Tem  
Richard Perez  
Juan Saavedra  
Pat Stephens

### **Soledad Planning Commission**

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Art Berlanga  
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# **Executive Summary**

## EXECUTIVE SUMMARY

### ❖ PURPOSE OF THE MASTER PLAN

The *City of Soledad Parks and Recreation Master Plan 2009-2029* is a tool to guide the City of Soledad in parks and recreation planning on a long-term basis. The *Master Plan 2009-2029* contains policies and recommendations for day-to-day tasks, as well as standards for planning future parks and recreation facilities.

### ❖ PLANNING PROCESS

The planning process includes three significant report milestones:

Administrative Draft – Working draft of the Master Plan 2009-2029 distributed amongst the City Council, Parks Commission, and staff for review, study, and comment.

Draft Master Plan – Comments of the Administrative Draft are incorporated, and the report is open to public review and comment.

Final Master Plan – Final comments from the public, Council, Commission, and staff are incorporated before release of the final report.

### ❖ ORGANIZATION OF THE MASTER PLAN

The Master Plan 2009-2029 is comprised of the following sections:

- Section I: Introduction
- Section II: Needs Assessment
- Section III: Implementation
- Section IV: Appendices

### SECTION I: INTRODUCTION

#### ❖ Chapter 1: Introduction

The City is committed to contributing to the quality of life of its residents by providing adequate parks and recreation opportunities and services. The Master Plan 2009-2029 is organized so as to incorporate the cultural uniqueness of the community throughout its

growth and changes, and to integrate the distinctive physical characteristics of the Soledad region into the future of recreation and parks.

### SECTION II: NEEDS ASSESSMENT

The Needs Assessment includes the inventory of existing parkland and programs, organization, and operations, and serves as the foundation for recommendations made in the Implementation section of this document.

#### ❖ Chapter 2: Public Outreach

Public Outreach was achieved through a focus group meeting, a public workshop, interviews with stakeholders, and a telephone survey. The summary analyses indicate a common desire in the community for softball or baseball fields for youth, soccer fields, football field for youth, multi-sports complexes for field sports or sports center, and a fitness center.

#### ❖ Chapter 3: Recreation Facilities: Inventory and Review

This chapter provides an inventory of existing park facilities within the City which will inform a projected demand for park and recreation facilities through the year 2029. Currently, there are 1.9 acres of developed parkland per one thousand residents in Soledad. Plans to address the current and future demand for parkland serve as key elements of implementation.

#### ❖ Chapter 4: Recreation Resources : Inventory and Review

This chapter lists the recreation resources available to residents of Soledad. Included are ongoing programs as well as events that are operated by program providers at City facilities.

### SECTION III: IMPLEMENTATION

The Implementation section of the Master Plan 2009-2029 establishes goals and priorities, suggests action items for achieving set goals, offers baseline standards for future design and construction of facilities, and provides recommendations for a financial strategy.

❖ **Chapter 5: Mission, Goals, Policies, and Actions**

The Mission Statement for this Master Plan 2009-2029 establishes the overall direction for recreation and parks in the City. The goals, policies and actions of this Master Plan are intended to supplement those of the City's adopted General Plan. Goals included in this section serve as directives for development and maintenance of parks, trails, and recreation, and related programs. From these goals, policies are generated that specify the process toward achieving the goals. The goals and policies are implemented by the City through the actions set forth in this section.

❖ **Chapter 6: Facility Standards**

Standards are offered in this chapter for the future design and construction of parks and recreation facilities in the City. The standards are intended to guide developers and designers in providing the Soledad community with parks and facilities of high recreational value. Also included are National Recreation and Park Association (NRPA) guidelines for park and recreation facilities; the Americans with Disabilities Act (ADA) standards for facility design; and the Consumer Product Safety Commission (CPSC) playground safety guidelines. A list of park standards in other communities is provided for comparative purposes.

❖ **Chapter 7: Financial Strategy**

The ability of the City to meet the demand for park and recreation facilities and programs for the current and growing population is rooted in capital improvement financing as well as funding ongoing maintenance and operations. The City's current financial situation is discussed, and suggestions for improvements are proposed.

❖ **Chapter 8: Ongoing Plan**

As a "living document," the Master Plan 2009-2029 maintains credibility over time if updated

and revised on a regular basis. In order to remain relevant to the changing recreation needs of the community, ongoing planning is an important process in which specific elements of the report can be re-evaluated and updated according to a proposed schedule.

**SECTION IV: APPENDICES**

**Appendix A: Notes, Surveys, and Reports**

Appendix A contains surveys, questionnaires, and tabulated results in their entirety.

**Appendix B: Safety and Accessibility**

**Appendix C: Documents**

Appendix C contains documents referred to in the Master Plan.

**Section I**  
Introduction to the  
Master Plan

# **Chapter One**

Introduction

## INTRODUCTION

### VISION OF PARKS AND RECREATION IN SOLEDAD

The City of Soledad will be recognized for its vibrant, safe, friendly, and visually attractive community and for its historical, cultural, and



recreational attractions and events.

### LOCATION

The area served by the City is defined in the Soledad General Plan as “the ridgeline of the Gabilan Range to the east and foothills of the coast range to the west, extending north past the Soledad prison, and to the south about mid-way between Soledad and Greenfield.” (GP II-5)

### COMMUNITY PROFILE

The City of Soledad, located in Monterey County’s fertile Salinas Valley of the California Central Coast Region, is a growing community with a current 2008 population of approximately sixteen thousand. The population growth from Census 2000 (population: 13,127) to the year 2008 was approximately 21.89%.

An estimated 85.3% of Soledad’s population is of Hispanic ethnicity. There is an average of 1.25 persons per household in the age range 0-14, and 6.6% of the City’s total population is 65 and over.

### AGENCY

The two governing bodies that are responsible for enacting Soledad’s Parks and Recreation Master Plan are the City Council and the Planning Commission.

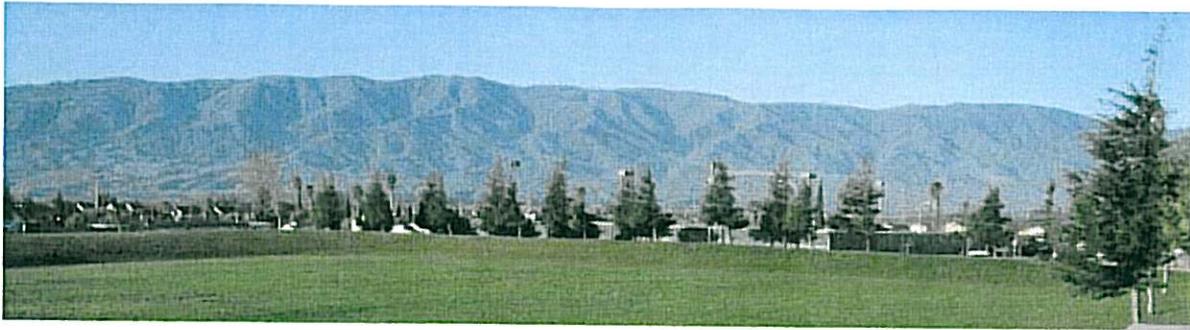
The City Council consists of the mayor and four Council members. The Mayor is elected every two years for a two-year term. Two Council members are elected every two years for a four-year term.

The Parks Committee consists of the Mayor and one Council member appointed by the Mayor. The Parks Committee also includes one public member appointed by the City Council.

### BACKGROUND OF PLANNING IN SOLEDAD

Planning in the City of Soledad began in 1965 and has continued to the present adopted General Plan 2025. Planning efforts have generally addressed land use and planning, circulation, residential and commercial development, with some attention to schools, open space, conservation, and recreation. The following is a list of Soledad planning documents generated since 1965:

- ✦ Soledad General Plan 2025 – Twenty- to fifty- year growth and development outlook, accommodating an ultimate non-prison population of fifty-eight thousand.
- ✦ 1995 Downtown Specific Plan and Front Street Rehabilitation Plan – Consistent with the Soledad General Plan 1993, intended to be implemented with funds from the Soledad Redevelopment Agency.
- ✦ Soledad General Plan 1993 – Twenty-year outlook including policies and programs for accommodating Soledad’s resident population of approximately twenty-one thousand.
- ✦ Soledad Redevelopment Plan 1983 – Purpose is to eliminate “blight” by supporting affordable housing development and revitalization of



economic growth in target areas. The document has been amended twice.

- ▼ Soledad General Plan 1981 – Written as a supplement to Monterey County’s Central Salinas Valley General Plan, accommodating a population of approximately ten thousand by the year 2000.
- ▼ 1981 Downtown Specific Plan – Design plan and guidelines for the development and rehabilitation of Downtown Soledad.
- ▼ Soledad General Plan 1965 – The first General Plan after the incorporation of the City of Soledad in 1921, accommodating a population of twelve thousand.

parks facilities and programs for public benefit. It is recommended that the City formalize cooperative relationships by creating Joint Use Agreements with other recreation providers in the community and with public and private organizations in order to maximize use of existing facilities in the community.

#### ✦ **PRINCIPLE OBJECTIVES OF THE PARKS AND RECREATION MASTER PLAN 2009-2029**

This report is designed to support the following principal objectives:

- ▼ Recommend avenues for maximizing development and utilization of existing facilities and recreation resources.
- ▼ Provide a road map for the City of Soledad to continue providing high-quality parks and recreation services to the community.
- ▼ Prioritize recreation and parks needs to the year 2029 for use as a framework for expansion and improvements throughout the District.
- ▼ Prevent the City of Soledad and its residents from bearing an unfair share of the burden of subsidizing recreation and

**Section II**  
Needs Assessment

## **Chapter Two**

Public Outreach

## PUBLIC OUTREACH

### NEEDS ASSESSMENT

The primary intention of the Needs Assessment is to catalog the current desires for recreation in the Soledad community. The analyses of the resulting data will provide a direction in which to proceed for the future development of parks and recreation.

The Needs Assessment is separated into the following chapters:

- Chapter 2: Public Outreach
- Chapter 3: Recreation Facilities: Inventory and Review
- Chapter 4: Recreation Resources: Inventory and Review



### PUBLIC PARTICIPATION IN THE MASTER PLAN PROCESS

This chapter catalogs and analyzes public input data from a public workshop, surveys, meetings, and interviews, and provides summary analyses as follows:

1. Focus Group, 7 February 2008
2. Community Workshop I, 6 March 2008
3. Telephone Survey, April 2008
4. Stakeholder Interviews, April 2008

#### ❖ FOCUS GROUP, 7 FEBRUARY 2008

There were eighteen people in attendance for the focus group session held at the meeting room at Soledad City Hall. Pat Argueta from the City served as Spanish translator throughout the entire meeting. Affiliations represented were:

- Soledad Fiesta Days
- Soledad Youth Football League
- Our Lady of Solitude Church
- South County Soccer League
- Soledad Soccer League
- Soledad Tornadoes Soccer Team
- El Camino Real Futbol League
- Central Valley Youth Football League
- Club Union of Sol y Luna
- Soledad Mission Recreation District

- Referee

Participants were asked to respond to a written survey upon arrival. (Appendix A) The meeting was then opened for discussion. Everyone was encouraged to share their particular affiliation and desires for recreation in the Soledad community. Most of the comments were related to basic issues of maintenance, overuse, and scheduling conflicts of the current facilities. Limited input was given, however, about a vision for parks and recreation.

### *Topics of Concern*

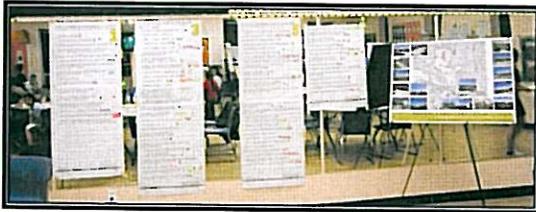
- Scheduling competition of popular playfields such as Little League Field at Aaroe Park and Gallardo Field.
- Competition for play time at Vosti between football and soccer leagues.
- Availability and maintenance of restrooms at city-wide parks.
- Loitering and unauthorized use of facilities at Vosti Park.
- Need for a soccer / football playfield more central to the Soledad community than Vosti Park.
- Disrepair of Vosti field surface makes for treacherous playing conditions.
- Desire for a multi-use facility that is suitable for classes, meetings, large family gatherings, and weddings.
- Small size of Santana Park playfield for soccer.
- Negligible parking available at Veterans Park has so the facilities are underused.
- Need for Youth and adult playfields.
- Need for soccer and football field with appropriate lighting.

### *Ideas for New Recreation Facilities*

- Fairgrounds / festival grounds
- Multi-use sports complex
- Sports arena for football / baseball / softball
- Indoor volleyball and racquetball
- Dance center for children 6-10 years old
- Motorsport complex

❖ **COMMUNITY WORKSHOP, 6 MARCH 2008**

The Community Workshop was held at the Community Center meeting facility from 6:00 pm-7:15 pm. Four stations were set up Open House style with displays for voting. Food, drinks, and prizes were provided by the City. Participants entered, signed in, submitted a name for the prize drawing, and proceeded to a station to vote. Approximately eighty people of varying ages voted throughout the workshop. The following received ten or more votes:



*Indoor Facilities (each person could choose 1):*

- Skating rink with arcade [24]
- Roller hockey / soccer courts [10]
- Indoor sports arena [10]
- Fitness Center [10]

*Outdoor Facilities (each person could choose 3):*

- Activity Center (batting cages, mini-golf, laser tag, go-kart park) [33]
- Skate park [23]
- Swimming pool for recreation or lessons [17]
- Soccer field [17]
- BMX lot [16]
- Baseball / softball field [15]
- Hiking / walking / jogging path [13]
- Bike trails [13]
- Football field [10]

*Programs (each person could choose 5):*

- Computer classes [19]
- Indoor concerts [18]
- Soccer leagues [15]
- Teen programs [14]
- Cooking classes [12]
- Business development classes [11]
- Music lessons [11]

- Golf league / lessons [11]
- Arts & Crafts classes [10]
- Baseball leagues [10]
- Football leagues [10]

❖ **TELEPHONE SURVEY, APRIL 2008**

The telephone survey of randomly selected residents was conducted by Pacific Group in April 2008 (Appendix A.01). The number of completed interviews was 302 heads-of-household. Sixty-one respondents requested the interview be conducted in Spanish. The questionnaire was developed with the input of City staff and based upon preliminary feedback from community members. The survey addressed the following topics:

- Importance of facilities
- Funding methods
- Willingness to pay
- Feeling of safety in parks
- Mode of transportation
- Frequency of current park use

*Importance of Facilities*

The following facilities received an average importance rating between Somewhat Important and Very Important:

- After-school facilities and programs
- Teen centers
- Community centers
- Softball / baseball fields for youth
- Gymnasium
- Senior activity centers
- Family picnic areas with barbecues
- Children's play and dance facilities
- Children's play area w/structures & water sprays
- Soccer fields
- Football fields for youth
- Outdoor basketball courts
- Fairgrounds/ community events amphitheater
- Running track
- Indoor aquatic center
- Softball / baseball fields for adults
- Multi-sport complexes for field sports
- Outdoor pool & aquatic center
- Jogging or par courses

- Open space or trails
- Sports / recreation center
- Skateboard park
- Tennis courts
- Outdoor volleyball courts
- Community garden

#### *Funding Methods*

Respondents were asked which funding methods they would support to pay for new park and recreation facilities and uses. The results are as follows:

- 81.8% would support partnerships where the City works with businesses, charities, and other governments to share the costs.
- 73.8% would support program fees where the people using the facility pay for it as they use it.
- 47.7% would support increasing the local sales tax.
- 30.8% would support bonds where the City borrows the money and property owners pay it back through increased property taxes.

#### *Willingness to Pay*

Each respondent was asked if they would be willing to support funding that costs them various amounts annually. Percentages willing to pay each amount are as follows:

- 45% would be willing to pay \$51-\$100 annually.
- 22% would be willing to pay \$26-\$50 annually.
- 7% would be willing to pay \$6-\$25 annually.
- 9% would be willing to pay \$5 or less annually.
- 11% would not be willing to pay anything.

#### *Feeling of Safety*

Among the respondents, the overall feeling of safety in the parks and recreation facilities in the City of Soledad was rated as follows:

- 41% feel Very Safe
- 45% feel Somewhat Safe
- 10% feel Unsafe

#### *Mode of Transportation*

If safe routes were available to parks and recreation facilities, the percentages of respondents that are likely to use the particular modes of transportation are as follows:

- 77.2% are likely to use a bicycle
- 87.7% are likely to walk
- 77.5 % are likely to use a vehicle

#### *Frequency of Current Park Use*

Respondents and/or members of their immediate family currently use the parks or recreational facilities in the City with the following frequencies:

- 45% 4 times or more per month
- 16% 2 or 3 times per month
- 8% Once a month
- 6% Once every 2-3 months
- 3% Once every 4-6 months
- 11% Less than Once every 6 months
- 12% Never

#### ❖ **STAKEHOLDER INTERVIEWS, APRIL 2008**

Interviews of community stakeholders were conducted in April 2008 in which people were asked about their ideas and observations regarding parks and recreation facilities and programming in Soledad. A total of four interviews were completed out of twelve calls made.

*Question: What is your relationship and/or affiliation to the City?* The intention of this question was to identify the interests of the interviewee. In an effort to maintain anonymity of the respondents, the responses are not presented in this report.

*Question: How would you describe your level of satisfaction with the facilities and parks within the City?* Interviewees were asked to choose from the following:

- Not at all satisfied · Somewhat satisfied
- Satisfied · Not sure/Don't know · N/A

Of the four interviews, there were 2 "Somewhat satisfied" answers and 0 "Satisfied" answers, 2 that were N/A.

*Question: What are the City's greatest strengths as an administrator of parks and facilities in the community?*

- Open-minded to the concerns and needs of the community.
- The large number of well-used parks is an opportunity for the City to be a top provider of recreation programs and services.
- The City Council realizes there is not enough park space in the community and is making recreation and parks a priority.
- The City is in touch with desires of the community for recreation and parks.

*Question: If you could make improvements to parks and facilities in the community, what would those be?*

Acquire more land for youth sports complex (soccer, baseball/softball), family parks (social events and large gatherings), open space (concerts, performances).

- There is a great need for soccer fields to accommodate the large numbers of participating youth.
- Construct a four-field soccer complex that can accommodate U-10 and smaller.

- Build a sport court that can accommodate "futsal" (also know as five-a-side) play, a game played indoors or outdoors on a basketball-sized court with sidewalls.

- Would like to see a golf course in Soledad.
- Improve procedures for scheduling that include a master calendar along with someone who is responsible for managing the calendar.
- Improve maintenance of parks and facilities.
- Would like to have a regional park in Soledad.
- Provide a separate community hall for large parties, weddings, and events.
- Expand the Community Center to accommodate more programs.
- More meeting room possibilities.

*Question: How would you describe your level of satisfaction with recreation programming within the City?* Interviewees were asked to choose from the following:

- Not at all satisfied · Somewhat satisfied
- Satisfied · Not sure/Don't know · N/A

Of the fifteen interviews, there were 2 "Somewhat satisfied" answers, 2 "N/A" answers, 0 "Not at all satisfied" answers, 0 "Not sure/Don't know" answers, and 0 "Satisfied" answers.

*Question: If you could make improvements to recreation programming in the community, what would those be?*

- Provide financing vehicle for the expansion of existing programs.
- Further pursue new avenues for financing existing programs.
- Provide greater variety of programs.
- Make programs more broadly affordable.
- Add space for additional programs to take place.

*Question: What are other ideas or observations about parks, facilities, and programming you would like to share with the City?*

- The City needs more facilities and programs to accommodate the numbers of children that need to be served in the community.
- Build a youth sports complex.
- Agricultural growers with unproductive fields should turn them into soccer fields. The growers should have a vested interest in healthy recreation for the benefit of the employees and their families.



#### SUMMARY ANALYSIS: PUBLIC OUTREACH

The results of public outreach show the top concerns for the residents of Soledad are the following:

- 1) A shortage of available playfields for a variety of sports,
- 2) Inadequate maintenance and repair of facilities,
- 3) Over-use of particular facilities, and
- 4) Under-use of particular facilities.

Table 2.1 indicates for each public outreach approach taken, whether or not each facility listed was important amongst those being surveyed, interviewed, or studied. The facilities marked in three or four of the public outreach approaches are the following:

- Softball or baseball fields for youth
- Soccer fields
- Football field for youth
- Multi-sports complexes for field sports/ sports center
- Fitness Center

Table 2.1 Public Input Summary: Facilities

	Focus Group, 7 February 2008	Community Workshop I, 6 March 2008	Telephone Survey, April 2008	Stakeholder Interviews, April 2008
Softball or baseball fields for adults			♦	
Softball or baseball fields for youth	♦	♦	♦	
Soccer fields	♦	♦	♦	♦
Football field for youth	♦	♦	♦	♦
Hockey fields			♦	
Multi-sports complexes for field sports / sports center		♦	♦	♦
Outdoor pools and aquatic centers			♦	
Swimming pool		♦		
Water parks			♦	
Water access for boating, fishing, canoeing, and kayaking			♦	
Golf course				♦
Outdoor basketball courts		♦	♦	
Skateboard parks			♦	
Tennis Courts			♦	
Outdoor volleyball courts	♦		♦	
Fairgrounds or community events area amphitheater			♦	♦
Outdoor multipurpose roller hockey and soccer courts			♦	♦
Inline skating courts		♦		
Skating rink with arcade		♦	♦	
BMX bicycle parks			♦	
Running tracks			♦	
Jogging or par courses			♦	♦
Open space or trails		♦		
Hiking/walking/jogging path		♦		
Bike trails		♦	♦	
Sports or recreation centers with batting cages, mini golf, go-karts	♦		♦	
Children's play and dance facilities			♦	
After-school facilities and programs			♦	
Gymnasium		♦		
Fitness center		♦	♦	♦
Indoor multi-purpose roller hockey and soccer courts		♦		♦
Indoor sports arena				♦
Futsal court			♦	
Teen Centers			♦	♦
Community centers			♦	
Clubhouses			♦	♦
Family picnic areas with barbecues			♦	
Children's play areas with play structures and water sprays	♦		♦	
Improve safety at facilities	♦			♦
Improve condition of fields	♦			♦
Improve maintenance of facilities	♦			♦
Improve lighting at fields	♦			♦
Increase transportation options to facilities			♦	

# **Chapter Three**

## Recreation Facilities: Inventory and Review

## RECREATION FACILITIES: INVENTORY AND REVIEW

### INTRODUCTION

This chapter summarizes the existing facilities in the City of Soledad, listed from lowest to highest acreage.

- ▼ Current Recreation Facilities
  - Cesar Chavez Park
  - Park Street Building
  - Community Center
  - Bill Ramus Park
  - San Antonio Park
  - Joe O. Ledesma Park
  - Ramirez Park
  - Lum Memorial Park
  - Peverini Park
  - Santa Barbara Park
  - Chester Aaroe (Little League) Park
  - Jesse Gallardo Park
  - Veterans Park
  - Santana Park
  - Vosti Park
  - The Adobe
- ▼ Future Recreation Facilities
- ▼ Alternative Recreation Facilities
- ▼ Accessibility Standards for Facility Design
- ▼ Guidelines for Play Areas
- ▼ Playground Safety Compliance
- ▼ Table 4.1 – Summary of Existing Facilities



### EXISTING RECREATION AND PARK FACILITIES

#### Cesar Chavez Park



Cesar Chavez Park, a 0.1-acre common space, is located along Front Street in Soledad. Leased from Southern Pacific Railroad, this greenbelt serves as an attractive green buffer between the Downtown and the train tracks. Features include:

- Landscaping
- Street lights
- Benches for seating
- Trash receptacles
- Parking
- Paved pathways

This park is formerly named Front Street Park. In 2007, the City Council passed the new name in honor of the prominent farmworker, Cesar Chavez.

#### Park Street Building



The City of Soledad leases to the Lions Club this building, located on Park Street across from Vosti Park. Maintenance and operations of the building are the responsibility of the Lions Club.

### Community Center (YMCA)

The Community Center is a building located on Walker Drive and is home to the YMCA in Soledad.



Amenities include the following:

- Gymnasium with bleachers
- Full kitchen
- Senior center / meeting room- (small room off entry)
- Fitness center
- Two meeting rooms, the large (capacity 150) with mirrored wall, sink, and cupboards; and the smaller (capacity 50)
- Outdoor plaza with large grill
- Restrooms for men and women
- Drinking fountain
- Parking for 105 vehicles
- Landscaping

The Community Center is the largest of the indoor facilities available to Soledad residents. The gymnasium is popular for youth basketball tournaments as well as a rental space for special events. Any of the rooms are available to rent for programs, meetings, classes, and gatherings. Some rooms are booked as early as a year in advance.

YMCA runs programs at the Community Center six days and five evenings each week. The facility is closed Sundays and at 12:30pm Saturdays. This schedule allows the rental of the gymnasium for quinceaneras on Saturdays with Sunday as a cleanup day for the staff. A quinceanera is a celebration of a girl's fifteenth birthday and commonly includes 600 or more guests. The gymnasium seats a thousand people or five hundred for dining.

Currently, the City schedules the Community Center for non-YMCA events while the YMCA staff is responsible for all maintenance and operations of the facility. The fee schedule is dependent upon the room being rented and the size of the event. The rental fee for full access to the gymnasium and the industrial kitchen all day Saturday is \$1,800 plus a \$700 deposit.

### Bill Ramus Park

Bill Ramus Park, approximately 0.45 acre located at the corner of Monterey and Soledad behind City Hall, includes the following amenities:

- Paved pathways and picnic area
- Picnic benches
- Lawn areas
- Shade trees
- Landscaping



This park is highly visible from both streets and is a popular neighborhood picnic spot.

### San Antonio Park

San Antonio Park is a 0.46-acre pocket park nestled amidst a neighborhood between San Antonio and La Colina Street. Amenities include:

- 7 benches for seating
- Paved perimeter pathway
- Central lawn area
- Trash receptacles
- Trees
- Wood fencing



Access to San Antonio Park is from both streets in this northeast vicinity of Soledad. This facility is ideal for informal play, passive recreation, and dog walking.

### Joe O. Ledesma Park



Joe O. Ledesma Park is an approximately 0.6 acre neighborhood park on Market Street, on the west side of the City that was completed in 2008. The park has a playground, open green space, and benches.

### Ramirez Park

Ramirez Park is a 1.25-acre pocket park located at the end of Munras Street cul-de-sac. Park amenities include:

- School-age play equipment in sand
- Open turf area
- Paved pathways



Access to the park is from both Munras Street and a pathway from Vineyard Drive. All sides of the park are surrounded by homes. There is no lighting in the park.

### Lum Memorial Park

Lum Memorial Park, located at 520 Terraza Street directly adjacent to Peverini Park, is approximately 2.64 acres. The park was dedicated to Assistant Fire Chief Donald Lum in 1998, commemorating him and all other firefighters who serve the Soledad community.

Amenities include:

- School age playground
- Basketball court
- Paved picnic areas
- Grills
- Crushed rock pathways
- Picnic tables with wheelchair-accessible seating
- Benches for seating
- Open turf area for informal soccer play



The location offers clear views of the Pinnacles in the northeast between housing tracts on the north side of Terraza. The park would benefit from gopher hole mitigation in the lawn, from the planting of shade trees, especially on the south side of the paved picnic area and alongside the basketball courts.

**Peverini Park**

Peverini Park is located at the intersection of Vista Street and Terraza Street, and is contiguous with Lum Memorial Park. This park is ideal for younger childrens’ team baseball and soccer play, passive recreation, children’s play, and picnic gatherings. There is a need for a shade structure over at least one of the paved picnic areas.



This approximately 2.9-acre park features the following:

- Toddler age playground
- (2) Chainlink backstops for baseball play
- Paved picnic areas
- Open turf area
- Crushed rock pathways
- Grills
- Picnic tables with wheelchair-accessible seating
- Benches for seating
- Wood fencing
- Trees
- Landscaping

**Santa Barbara Park**

This 1.08-acre pocket park, located in a neighborhood on Santa Barbara Street, has the following amenities:

- 12 benches for seating
- Central lawn area
- Concrete pathway
- Crushed rock pathway
- Wood fencing
- Landscaping
- Trees

- Trash receptacles
- Picnic tables with wheelchair-accessible seating



Entry to this northeastern park is from Santa Barbara Street and from the terminal cul-de-sac of San Jose and San Juan Bautista streets. This is another facility ideal for informal play, passive recreation, and dog walking.

**Chester Aaroe (Little League) Park**

This approximately 2.9-acre facility is at the intersection North Street and Andalucia Drive. The Chester Aaroe Park is known informally in Soledad as Little League Field.



This park includes:

- Turf baseball field with 250’ foul line and crushed gravel infield
- Chain link backstop and perimeter fencing
- (2) sets of 7-row & (6) sets of 3-row bleacher seating with a 12’ high opaque backdrop
- (2) players’ benches
- Concessions building
- Drinking fountain

- Storage container for Little League equipment
- Batting cage / storage for pitching machine
- (6) picnic benches under shade trellis
- Open lawn area
- School age playground in sand
- (2) full court basketball with perimeter chain link fencing
- Skate park with portable structures
- Parking for 9 vehicles; one stall is wheelchair-accessible
- Restrooms for men and women
- Concrete pathways



The field at Aaroe Park, located at the very center of the City, is used heavily by Little League and by softball league teams. The two groups often vie for availability of the field. The many recreation options here make for a well-used facility. The basketball courts, located north of the field, are popular for pick-up games.

The skate park is west of the basketball courts with a chain link fence dividing the areas. While the skate park has general appeal for the youth of Soledad, the neighborhood and the City have some issues with graffiti, vandalism, littering, and kids loitering after dark. These problems are rooted in the lack of clear visibility of three of the skate park's four boundary sides to any street or neighbors. The west side has a wood fence boundary that blocks those neighbors' views. The 12' high opaque backdrop behind the bleachers blocks a view from the south while the basketball courts serve as an obscuring visual buffer to the east. The one side that is visible

from the street is opposite a two-story apartment complex.

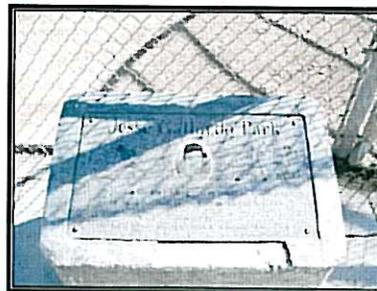
Basketball at Aaroe Park, after work and school, is a popular activity for Soledad residents. The courts are a highly visible facility from the parking lot and from Andalusia Drive, making for a safe place of recreation.



There is an abandoned well behind the wall that stands behind the bleachers. This area has become a place for informal parking and is more convenient than the parking lot for loading equipment into the storage container, also located behind the wall. Alongside the skate park is an abandoned batting cage that gets used for storage of the pitching machine.

In addition to the sports facilities, there are a playground, picnic area with shade structure and restroom that add to the appeal of this park for families.

**Jesse Gallardo Park**



The 4.0-acre Jesse Gallardo Park is located across the street from Aaroe Park on Andaluia Drive.

Amenities include:

- Turf softball field with 250' foul line and crushed gravel infield
- Chain link domed backstop and partial perimeter fencing
- (2) sets of 3-row bleacher seating
- (2) players' benches
- Drinking fountain
- (2) picnic tables under shade trellises
- (2) grills
- (2) paved tennis courts with 12' high fencing along two sides
- Mural painting along wall bounding the park along one side
- Open lawn areas
- Trees
- Landscaping
- Paved pathways
- On street parking



The well-groomed softball field is also used for baseball play. Leagues often have night games and need to be accommodated with lighting, which is not available at Gallardo. The outfield, combined with adjacent open space, provides an opportunity for a dual purpose soccer field at this site.



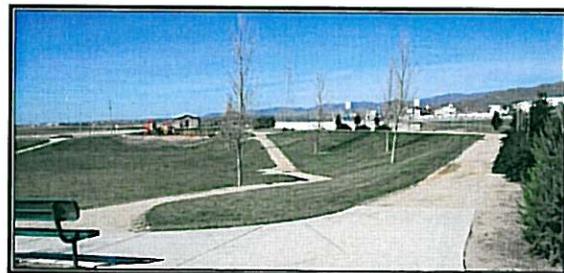
The tennis courts are open 8am-5pm daily. A paved area with a bench for seating and a bike rack are located outside the fence. The high concrete wall along the west side of the courts serves as a windscreen and as a practice wall. The courts are used not only for tennis, but also for informal *futbol rapido* games. Some female residents have expressed safety concerns about playing tennis on these courts due to the shrub height along the fence that lines the sidewalk. In general, the courts do not get used frequently for tennis play, most likely due to the fact that adults work during the day and play tennis after work in the evening, when the courts are closed.



Picnic tables under shade trellises on the lawn create pleasant areas for group outings and family gatherings. However, this area is underutilized. For group picnics, there needs to be more tables to accommodate larger numbers of participants. A play area near the picnic area would create a neighborhood park-like facility, a recreation benefit for nearby families and daycare providers.

**Veterans Memorial Park**

Veterans Memorial Park, located at the intersection of Gabilan Drive and San Vicente Road, is 4.0 acres.



This park includes:

- Detention basin
- Crushed rock pathways
- Concrete pathways along Gabilan and San Vicente
- (20) benches for seating
- (10) picnic tables
- (4) grills
- (4) drinking fountains
- Play area with new play equipment
- Open lawn areas
- Trees
- Landscaping
- Views of the Gabilan Mountains to the northeast and of the Coast Mountains to the southwest



This facility serves as a large neighborhood park for residents in the northwest corner of the City. From all aspects of the park, the views to surrounding mountains are quite impressive and provide a sense of identity. The upper green space is intended for use as a soccer field; however, the size is not quite adequate as a regulation-size field. The upper level has benches along the perimeter of the green area.



The playground is widely used by residents and daycare providers. The play equipment is relatively new, installed in 2006. Adults that bring children to this playground have expressed a need for seating and shade. Current conditions give no shelter from the direct sun.



The park's ten picnic tables and four grills provide an appropriate beginning to an ideal picnic area. Additional amenities of shade structures and parking spaces at Veterans would make this area more desirable for family functions and group gatherings. Currently, there is neither shelter from direct sun nor any parking for the entire park.

The lower level of Veterans Memorial Park is a detention basin that is used for soccer practice and informal play when dry. Edge paths in crushed rock meet up with concrete sidewalks to form a loop walking path. The basin is used as a practice field, although not for games, as the size is not adequate as a regulation-size field.

**Blas Santana Park**

This neighborhood park of 4.23 acres is located on Prado Drive between Gabilan Drive and Mirada Street.



Blas Santana Park includes the following:

- Detention basin
- (1) paved basketball court
- Restrooms for men and women
- Playground with perimeter fencing and paved pathways
- Five rows of concrete spectator seating
- Trees
- Views of the Gabilan Mountains to the northeast and of the Coast Mountains to the southwest

This park, located to the east of Soledad High School, has many opportunities for passive and active recreation. The detention basin, when dry, can be used for informal soccer play. In addition, there are stunning views of the surrounding mountains that can be enjoyed from the concrete spectator seating.



The playground is divided into two areas, one with swings, and a play structure in the other. Concrete paths connect and divide the areas while lawn adorns the remaining space within the surrounding fence. The playground area would benefit from shade structures and seating for adults that bring children to play here.



Santana Park suffers from underuse in the community. Basketball is an active sport that can be played at Santana, except that the park as a whole, including the basketball court, is underutilized. A reason for this may be factors of location and visibility. The court is situated

adjacent to a neighbor's front yard and without any buffer for nearby homes.

### Vosti Park

Vosti Park, a 6.44-acre facility, is located at the corner of Park and Monterey Streets adjacent to the water tower.



Amenities include the following:

- (1) 200' x 330' turf field used for both soccer and football
- Baseball backstop
- Baseball field lights
- Bleacher seating
- (1) sand volleyball court
- Restrooms for men and women
- School-age playground with wood fiber
- (4) picnic tables and grills on concrete paving
- Trash receptacles
- Grove of trees
- Crushed gravel pathways
- Concrete pathways
- Landscaping

This is the most heavily used park in Soledad. The diversity of recreation activities available in one facility brings many people with differing interests to converge at Vosti. In addition, the location of Vosti in the older part of town has established its enduring popularity for generations of families. This park suffers the opposite condition of Santana Park – overuse rather than under-use.

Versatility of the playing field is both an attribute and a disadvantage. League teams for soccer, baseball, and football keep the field in constant use to the point that some teams are simply unable to schedule any field time at

Vosti. Football and soccer are heavily played at night; however, the field lights were designed for baseball and therefore light a portion of the field yet insufficiently for football or soccer.



Due to excess use, there is little opportunity for maintenance staff to repair the field. Northeast of the halfway line, there is a particularly bad patch riddled with gopher holes. Field conditions need overall improvement due to a patchy, lumpy surface with potential as a tripping hazard for players.



The picnic tables and bleachers are a popular area for a mixture of people during the day, including retired men, non-working laborers, some homeless, and truant school kids. This social issue is multi-faceted with no easy solutions; however, there are some initial steps that can address concerns about this matter.

One concern about Vosti is that some parents are hesitant to bring their children to the playground with the excessive number of loiterers nearby at the picnic tables. There is also no seating or shade at the play area. A desirable option may be to create a picnic area with tables directly contingent with the play area in order to create a more family-oriented space. The separate, yet nearby, tables cause a physical disconnect while the loiterers remain close and visible to the playground area causing discomfort to parents with children.



The bathrooms at Vosti are closed at night, including during league games. There exist return walls outside the bathrooms that get used as privacy screens for loitering. Removal of the walls will eliminate their use as changing areas and for illicit activities to take place, addressing another concern for park users.

A County of Monterey day care program is currently held at Vosti in a portable building. The building and accompanying playground have perimeter fencing that makes it separate from, yet within, the park. The placement of the building along the edge of the park obstructs visibility into the park, causing safety issues.



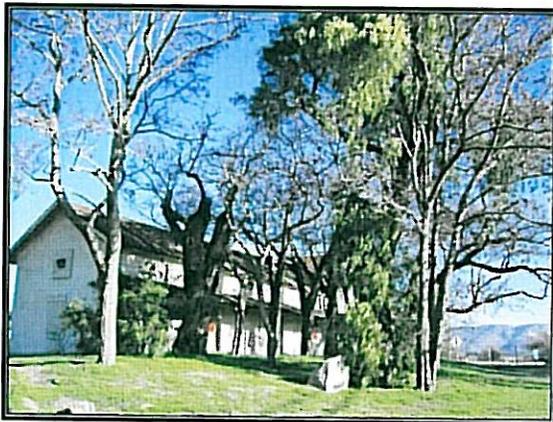
The grove of trees in the southernmost corner of the park is the one area at Vosti that provides soft shade and a soothing space at the park. This space provides an opportunity for a picnic area with tables and grills.

Another issue of visibility into Vosti Park is caused by the location of a ball wall that serves to conceal loiterers and illicit activities. The recommendation is to relocate or remove the ball wall.

### Los Coches (Richardson) Adobe & Rancho

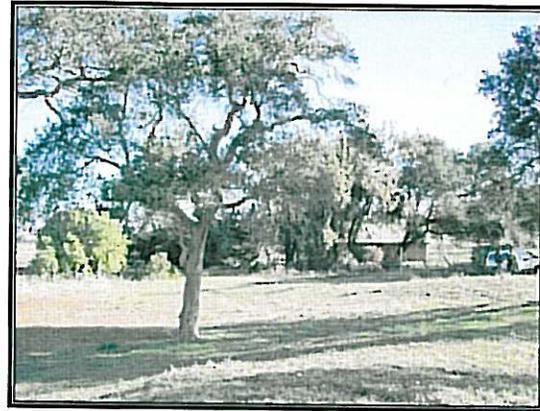
Los Coches Adobe is an historical building on 10 acres of open space 2.5 miles south of Soledad off California State Highway 101.

The Adobe was first built in 1843 while the more familiar two-story wooden building was added in 1848. Historical attributes of the building and land include its role as a stagecoach stop from 1848-1854, its function as a stopover for the Bixby Overland Stage 1854-1868, and as a campground in 1846 for Lieutenant Colonel John C. Fremont and his 300 troops.



The City of Soledad acquired The Adobe as a donation from the late Margaret Jacks in 1958. Currently, the City is accepting proposals for restoration of the historic Adobe and ancillary park plans for the accompanying land. Another existing building on the land is a non-historic wooden one-story ranch structure, including defunct restrooms, which would be possible to retain and upgrade as part of the new plans.

Existing vegetation consists of historic locust trees along the front of the Adobe, scattered oak woodlands, and varied grasslands. The 10-acre parcel is bound by farmlands to the northwest, Arroyo Seco Road along the southeastern edge, and Highway 101-South and the off-ramp on the northeast border.



#### ✦ FUTURE RECREATION FACILITIES

The City of Soledad has one additional park facility planned in the near-term— Gabilan Pond Park on Gabilan Drive, east of Santana Park,

#### Gabilan Pond Park



This future park is 3.78 acres and has the capacity to serve as a passive activity neighborhood park with a playground, open greenspace, and a walking / hiking / jogging perimeter path. Blas Santana Park, within blocks of Gabilan Pond Park, has the potential to be a community park with soccer play and basketball. The close proximity of the two parks warrants the need to plan this park in a manner that complements the City's existing repertoire of parks and provides necessary amenities as determined by the community.

#### ✦ ADDITIONAL RECREATION FACILITIES

The Soledad-Mission Recreation District (SMRD), a separate recreation district that overlaps the City of Soledad and covers an area extending westward from the Monterey-San

Benito county line. The SMRD supplements the City’s facilities with two other facilities in Soledad –an aquatic facility and Rotary Park, both of which are located next to the City’s Community Center. The aquatic facility was completely renovated in 2008. The pool is designed to be indoor/outdoor with retractable roof and doors. The pool is regularly used for classes, laps, and teams.

Rotary Park is approximately 4.0 acres with amenities that include picnic tables, grills,

benches, a drinking fountain, crushed rock perimeter pathway, and landscaping. This park is popular for jogging, passive recreation, dog walking, and picnicking.

The location of the park, Community Center, and aquatic facility in a complex is a convenience for families that participate in a variety of activities and creates a hub of activity for the community.

**TABLE 3.1 – SUMMARY OF EXISTING FACILITIES**

FACILITY	CITY											NON-CITY			
	Ramus	Community Center	San Antonio	Lum -Peverini	Joe O. Ledesma	Ramirez	Santa Barbara	Aaroe	Gallardo	Veterans	Santana	Vosti	The Adobe	Pool Facility	Rotary Park
<b>AMENITY</b>															
Skate/BMX lot								*							
Bike/walk/jogging paths					*							*			*
Swimming/Recreation pool													*		
Playgrounds/totlots				*	*	*		*		*	*	*			
Open space / field			*	*	*	*	*	*	*	*	*	*			*
Grove / garden												*			
Fitness Center		*													
Gymnasium		*													
Community Center (dance, crafts, gymnastics)		*													
Meeting facilities		*													
Football field												*			
Baseball fields								*				*			
Softball fields									*						
Soccer fields									*		*				
Outdoor basketball courts				*				*		*					
Tennis courts									*						
Picnic/group facilities	*	*		*	*		*	*	*	*	*	*			*
Historic resource												*			

**SUMMARY ANALYSIS: FACILITIES**

The facilities in the City of Soledad provide a wide range of recreation options to its residents. Some of the facilities are overused, however, causing maintenance burdens. An additional issue for the City is the limited recreation value of certain park facilities because of the

inadequate area of play in dual-use fields that also serve as retention basins. Even if these parks provide adequate area of play, there may be a lack of desired or needed amenities that allow the facility to serve the community to its full capacity.

## *Needs Assessment*

**Vosti Park.** One of the most overused fields in Soledad is Vosti Field, the one football field in the City that also accommodates full-size soccer play. With the constant impact of football league play, soccer league play, along with informal football and soccer play, the field has no down time in which to accomplish severely-needed repairs. The other City field that can be used in rotation for soccer league play is Blas Santana, which is generally scheduled heavily during the soccer season. Scheduling conflicts are addressed in Chapter 4 Recreation Resources.

Vosti Park is also the most flexible space in Soledad for large outdoor events, such as the annual Fiesta Days, a carnival-type celebration held over a four day weekend in early summer. The conflict in the use of the facility between sports play and the large event demonstrates a need in the community for a venue of an appropriate size for a carnival-type event while releasing Vosti Park for sports recreation. The venue could be used for concerts, performances, and festivals, in addition to carnivals.

**Community Center.** The Community Center, home of the Central Coast YMCA, is a hub of recreation activity in Soledad. The Center is closed on Saturday afternoons when the gymnasium is regularly scheduled for 400-600 person events, creating a time at which the Center is unavailable for other recreation use to the residents. This activity scheduling conflict underscores a need in the Soledad community for an adequately-sized facility that could be available for events on a more frequent basis than only Saturdays. Provision of such a facility could allow the Community Center to be utilized for programs and activities throughout the weekend. The ideal situation would be to have a Cultural Center at the current Community Center location facilitated by property expansion and master planning. Included in this Complex would be the existing recreation center (YMCA), an events hall, and open space to accommodate outdoor events such as the Fiesta Days celebration.

**Need for Futsal Court.** The single set of two tennis courts at Gallardo Park is also used by the community's Futsal players. The Futsal players

wait outside the fence in an organized manner for their turn to enter the fast-paced game, usually played indoors on a court the size of a basketball court. The occupation of the tennis courts by informal Futsal play is an indication that there is a need in the community for a Futsal court. Tennis players may have a desire to play on the courts; however, the combination of competition for use of the busy courts and the safety concerns about the tall shrubs along the fence act as a deterrent.

**"Turn-key" Parks.** Another issue to be addressed is the inadequate size of "turn-key" parks improved and dedicated to the City by developers of new subdivisions. While the "turn-key" parks add acreage to Soledad's park system, as a whole, these do not bring any fields into circulation for league play.

This deficiency in "turn-key" park facilities may be related to the previous lack of guidelines for designing new parks. This Master Plan provides necessary guidelines in Chapter 6 for future design, construction and improvement of all parks in Soledad. Many of the parks already constructed within the City will need some upgrading for accessibility and safety (Appendix B). Opportunities for re-design and improvements of facilities as recommended by this plan provide highly suitable occasions for making some of these upgrades.

**Veterans Park.** In contrast to the newer turn-key parks, Veterans Park provides, on the upper level, an appropriately sized field for youth soccer league play; however, there is no on-site parking. Having no on-site parking relegates all of Veterans Park to neighborhood park status, most accessible by those living within ½ mile of the park. This creates a situation in which the park serves most conveniently the population of people in the northwestern corner of Soledad (Fig. 6-1). Those living outside the ½ mile radius would be expected to drive to a field, and the lack of parking at Veterans Park poses an adversity for families outside that ½ mile radius.

# **Chapter Four**

## Recreation Resources: Inventory and Review

## RECREATION RESOURCES: INVENTORY AND REVIEW

### ✦ INTRODUCTION

This chapter identifies the existing providers of recreation programs and events in the City of Soledad, summarizes current recreational use schedules for city facilities and assesses related issues and opportunities to better accommodate the recreational needs of Soledad residents.

### ✦ CURRENT PROVIDERS OF RECREATION PROGRAMS

#### South County YMCA

The South County YMCA in Soledad is an affiliate of the Central Coast YMCA of Salinas. South County YMCA has its headquarters at the Soledad Community Center, where most of the organization's programs take place. Activities provided include the following:

#### CHILDREN

##### *Sports, Fitness, Dance*

- Soccer (grades K-5)
- Gymnastics & Dance (ages 3-5)
- Ballet (ages 3-6)
- Basketball League (ages 3-4, grades K-8)
- Martial Arts (ages 4-6)
- Cheer & Dance (ages 3-5)

#### YOUTH

##### *Personal & Social Growth*

- Leadership Training & Service Projects (grades 6-12)
- After School programs
- Day Camps
- Weekly activities for families

##### *Sports, Fitness, Dance*

- Soccer (grades 6-8)
- Ballet (ages 7-17)
- Salsa Dance (ages 16 & up)
- Indoor Rock Climbing Wall
- Traditional Shotokan Karate

- Weight Training (ages 12 & up)
- Teen Basketball (grades 9-12)
- Basketball League (grades K-8)
- Cheer & Dance (ages 6 & up)

#### ADULTS

##### *Health & Wellness*

- Aerobics
- Kickboxing
- Step-n-Sculpt
- Pilates
- Yoga

##### *Sports, Fitness, Dance*

- Ballet
- Salsa Dance
- Traditional Shotokan Karate

In addition, the YMCA provides a flag football event that generally coincides with the Soledad Fiesta Days at Vosti Park. The scheduling conflict is resolved with YMCA holding its event at Patriot Park in Greenfield instead of at Vosti Park. In the future, the YMCA is planning to change the date of the flag football in order to bring the game back to Soledad.

#### South County Soccer League

The South County Soccer League includes the Soledad Junior Soccer League along with teams in Salinas and other parts of South Monterey County. The league is a non-profit organization that is a part of the U.S. Youth Soccer Association. Currently, Class IV level soccer is played in Soledad at available fields. The preferred field is either Santana Park or Vosti Park, both of which are generally booked by other sports leagues during the playing season. Santana Park also gets used by students of the adjacent Soledad High School.

#### Soledad Pony Baseball

The Soledad Pony Baseball uses Gallardo Park for practice and games from February through July.

**Greenfield Youth Soccer League**

The Greenfield Youth Soccer League uses Vosti park for practice and games, throughout the year.

Other leagues include the Central Valley Youth Football (Soledad Cougars), the Central Valley Youth Football League, the Soledad Youth Football League, and the El Camino Real Football. All of these leagues use Soledad sports fields for practice and/or games at various times throughout the year.



**ADDITIONAL PROVIDERS OF  
RECREATION PROGRAMS**

**Soledad Mission Recreation District (SMRD)**

The Soledad Mission Recreation District provides programs to the community primarily at its aquatic facility, proximate to the Community Center. The aquatic facility, renovated in 2008, supports the following activities:

- Swim Team
- Swim Lessons
- Water Aerobics
- Family Swim
- Recreation Swim
- Lap Swim
- Lifeguard Training

SMRD supplements the YMCA programs with additional recreation activities that take place at facilities throughout the City and include the following:

- Junior Team Tennis
- Track Team
- Girls ASA softball
- Day Camp
- CPR & First Aid
- Community Service
- Tai Chi Chih
- Outdoor Cross Training
- Summer Craft Series
- Summer Music Series

**EVENTS****Soledad Fiesta Days**

A traditional, four-day community fund-raising event occurs at the end of May or beginning of June each year. The Soledad Fiesta offers live bands, food and crafts vendors and carnival rides and attracts several thousand residents and visitors from Soledad and surrounding South County area.

**Christmas Parade and Festival**

Another traditional weekend event, organized by the Mission Soledad Chamber of Commerce, that offers food and crafts vendors, music, jumphouse play, a parade and, of course, a visit by Santa Claus.

**☒ SUMMARY OF PROGRAM PROVIDER SCHEDULES 2007 AT CITY OF SOLEDAD FACILITIES**

**TABLE 4.1 – YMCA at the Community Center**

	MORNING / AFTERNOON						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>YMCA</b>							
JAN	*	*	*	*	*	*	
FEB	*	*	*	*	*	*	
MAR	*	*	*	*	*	*	
APR	*	*	*	*	*	*	
MAY	*	*	*	*	*	*	
JUN	*	*	*	*	*	*	
JUL	*	*	*	*	*	*	
AUG	*	*	*	*	*	*	
SEP	*	*	*	*	*	*	
OCT	*	*	*	*	*	*	
NOV	*	*	*	*	*	*	
DEC	*	*	*	*	*	*	

	EVENING / NIGHT						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>YMCA</b>							
JAN	*	*	*	*	*		
FEB	*	*	*	*	*		
MAR	*	*	*	*	*		
APR	*	*	*	*	*		
MAY	*	*	*	*	*		
JUN	*	*	*	*	*		
JUL	*	*	*	*	*		
AUG	*	*	*	*	*		
SEP	*	*	*	*	*		
OCT	*	*	*	*	*		
NOV	*	*	*	*	*		
DEC	*	*	*	*	*		

The Community Center gets maximum use throughout the week with YMCA’s consistent program schedule.

**TABLE 4.2 – Central Valley Youth Football and Soledad Little League at Lum and Peverini**

	LUM - EVENING						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>CENTRAL VALLEY YOUTH FOOTBALL</b>							
JAN							
FEB							
MAR							
APR							
MAY							
JUN							
JUL							
AUG	*	*	*	*	*	*	
SEP	*	*	*	*	*	*	*
OCT	*	*	*	*	*	*	*
NOV	*	*	*	*	*	*	
DEC							

	PEVERINI - EVENING						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD LITTLE LEAGUE</b>							
JAN							
FEB							
MAR	*	*	*	*	*	*	*
APR	*	*	*	*	*	*	*
MAY	*	*	*	*	*	*	*
JUN	*	*	*	*	*	*	*
JUL	*	*	*	*	*	*	*
AUG	*	*	*	*	*	*	*
SEP							
OCT							
NOV							
DEC							

Lum and Peverini Parks, which adjoin each other at the northeastern corner of Soledad, are scheduled fairly solidly in the evenings March-November.

**TABLE 4.3 – Soledad Little League at Ramirez Park**

	MON	TUE	WED	THU	FRI	SAT	SUN
	<b>SOLEDAD LITTLE LEAGUE</b>						
JAN							
FEB							
MAR	*	*	*	*	*	*	*
APR	*	*	*	*	*	*	*
MAY	*	*	*	*	*	*	*
JUN	*	*	*	*	*	*	*
JUL	*	*	*	*	*	*	*
AUG	*	*	*	*	*	*	*
SEP							
OCT							
NOV							
DEC							

Ramirez Park is scheduled by the Soledad Little League for practice and games March-August.

**TABLE 4.4 – Soledad Pony Baseball, Soledad Little League, and Soledad Mission Recreation District at Chester Aaroe (Little League) Park**

	MORNING / AFTERNOON						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD PONY BASEBALL</b>							
JAN							
FEB						•	•
MAR						•	•
APR						•	•
MAY						•	•
JUN						•	•
JUL						•	•
AUG							
SEP							
OCT							
NOV							
DEC							

	AFTERNOON / EVENING						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD PONY BASEBALL</b>							
JAN							
FEB	•	•	•	•	•		
MAR	•	•	•	•	•		
APR	•	•	•	•	•		
MAY	•	•	•	•	•		
JUN	•	•	•	•	•		
JUL	•	•	•	•	•		
AUG							
SEP							
OCT							
NOV							
DEC							

	AFTERNOON / EVENING						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD LITTLE LEAGUE</b>							
JAN							
FEB							
MAR	•	•	•	•	•	•	•
APR	•	•	•	•	•	•	•
MAY	•	•	•	•	•	•	•
JUN	•	•	•	•	•	•	•
JUL	•	•	•	•	•	•	•
AUG	•	•	•	•	•	•	•
SEP							
OCT							
NOV							
DEC							

	AFTERNOON / EVENING						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD MISSION REC. DIST.</b>							
JAN							
FEB							
MAR							
APR							
MAY							
JUN							
JUL							
AUG							
SEP	•	•	•	•	•	•	•
OCT	•	•	•	•	•	•	•
NOV							
DEC							

The Little League field at Chester Aaroe Park is scheduled afternoons/evenings February-October and weekend mornings/afternoons February-July.

**TABLE 4.5 – Soledad Little League, Soledad Pony Baseball, and Soledad Mission Recreation District at Jesse Gallardo Park**

	MORNING / AFTERNOON						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD LITTLE LEAGUE</b>							
JAN							
FEB	*	*	*	*	*	*	*
MAR	*	*	*	*	*	*	*
APR	*	*	*	*	*	*	*
MAY	*	*	*	*	*	*	*
JUN	*	*	*	*	*	*	*
JUL	*	*	*	*	*	*	*
AUG							
SEP							
OCT							
NOV							
DEC							

	AFTERNOON / EVENING						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD PONY BASEBALL</b>							
JAN							
FEB	*	*	*	*	*	*	*
MAR	*	*	*	*	*	*	*
APR	*	*	*	*	*	*	*
MAY	*	*	*	*	*	*	*
JUN	*	*	*	*	*	*	*
JUL	*	*	*	*	*	*	*
AUG							
SEP							
OCT							
NOV							
DEC							

	AFTERNOON / EVENING						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD MISSION REC. DIST.</b>							
JAN							
FEB							
MAR							
APR							
MAY							
JUN							
JUL							
AUG							
SEP	*	*	*	*	*	*	*
OCT	*	*	*	*	*	*	*
NOV							
DEC							

The softball field at Jesse Gallardo Park is scheduled afternoons/evenings February-July, September, and mornings/afternoons February-July.

**TABLE 4.6** – Soledad Little League at Veterans Park

	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD LITTLE LEAGUE</b>							
JAN							
FEB							
MAR	•	•	•	•	•	•	•
APR	•	•	•	•	•	•	•
MAY	•	•	•	•	•	•	•
JUN	•	•	•	•	•	•	•
JUL	•	•	•	•	•	•	•
AUG	•	•	•	•	•	•	•
SEP							
OCT							
NOV							
DEC							

Soledad Little League schedules Veterans Park for practice in afternoons/evenings during the week and mornings/afternoons on the weekends.

**TABLE 4.7** – El Camino Real Futbol League and Greenfield Youth Soccer League at Santana Park

	MON	TUE	WED	THU	FRI	SAT	SUN
<b>EL CAMINO REAL FUTBOL LEAGUE</b>							
JAN							
FEB							
MAR							
APR							
MAY			•		•		•
JUN			•		•		•
JUL							
AUG	•	•	•	•	•	•	•
SEP	•	•	•	•	•	•	•
OCT	•	•	•	•	•	•	•
NOV	•	•	•	•	•	•	•
DEC							

	MON	TUE	WED	THU	FRI	SAT	SUN
<b>GREENFIELD YOUTH SOCCER LEAGUE</b>							
JAN							
FEB							
MAR							
APR							
MAY							
JUN							
JUL							•
AUG							•
SEP							•
OCT							
NOV							
DEC							

Santana Park is scheduled August-November, Wednesday and Friday May-June, and Sunday May-September.

**TABLE 4.8 – YMCA, , Soledad Soccer League, and Soledad Fiesta Days at Vosti Park**

	MORNING / AFTERNOON						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>YMCA</b>							
JAN							
FEB							
MAR							
APR							
MAY							
JUN							
JUL							
AUG							
SEP							
OCT						•	
NOV						•	
DEC							

	/ AFTERNOON/EVENING						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD SOCCER LEAGUE</b>							
JAN							
FEB							
MAR							
APR							
MAY							
JUN							
JUL							
AUG							
SEP			•				
OCT			•				
NOV							
DEC							

	MORNING / AFTERNOON						
	MON	TUE	WED	THU	FRI	SAT	SUN
<b>SOLEDAD FIESTA DAYS</b>							
JAN							
FEB							
MAR							
APR							
MAY				•	•	•	•
JUN							
JUL							
AUG							
SEP							
OCT							
NOV							
DEC							

Vosti Park is scheduled for four days in May or June for Soledad Fiesta Days and on Saturdays October-November. The lack of regular scheduling during the rest of the year does not reflect the actual use at Vosti field. Because of the high demand for sports play use of Vostri Park, the City currently only allows scheduling a week in advance (with the exception of YMCA), and therefore use by various leagues from month to month.

### ☒ SUMMARY ANALYSIS: PROGRAMS

Soledad residents currently enjoy an array of recreation and sports activities available throughout the year, practically every day of the week. Residents of Soledad can choose from four soccer leagues, three baseball leagues, at least two softball leagues, and two football leagues. The many teams in all of these leagues must vie for fields, especially during game seasons.

The football, baseball, softball, and soccer leagues are challenged by impacted scheduling of playfields for games and practices in the City. This, along with scheduling issues with other programs and events, identify a need for supplementary facilities besides playfields. The playfields and the Community Center in Soledad are frequently scheduled to capacity, leaving some residents without any facility at which to play league games or enjoy weekend recreation within the City.

Conflicting uses pose a difficulty for the City in completely meeting the recreation needs of the entire Soledad community. Soccer, softball, baseball, and football are all highly popular activities amongst children, youth, and adults, with league play or practice occurring practically every day. Soccer and football games are played on the same Vosti field while softball and baseball are played at Aaroe and Gallardo parks.

Vosti Park, which is heavily used on a daily basis (Table 4.8), has an underutilized schedule. Additional recreational facilities and a more organized scheduling system will provide an opportunity for expanded programs and more structured use of this and other fields.

The Community Center is fully scheduled with activities during business hours. There are no activities scheduled at the Center after noon on Saturdays because of the demand for event space in the building's auditorium. Quinceañeras, hosting

400-600 guests, are commonly held on Saturdays. The Center remains closed to the public on Sundays in order to allow adequate time for cleanup and reorganization of the facility.

# **Section III**

## **Implementation**

# **Chapter Five**

## Mission, Goals, Policies, and Actions

## MISSION, GOALS, POLICIES, & ACTIONS

### ✦ INTRODUCTION

The goals, policies and actions of this Master Plan are intended to supplement those of the City's adopted General Plan. Goals included in this section serve as directives for development and maintenance of parks, trails, and recreation, and related programs. From the goals, policies are generated that outline the process the City must follow to achieve these goals. The goals and policies are implemented by the City through the actions set forth in this section.

This section has been derived from the needs defined during the Community Workshop, interviews of key citizens in the community, a telephone survey of Soledad residents, along with the input and direction of the City staff and City Council, and elements of the City of Soledad General Plan.

### ✦ MISSION STATEMENT

*The mission of the City of Soledad Parks and Recreation Master Plan is to contribute to the community's quality of life and cultural heritage and diversity by providing safe parks, facilities, and programs that serve all ages, cultural groups, and abilities.*

### ✦ GENERAL GOALS

The following goals will guide the City in defining more specific goals, and in creating policies and determining actions for meeting recreation needs.

- Enhance the quality of life in Soledad by providing multiple recreation opportunities.
- Make all recreation facilities and activities accessible to all individuals, regardless of race, age, gender, religion, disabilities, or income level.
- Maximize park and recreational resources through positive working relationships, partnering, and collaborative efforts with other public agencies, nonprofit organizations, and the private sector.

- Pursue a variety of mechanisms for the acquisition, development, long-term operations and maintenance of the City's parks and recreational systems.

### ✦ SPECIFIC GOALS

The order presented here does not reflect the order of importance.

#### ❖ GOAL 1 – PARKS & FACILITIES

*Provide a variety of active and passive recreation facilities and a high-quality public park system containing adequate park acreage for the residents of Soledad.*

**Policy 1.01** Improve existing park and recreation facilities to the extent allowed by the City's financial and staffing abilities.

**Policy 1.02** Design new facilities to a professional standard appropriate to specific use, so as to attract competitions and tournaments.

**Policy 1.03** Allow dual-use facilities such as storm water retention if the construction of such facilities will complement park uses and adequately minimize park impacts during high park use periods. Use the Facility Guidelines in Chapter 5 for all new facilities and for renovation of existing facilities. (GP VI, PR-10)

**Policy 1.04** Provide additional park and recreational facilities to meet the needs of Soledad residents through the year 2020 and beyond with a goal of 5 acres of parkland per 1000 residents and consistent with the City's financial and staffing resources. To meet current and future recreational needs, provide additional multi-use sports fields through improvement of existing parks or development of new park(s). (GP VI, Goal 2; GP II, L-3)

**Policy 1.05** Provide attractive parks and recreation facilities that are sited and designed to optimize safety and compatibility with neighboring residences. (GP VI, PR-16)

**Policy 1.06** All new dedicated parks shall be no less than 6 acres in the City of Soledad.

**Policy 1.07** All plans for new parks three acres or larger or for major improvement of existing parks three acres or larger shall require design review and approval by the Planning Commission.

**Policy 1.08** Credit shall not be given for top to toe slope areas of a detention basin park.

**Policy 1.09** Require the placement of public art in adequately sized parks where appropriate.

- ❖ **Action 1.01** Consider amendment of the Soledad Subdivision Ordinance or adoption of a new ordinance pursuant to the Quimby Act requiring dedication of park land and/or in lieu fees in all new subdivisions consistent with the General Plan. Perform an annual cost assessment in order to maintain a current fee schedule.
- ❖ **Action 1.02** Apply for available grant funding for constructing portions of a sports complex.
- ❖ **Action 1.03** Examine the feasibility of developing a passive recreation facility, BMX facility, and/or a sports complex on the City's 120-acre Windmill site or an alternative location consistent with the current General Plan. Commission a Master Plan for this facility to include, though not be limited to, an indoor sports center, baseball/softball fields, parking, and other support facilities.
- ❖ **Action 1.04** Rehabilitate Vosti Park. Given that Vosti is used with such regular frequency for events and recreation, the facilities need to be improved to meet the needs of its users.
- ❖ **Action 1.05** Make improvements to Santana Park to increase user desirability. Improvements should include, though not be limited to, renovation of soccer field to accommodate U-10 and under field with appropriate buffers (See Chapter 5 Facility Standards), players benches, movement of basketball courts away from adjacent residences along Mirada Street, and ADA access to the playground from the on-site parking and into the play area. Commission a Master Plan for Santana Park improvements that includes surveys and focus groups to identify community desires for the park.
- ❖ **Action 1.06** Make improvements at Veterans Park in order to increase user desirability. Improvements should include, though not be limited to, provision of on-site parking, shade trees at picnic areas, players benches at the upper soccer field, ADA accessible pathway leading to the restroom from all prominent features of the park and from the on-site parking. Examine the feasibility of implementing a skate park at Veterans Park. Commission a Master Plan for Veterans Park improvements that includes public surveys and focus groups to identify community desires for the park.
- ❖ **Action 1.07** Examine the feasibility of creating a single 6.9-acre neighborhood park of the two existing parks, Aaroe and Gallardo, with multi-use fields (baseball / softball / soccer) for youth and adult play. Consider expanding the skate park at the basketball courts. Commission a Master Plan for this new park to include, in addition to the fields, though not limited to, pedestrian circulation, seating, play area, on-site parking, restroom, and shade trees.
- ❖ **Action 1.08** Examine the feasibility of creating a single 5.54-acre neighborhood park of the two

- adjacent parks Lum and Peverini that serves the northeast part of the City. Commission a Master Plan for this new park to include, though not limited to, multi-use sportsfields for youth, pedestrian circulation, seating, play area, nearby parking, restroom, and shade trees.
- ❖ **Action 1.09** For the Mirrasou Specific Plan Area, examine the feasibility of and mechanisms for establishing a passive activity Regional Park of approximately 150± acres within the Gabilan Foothills portion of this specific plan area that the General Plan has designated for Open Space uses (GP p. II-18; Policy C/OS-8, p. VIII-7). Include, but do not limit to exploring implementation of bike trails, hiking, and equestrian trails. Commission public surveys as part of a Master Plan process for the development of this Regional Park.
  - ❖ **Action 1.10** For at least half of the estimated 114 acres of Parks/Open Space in the Northwest Expansion Area, ensure provision of a community park. This park should be centralized in the area of planned development to adequately serve the anticipated additional population. The community park for this 1,500-acre area can include the linear park/drainage feature that connects Camphora Gloria Road to San Vicente Road. Commission public surveys as part of a Master Plan for this new community park to possibly include, though not be limited to, multi-use sportsfields for youth, skatepark, pedestrian circulation, seating, play area, on-site parking, restroom, maintenance, storage, and shade trees. In addition, consider including development of a Performing Arts Center or a Community Center for performances, community classes, a teen center and a senior center; and/or a recreation pool facility.
  - ❖ **Action 1.11** For the approximately 4± acres of Parks/Open Space available for development along Metz Road in the Miravale II Expansion Area, ensure a neighborhood park that should include, though not be limited to, basketball courts, picnic area, pedestrian circulation, seating, play area, and shade trees. Commission a Master Plan for this Park. (GP II-21)
  - ❖ **Action 1.12** For the 10 acres of Parks/Open Space estimated for development at San Vicente West Specific Plan Area, develop a neighborhood park that should include, though not be limited to, multi-use sportsfields for youth, pedestrian circulation, seating, play area, on-site parking, restroom, and shade trees. Commission a Master Plan for this Park (GP Land Use p. II-16).
  - ❖ **Action 1.13** For the 7 acres of Parks/Open Space estimated for development at the North Entry Commercial Specific Plan Area, consider the provision of a Cultural Center that includes outdoor space appropriate for events such as carnivals and concerts, and an indoor events center appropriate for special events like weddings and quinceañeras. Buffer this Cultural Center from residential areas with commercial and office space. Commission a Master Plan for this new Cultural Center to include, though not be limited to, on-site parking, infrastructure for electric power, shade trees, garden space, restrooms, industrial kitchen, maintenance, and storage. In addition, consider including classrooms for community classes and small meetings. (GP VI, PR-4-9)

- ❖ **Action 1.14** Develop a new teen center and a separate middle-school-age activity center to serve the community's youth. (See Action 1.09)
  - ❖ **Action 1.15** Develop a senior recreational program to serve the community's older residents. (See Action 1.09)
  - ❖ **Action 1.16** Incorporate adequate shade and wind protection, to the greatest extent possible without compromising safety, in the design of children's play areas and at picnic sites through landscaping and structural elements.
  - ❖ **Action 1.17** Provide passive recreation at the Gabilan Pond Park that includes, though is not limited to, walking/jogging perimeter path, par course for exercise, picnic areas with shade trees, restroom, and playground for both school ages and toddlers. Maintain storm drainage at the site equivalent to pre-development volumes.
  - ❖ **Action 1.18** Examine the feasibility of creating a Regional Museum of Natural History in Downtown Soledad.
  - ❖ **Action 1.19** Examine the feasibility of providing a regional skateboard park in the City of Soledad. Consider locating at a junior high school. For other possible locations, refer to Actions 1.06 and 1.07 above.
  - ❖ **Action 1.20** Examine the feasibility of creating a Performing Arts Center at the Northwest Expansion Area. Refer to Action 1.10 above. Consider using as a precedent the Pajaro Valley Performing Arts Association (PVPAA) that manages and maintains the Henry J. Mello Center for the Performing Arts in Watsonville, California. The PVPAA rents the facility for meetings, performances, and classes and hosts events including award ceremonies, book signings, religious services, weddings, and memorial services. For implementation of flexible seating, see the auditorium of the Salinas Community Center.
  - ❖ **Action 1.21** Consider implementing a River Park Scenic Trail at the unassigned 150 acres of the City's Water Treatment Facility along the Salinas River. This park can be a nature preserve with passive use recreation including unpaved trails, rustic picnicking and camping, interpretive signage, and portable boardwalks for accessibility.
  - ❖ **Action 1.22** Consider amending the City of Soledad General Plan to designate the Windmill site as Park and Open Space for use as a regional park.
- ❖ **GOAL 2 – PROTECTION OF CULTURAL & HISTORIC RESOURCES**
- Seek to preserve important aspects of the community that contribute to Soledad's heritage and unique character including identifiable archaeological and paleontological areas; and historic structures and properties.*
- Policy 2.01** Preserve and enhance historic structures and cultural features within the community.
- ❖ **Action 2.01** Require archaeological studies by a certified archeologist in areas of potential archaeological significance prior to approval of development projects. Where studies reveal cultural resources at a development site, determine the significance of the resources, and implement recommended mitigation measures. (GP VIII, C/OS-11)

- ❖ **Action 2.02** Identify historic structures within Soledad, such as the Adobe, and, where appropriate, promote inclusion of these structures on local historic registers, the State's Inventory of Historic Sites, and the National Register of Historic Places.
- ❖ **Action 2.03** Allow use of the State Historic Building Code for officially designated historic buildings.
- ❖ **Action 2.04** Ensure that remodeling and renovation of historic structures respects the character of each building and its setting.

❖ **GOAL 3 – APPROACH, SAFETY, ACCESS, & CIRCULATION**

*Strengthen the City's commitment to providing safe and accessible environments for users with a diverse range of abilities and resources.*

**Policy 3.01** Support alternative transportation modes that accommodate pedestrians and bicycles by providing connecting pathways throughout the City that link existing and new residential neighborhoods with schools, parks, recreational facilities, and other key destinations consistent with the City's adopted bicycle plan. (GP V, Goals 1-3)

**Policy 3.02** Adapt existing recreation facilities and build new recreation facilities in a manner that complies with existing Americans with Disabilities Act (ADA) standards and safety codes.

**Policy 3.03** Promote crime prevention through careful siting and design of new parks and recreation facilities. (GP VII, S-33)

- ❖ **Action 3.01** Update and upgrade all playground facilities and equipment to meet current safety standards.
- ❖ **Action 3.02** Update and upgrade accesses, pathways, picnic and

barbecue areas, restrooms, parking areas, and related amenities at parks and recreation facilities and areas to meet current ADA standards.

- ❖ **Action 3.03** Connect residential neighborhoods with 1) Soledad's Downtown; 2) schools; 3) City park and recreation facilities; and 4) regional trails. To this end, ensure that all new residential neighborhoods have adequate and direct pedestrian/bicyclist linkages with these destinations and facilities. (GP VI, PR-10)
- ❖ **Action 3.04** Work with other Salinas Valley communities, the Soledad Unified School District, Monterey County, Association of Monterey Bay Area Governments, Transportation Agency of Monterey County, and Monterey Bay Area Unified Air Pollution Control District to provide regional trail connections throughout the Salinas Valley. (GP VI, PR-11)
- ❖ **Action 3.05** Address safety and loitering concerns at the restrooms of all City Parks by eliminating the return walls outside each building.
- ❖ **Action 3.06** Implement safety lighting for visibility at public facilities, parks, and trails along with activity lighting appropriate for the specific recreational use.
- ❖ **Action 3.07** Explore the feasibility of implementing emergency telephone systems in the City's parks.
- ❖ **Action 3.08** Consider providing at all City parks a perimeter pathway that is suitable for access, when necessary, by emergency vehicles and services. Access to the roads can be limited with the use of locked removable bollards.

- ❖ **Action 3.09** Consider improving safety and visibility at Vosti Park as a top priority.

❖ **GOAL 4 – ADMINISTRATION, MANAGEMENT, & MAINTENANCE**

*Establish, maintain, and operate parks, trails, facilities, and programs in a manner that is cost effective and manageable.*

**Policy 4.01** Provide and construct quality recreation facilities with the objectives of durability, efficiency, and economy.

**Policy 4.02** Accept donations and dedications only if the facility or land has been designed and built as a recreation opportunity first, and as other public use, secondarily.

**Policy 4.03** Explore avenues of developing a sustainable funding mechanism for maintenance and operations of Soledad's parks and recreation facilities.

- ❖ **Action 4.01** Provide developers with facilities standards developed in this Master Plan; in the case of a land dedication. Park fees may be more appropriate than land for some developments.
- ❖ **Action 4.02** Require long-lasting and indestructible materials for construction of facilities and provision of amenities.
- ❖ **Action 4.03** Negotiate the formation of Joint Power Agreements with other recreation providers such as the Soledad-Mission Recreation District, the Soledad Unified School District, Monterey County, the State, land trusts, community organizations, the YMCA, and other public & private agencies to provide youth, adult and seniors' facilities and programs, with special emphasis on youth activities. For example, the City can offer maintenance of the High School

playfields in exchange for use of the fields. (GP VI, PR-32.d)

- ❖ **Action 4.04** Explore the possibility of developing a labor program with the prisoners at Soledad State Prison for maintenance and cleanup of recreation facilities.
- ❖ **Action 4.05** Support participation in coordination with the Unified School District's ongoing facilities planning.
- ❖ **Action 4.06** Consider development of a Parks and Recreation Department for administration and management of Soledad's recreation and programs.
- ❖ **Action 4.07** Develop a Tree and Shrub Master Plan for the City of Soledad parks and other public areas that includes, though is not limited to, acceptable plant types, specifications for planting, layout plan examples, planting sections, and guidelines for soil, irrigation, and maintenance.
- ❖ **Action 4.08** Consider providing pet waste disposal stations with bags and receptacles along pathways and trails in the City's parks where pets are allowed by city ordinance. Post signage at the stations that state the relevant municipal code(s).

❖ **GOAL 5 – CONSERVATION & STEWARDSHIP**

*Protect the available natural recreation resources, wildlife habitat, and ecologically sensitive areas in Soledad by assuming the role of stewardship for the land and the resources within the City.*

**Policy 5.01** To enhance the user's recreation experience and enjoyment of the City, preserve scenic vistas, from the City and within the City, of the Coast Range to the west and of the Gabilan Range to the east. (GP VIII, C/OS-7)

**Policy 5.02** Protect riparian communities, native grassland, and other sensitive biological resources that occur within the City's planning area through appropriate site design sensitive to existing conditions and compatible with the long-term conservation of these resources.

**Policy 5.03** Provide for passive recreation on areas kept open (such as along the river) where such low intensity uses will not damage the biological resources that are being protected.

**Policy 5.04** Encourage recreational activities and maintenance practices that promote resource conservation and the reduction of global warming, carbon footprint, and negative environmental impact.

- ❖ **Action 5.01** Facilitate the use of recycled water for landscape irrigation, in the event of construction of a recycled water facility in the future, by requiring the provision of necessary water lines (purple piping) in the development of all new parks and facilities and, where feasible, in the renovation of existing parks and facilities. (GP VII, S-8)
- ❖ **Action 5.02** Where possible or where necessary to protect biological resources, incorporate natural habitat and other "unimproved" areas as part of the design and use of park and open space lands. (GP VIII, C/OS-10)
- ❖ **Action 5.03** Provide or collaborate in developing programs that emphasize the importance of alternative transportation, protection of natural resources, and stewardship of the community's attributes. For instance, in collaboration with the School District, establish a nature study program that allows students to directly experience the Salinas Valley River and riparian corridor.
- ❖ **Action 5.04** Require the planting of large-canopy deciduous trees in new parks in formations oriented to create shade during hot summer months. (GP IV, 4-20)
- ❖ **Action 5.05** Develop open space uses in an ecologically sensitive manner and where biological resources are identified, avoid or mitigate the resources, dependent upon applicable classification at local, State, and Federal levels.
- ❖ **Action 5.06** Develop appropriate standards and require the use of sustainable practices and environmentally-sound building materials in development and construction of parks and recreation facilities. (GP VIII, C/OS-21)
- ❖ **Action 5.07** Require adherence to City of Soledad General Plan Chapter VIII policies and programs for development of facilities.
- ❖ **Action 5.08** Consider development of a passive recreation use nature preserve River Park on a 100-acre portion of the City's Water Treatment Facility property adjacent to the Salinas River, and, if appropriate, amend the General Plan to designate this area for such use.
- ❖ **Action 5.09** Require the development of a tree master plan for the City.
- ❖ **Action 5.10** Incorporate public art in adequately-sized parks if appropriate.

#### ❖ **GOAL 6 – COMMUNITY OUTREACH**

*Establish parks, trails, facilities, and programs in a manner that maximizes community involvement and support.*

**Policy 6.01** Engage community members from diverse backgrounds and interests to

commit their time, labor, and/or expertise for the purpose of recreational, environmental, and/or cultural enrichment.

- ❖ **Action 6.01** Form a set of Volunteer Action Committees (VAC's ) for various community needs such as:
  - family activities & sport events (e.g. bike tours, movies & picnic in the park, swim and barbecue, etc.)
  - park and recreation center clean-up days
  - parks patrol
  - counter-vandalism
  - education advocates and activists
  - harvest festivals
  
- ❖ **Action 6.02** Develop an Adopt-A-Park Program that encourages local businesses, corporations, and organizations to sponsor maintenance of parks and facilities. The City provides public signage in recognition of the contribution, similar to the CalTrans Adopt-A-Highway program. (GP VI, PR-8)

 **SUMMARY**

Table 5.1 below lists the action items in this chapter under the categories of Capital Improvement Project and Other Improvement Projects (IP). The Capital Improvement Projects (CIP) will be included into the Citywide CIP schedule.

**TABLE 5.1 - CIP AND OTHER IP ACTIONS**

ACTIONS	
CIP	Other IP
1.03	1.01
1.04	1.02
1.05	1.15
1.06	1.18
1.07	1.22
1.08	2.01
1.09	2.02
1.10	2.03
1.11	2.04
1.12	3.04
1.13	3.05
1.14	4.01
1.16	4.02
1.17	4.03
1.19	4.04
1.20	4.05
1.21	4.06
3.01	4.07
3.02	4.08
3.03	5.01
3.06	5.02
3.07	5.03
3.08	5.04
3.09	5.05
	5.06
	5.07
	5.08
	5.09
	5.10
	6.01
	6.02

Table 5.2 below proposes timeframes for implementing each action item developed in this chapter.

**TABLE 5.2 - PROPOSED TIMEFRAMES**

<b>ACTIONS</b>	<b>1 yr</b>	<b>3 yrs</b>	<b>5 yrs</b>	<b>10 yrs</b>	<b>15-20 yrs</b>
1.01	*				
1.02	*	*	*	*	*
1.03		*	*		
1.04	*	*	*		
1.05		*			
1.06		*	*		
1.07		*	*		
1.08		*	*		
1.09			*	*	*
1.10				*	*
1.11		*	*	*	
1.12			*	*	*
1.13			*	*	*
1.14		*	*	*	
1.15	*	*	*	*	
1.16		*	*	*	
1.17	*	*	*		
1.18			*	*	*
1.19		*	*	*	
1.20		*	*	*	*
1.21			*	*	*
1.22	*	*			
2.01	*	*	*	*	*
2.02		*	*	*	
2.03	*	*			
2.04		*	*	*	
3.01	*	*	*		
3.02	*	*	*		
3.03		*	*	*	*
3.04		*	*	*	*
3.05	*	*	*		
3.06	*	*	*	*	
3.07	*	*	*		
3.08	*	*	*	*	
3.09	*	*	*		
4.01	*	*	*	*	*
4.02	*	*	*	*	*
4.03	*	*	*	*	*
4.04	*	*	*	*	*
4.05	*	*	*	*	*
4.06		*	*	*	*
4.07	*	*			
4.08	*	*	*	*	
5.01			*	*	*
5.02			*	*	*

<b>ACTIONS</b>	<b>1 yr</b>	<b>3 yrs</b>	<b>5 yrs</b>	<b>10 yrs</b>	<b>15-20 yrs</b>
5.03			*	*	*
5.04			*	*	*
5.05			*	*	*
5.06	*	*	*	*	*
5.07	*	*	*	*	*
5.08		*	*		
5.09	*	*			
5.10		*	*	*	
6.01	*	*	*	*	*
6.02	*	*	*	*	*

Note: Items that have four or more time frames checked indicate that these are ongoing requirements or programs.

**Chapter Six**  
Facility Standards

## FACILITY STANDARDS

### ✦ INTRODUCTION

This chapter addresses standards for park and recreation facilities. Standards are necessary for the following reasons:

- To guide land dedication for future specific plans and development agreements
- To provide an equal distribution of facilities throughout the City of Soledad
- To guide park planners and designers in the design, improvement and maintenance of parks and recreational facilities.

The following topics are discussed in this chapter:

- Park Distribution Requirements and Facility Guidelines and Standards
- General Standards
- Community Parks
- Neighborhood Parks
- Greenways, Trails and Bike Routes
- Detention Basin Parks
- Construction Standards for Parks & Streetscapes
- National Recreation and Parks Association (NRPA) Facility Standards
- Accessibility Standards for Facilities Design
- Proposed Access Guidelines for Play Areas
- Playground Safety Compliance

While current existing overall parkland in Soledad reflects a deficient amount of parkland regarding current City standards for sixteen thousand people, the City has a goal to increase parkland in the community, with at least two new parks to be designed in 2008-09. Acreage standards may be met in the future, not only through land acquisition and development, but also through joint-use agreements and pending parkland dedications.

Based upon current use of the existing developed parks in Soledad, Table 6.1 includes

the following parks in the given categories (Fig. 6-1):

#### *Neighborhood Parks*

Bill Ramus Park  
 San Antonio Park  
 Ramirez Park  
 Lum Memorial Park  
 Peverini Park  
 Santa Barbara Park  
 Veterans Memorial Park  
 Blas Santana Park  
 Joe O. Ledesma Park

#### *Community Parks*

Chester Aaroe Park (Little League field)  
 Jesse Gallardo Park (softball field)  
 Vosti Park

#### *Regional Parks, Open Space, and Special Recreation Areas*

Cesar Chavez Park (open space)

Parklands that are currently unimproved and will be developed in the future or have been proposed in this Master Plan include the following:

#### *Neighborhood Parks*

Gabilan Pond Park

#### *Community Parks (Fig. 6-2)*

Soledad Cultural Center (proposed)  
 Westside Expansion Area Community Park (proposed)

#### *Regional Parks, Open Space, and Special Recreation Areas*

Los Coches Adobe and Rancho  
 Windmill property (proposed)  
 River Park Conservation Area (proposed)  
 Mirrasou Park and Trails (proposed)

### ✦ PARK DISTRIBUTION REQUIREMENTS AND FACILITY GUIDELINES AND STANDARDS

Based upon the General Plan policy of providing 4-5 improved park acres per 1,000 residents and the expressed desires of Soledad residents as summarized in Chapter 2 Public Outreach, the

City will strive to provide the following types of parkland for current and future City residents:

Greenways and trails also constitute important ways in which residents use open space.

**TABLE 6.1  
PARK TYPE DISTRIBUTION  
CITY OF SOLEDAD 2009-2029**

PARK TYPE	Goal to Serve Exist. Population in	Existing Developed Parks in acres	Existing Unimproved Parks in acres	Current deficit in developed acres	Goal to serve Build-out in acres
Neighborhood Parks	24	17.01	3.87	(6.99)	54
Community Parks	40	13.34	0.00	(26.66)	90
Regional Parks, Open Space and Special Recreation Areas	16	0.10	280.0	(15.9)	36
<b>TOTAL</b>	<b>80</b>	<b>30.45</b>	<b>133.87</b>	<b>(49.55)</b>	<b>180</b>

❖ **General Standards**

**LOCATION** - Parks should be the focus of developments, not leftover residual space. Parks should not be used as buffers for surrounding developments, nor to separate buildings from the street. Views from surrounding streets should be considered in planning the location of the park site and the individual park features.

**NATURAL FEATURES** – Parks should be designed to conserve natural features, including creeks, heritage trees, views, and significant habitats. However, parkland dedicated to active recreation should not have biological and/or ecological restrictions on parkland usage and related improvements.

**DEVELOPMENT** - Parks should include a paved pathway along the park perimeter, wherever feasible, that can be accessed by emergency vehicles, regardless of the particular uses of the park, itself. The pathway should prohibit unauthorized vehicle access with the use of locking removable bollards.

Table 6.1 represents a ratio of 1.5 acres of neighborhood parks, 2.5 acres of community parks and 1 acre of open space/ special recreation areas for each 5 acres. Table 6.1 assumes an annual average increase in population of four percent, bringing Soledad’s population to approximately thirty-six thousand by 2029. The Soledad General Plan provides a range of future population projections dependent upon current economic, employment, and housing climate.

❖ **Regional Parks**

**LOCATION** - A regional park should be located within four to six miles of almost all Soledad residents. Wherever possible, regional parks should connect to or incorporate trails that are part of the City-wide trail network.

**SIZE** - The size of the regional park should be fifty or more acres. There should be adequate developable space to accommodate a variety of recreation activities for all ages.

The guidelines provided herein will provide an aesthetic consistency throughout the community, and most importantly, will ensure that the residents of Soledad have their recreation needs met through all additional facilities.

**SUITABILITY GUIDELINES** – At least fifty acres of the land designated as a regional park must be developable with the appropriate slope and proper drainage to accommodate particular recreation activities and support facilities. The regional park should be a large expanse of open land that provides natural scenery and unique features of citywide or county-wide interest. The space should be able to accommodate public and

Public parks in Soledad should be distributed to provide adequate community-wide facilities while they emphasize neighborhood recreation within walking distance of most residents. Different kinds of public parks and recreation facilities are required to serve a range of needs.

private, and active and passive recreation activities simultaneously.

DEVELOPMENT - Appropriate features of a regional park include:

- Paved and natural trails
- Separate play areas for both school age and pre-school children
- Special features, such as a lake or conservation area
- Viewing terraces with seating
- Interpretive signage
- Areas for special events, such as picnic pavilions or amphitheater
- Informal picnic areas
- Campsites
- Multiple play fields for organized play (with lighting of some fields)
  - Multiple play courts
- Fitness or par course
- Pet waste bag stations and Municipal Code signage
- Restrooms
- Parking
- Equipment storage

#### ❖ **Community Parks**

LOCATION - A community park should be located within two miles of almost all Soledad residents. Parks should be located on a major arterial or thoroughfare, where impact to surrounding residential neighborhoods would be minimized. If the community park should abut residential areas, those uses common to neighborhood parks would act as buffers. Wherever possible, the community park should be connected to or incorporate trails that are part of the City-wide trail network.

SIZE - New community parks should have a minimum size of ten acres, comfortably fifteen to twenty acres, with an ideal size of forty to fifty acres. As recreation activities will drive the design of the community park, these parks should host formal and organized recreation tournaments, and should meet adult recreation opportunities, which generally require larger fields and therefore larger sites.

SUITABILITY GUIDELINES - Land must have an appropriate slope and proper drainage to support active recreation activities. There should not be biological and/or ecological restrictions on land usage in active use areas of the park. Active recreation facilities should be constructed to a standard approved by the City. Table 6.2 in this chapter provides some suggested guidelines.

DEVELOPMENT - Community Parks should contain features that serve the community at large and provide economies of scale. At least sixty-five percent of the land should be available for active recreation.

Appropriate features include:

- Multiple play fields for organized play (with Lighting of some fields)
- Multiple play courts
- Separate play areas for both school age and pre-school children
- Special features, such as a skate park or playground with water play
- Areas for special events, such as amphitheaters or festival facilities
- Group, as well as individual, picnic areas
- Pet waste bag stations and Municipal Code Signage
- Restrooms and concessions
- Parking
- Equipment storage

Community facilities appropriate to community parks include recreation facilities such as:

- Swim Centers
- Community Centers
- Senior Centers
- Day Care Facilities

#### ❖ **Neighborhood Parks**

LOCATION - Neighborhood parks should be a maximum of half-mile walking distance for the users they serve. Most residents should not need to cross major streets to access.

SIZE - A preferred size for neighborhood parks is between five and six acres with a minimum size of two acres. This park size allows lawn play areas of sufficient size to accommodate informal field sports.

**PERIMETER FRONTAGE** - At least fifty percent of a park's frontage should front onto a public street. For perimeters not bound by a street, significant open space features such as woodlands, creeks, or agricultural uses, rather than backyard fences, are desired. Where backyard fences are unavoidable, they should be screened through the use of trees in which the bottom of the canopy reaches six feet or higher and shrubs reach a maximum height of one foot. Surrounding buildings should have windows and entries onto the park.

**SUITABILITY GUIDELINES** - Land must have appropriate slope and drainage to support active recreation activity. There should not be biological and/or ecological restrictions on land usage in active recreation areas. The ratio of park width and length should be no less than a ratio of one to three to promote functional usages of the space.

**DEVELOPMENT** - Each park should reflect the needs of the neighborhood(s) that it serves.

Appropriate features include:

- Multi-purpose lawn areas for informal play
- Small play structures, with separate structures for pre-school and school-aged children
- Small court game areas
- Pet waste bag stations and Municipal Code Signage
- No parking facilities
- No permanent restroom facilities

### ❖ **Natural Open Space**

Natural open space in Soledad should be developed in a low-impact manner for passive recreation use, with ultimate consideration for conservation and protection of biological and ecological resources. Wherever possible, provide opportunities for users to experience access to waterfront, improved hiking trails, low-impact camping, and unique natural features such as lookouts and wildlife watching. Pets are not allowed in these designated natural open space areas.

### ❖ **Linear Parks: Greenways, Trails, and Bike Routes**

Linear parks, a type of Special Recreation Area, should be linear open space that either connects Soledad's recreation facilities or protects scenic or biological resources. Wherever possible, the linear park should provide recreational opportunity and/or preserve habitat. A linear park should not be leftover pieces of land that have no connection to other components of Soledad's park system or habitat areas. Linear parks should be dedicated along major riparian and drainage corridors, existing canal and railroad right of ways, and agricultural buffers.

While the regional system provides primarily recreational trails, the local trail system will provide interconnections within the local community and linkages to the regional trail system. The bicycle lanes will serve as a functional adjunct to the local traffic circulation system. Most proposed local trails will be short in distance, multi-use, and maintained exclusively by the City of Soledad. Generally, these local routes will connect with other established or proposed regional trails and important community sites in order to encourage pedestrian and bicycle usage for exercise, transportation, connection to nature, and leisure opportunities for the City's residents. Gas-powered scooters should not be allowed on local trails. These types of scooters are classified as motor vehicles according to state codes. The design should allow the trail system to flow with the contours and grade changes of the land in order to maintain harmony with the trail's surroundings. The design should also make logical connections to other facilities, for example: parks, trails, schools and libraries, commercial areas, and other community destinations.

### **Standards for Linear Park Planning**

#### ❖ **Multi-use Trails**

Multi-use trails must be designed to provide safe resolution of potential conflicts between users and vehicles. In order to reduce security issues and costs of maintenance, the local feeder trail connections should be kept as short and open as

possible and accommodate multiple modes of transportation whenever possible.

A right-of-way should always be wide enough for the safe passage of a variety of users, for signing, fencing, and the possibility of landscaping. A single-use or restricted multi-use trail right-of-way should be no narrower than twenty feet. A right-of-way with multiple uses (hiking/jogging, bicycling, and leisure) should be no narrower than forty feet to allow separation of users; trail corridors fifty to one hundred feet wide are desirable. Where multiple uses (i.e., pedestrian, bicycle, and passive) are proposed for a trail corridor, the uses should be separated where feasible.

Wherever possible, direct links from public streets, with or without trailhead features (e.g., extra parking, picnic facilities, signage), should be encouraged. Linkages, protected by barriers and bollards that prevent motorized vehicle access, should be periodically provided along the trail to connect local neighborhoods, schools, parks, commercial centers, and other important facilities.

#### ❖ **Pedestrian Trails**

**ROUTING** - Short local feeder trails should connect the planned regional trail system with the community. In order to keep operational costs to a minimum, local bicycle and pedestrian trails should utilize the public streets and sidewalk system whenever possible. Some short connections linking streets or cul-de-sacs with primary trails may be considered.

**ENGINEERING** - Pedestrian trails should normally have a surfaced width of six to eight feet (emergency and service vehicle accessible) providing sufficient space for two people to walk abreast. Overhead clearance should be maintained at over eight feet.

**GRADING AND DRAINAGE** - The varying grades of the land must be addressed in the design and general layout of the trail. Path design will be different, depending on grades and slopes. The native material of the trail corridor, slope, and intensity of run-off will determine the technique used in grading. The easiest method of drainage is to cross-slope the path, sheeting water across

rather than concentrating or intensifying it. Culverts may be used to convey concentrated flows of water under the path. Appropriate erosion control methods (e.g., gravel, rip-rap, sand bags) should be provided at both the inflow and outfall. Wherever feasible, the trails must be designed for accessibility to persons with disabilities.

**SURFACING** - Pedestrian trails in the urban setting should be asphaltic concrete paved for weather use. In some cases, other materials, e.g. compacted quarry waste, might be used to provide a change in texture, an interim surfacing or initial construction cost savings. Redwood header board systems or appropriate shoulders should be used as bounds for the surfacing. Proper grading, drainage and sub-grade compaction are essential for the success of any paving method.

**FENCING** - Local trails through residential neighborhoods should be fenced to protect adjacent properties and to protect the trail user from dangerous areas. Appropriate signage, bollards or fencing should be provided at trail-street crossings, both to warn the trail user of a possible conflict situation with traffic and to prevent unauthorized vehicular access to the trail system. Gates and/or removable bollards should be provided in order to allow access to the trail corridor for emergency and service vehicles.

#### ❖ **Passive Activity Along Trails**

A trail system should provide a variety of experiences by emphasizing existing natural features and including areas of special interest. The design should take advantage of and preserve existing natural features such as scenic views, valleys, hillsides, open spaces, tree covered areas, aquatic sites, and existing plant material and wildlife.

Linear parks accommodate passive activity when they include landscape or natural areas for bird- and wildlife-watching, viewpoints, and seating areas.

#### ❖ **Bicycle Trails**

A system of bicycle trails throughout the City should connect schools, parks, commercial

centers, and any other planned regional bicycle trail system.

While the regional bicycle trails will normally be separated from motorized traffic, except for on-grade street crossings, local bicycle trails will probably need to be accommodated on the street system.

### Bicycle Trail Classifications

**CLASS I BIKE ROUTE (BIKE PATH, BIKE TRAIL) -** A bike path is completely separated from vehicular traffic for the exclusive use of bicycles. It is separated from vehicular facilities by space, plant materials, or physical barriers such as guardrails or curbing. This class of bicycle trail is often located in parks, schools or areas of scenic interest.

**CLASS II BIKE ROUTE (BIKE LANE) -** A bike lane is a lane on the paved area of a road reserved for preferential use by bicycles. It is usually located along the edge of the paved area or between the parking lane and the first motor vehicle lane. It is identified by "Bike Lane" or "Bike Route" guide signs and marked by special lane lines and other pavement markings. Bicycles have exclusive use of a bike lane for longitudinal travel, but must share it with motor vehicles and pedestrians at crossings.

Class II Bike Routes are often preferred where pavement width is adequate to accommodate a separate lane, or where speeds of auto traffic are in excess of thirty miles per hour.

Some controversy exists over the need to stripe bike-lanes on a street, as opposed to simply identifying a route along an existing street with adequate lane widths. Before a route is striped, careful consideration should be given to simply designating the street as a route with just directional and destination signs. The decision regarding whether or not to stripe the bike lane must be made in cooperation with the traffic engineers of the jurisdiction involved.

**CLASS III BIKE ROUTE (SHARED ROUTE) -** A shared route is a street identified as a bicycle facility by "Bike Route" signing only. A white shoulder line may or may not be provided. There are no special lane markings, and bicycles share the roadway with motor vehicles.

Typically a regional trail system will consist of Class I bike routes, and the local system will consist of Class II and III bike routes incorporated into the local roadway system throughout the community. By providing bike lanes or extra wide streets with shoulders sufficient to meet the design standards these trails can be provided without adding to the operations and maintenance cost burden of the City. In areas where the roadway is dangerous, eight-foot wide sidewalks are used for local routes (Class I).

### ❖ **Detention Basin Parks**

The Soledad General Plan states in Chapter VI, PR-29.h that "Dual use facilities such as storm water retention shall be allowed if the construction complements park uses and minimizes impacts during high park use periods."

The location of the sites for potential dual use of recreation and storm water retention drives a number of important recreational considerations. Access to the site, including vehicular, bicycle and pedestrian access, is largely a function of proximity to existing roads, paths and residential development. These in turn influence the type of recreation uses and number of visitors that a site may need to accommodate. The following are design standards for the construction of detention basin parks as dual use park facilities:

1. The relative amounts of upland area and flat area significantly influence the choice of possible recreation facilities. For example, a ball field requires a maximum cross-slope of two percent over a two hundred foot wide area. Basin side slopes in excess of 6:1 are more difficult to mow and maintain, and will be restricted.
2. Park acreage credit will be allowed only for usable parkland, excluding the slopes from top to toe.
3. All areas of the basin must be planted with either turf or no-mow fescue.

The following guidelines shall also be considered in the design and approval of detention basins as park sites:

1. Safety considerations should include the size and location of inlets and outfalls, presence of restricted access areas such as pump stations, and the size and placement of fencing and gates. A review of existing infrastructure to address these safety concerns is recommended.

2. Certain land uses that are highly complementary to park development include schools, natural areas, and public resource facilities such as libraries or community centers. Park sites located near such land uses could have joint-use opportunities with the City to share maintenance resources and facilities, and to develop cooperative programming.

3. Activity types and land uses in adjacent areas may influence site suitability. While proximity to residential development would facilitate better access and use of the park site, noise and traffic disturbance associated with park activities could have a negative impact on surrounding neighborhoods.

4. The function of the park could be diminished by commercial or industrial activities that create noise, emissions or traffic, and improvement of detention facilities adjacent or near commercial/industrial uses as park sites should therefore be limited or carefully designed to avoid or minimize such impacts.

5. Detention basins are designed to use infiltration to recharge the aquifer and reduce the amount of water passing through the basin. Depending on the local climate, highly permeable soils may require supplemental irrigation to support grass and other plantings associated with the park facilities.

#### CITY OF SOLEDAD CONSTRUCTION STANDARDS FOR PARKS & STREETSCAPES

Construction Standards establish the minimum requirements to be applied to the design and construction of new park projects within the City. The standards should apply to City-generated projects as well as Developer-generated "Turn-Key" projects. To enforce a

level of consistency, the standards should be used by consultants, developers and contractors for all new projects within the City.

The City's Standards should include:

1. A discussion of design guidelines, construction document preparation, and developer responsibilities for "Turn-Key" projects, including inspection requirements. These standards should be based on the findings of the Recreation and Parks Master Plan, and should include:

- Design Guidelines
- Preferred materials list
- Preferred trees/plants list
- Construction document checklist
- Procedures for "Turn-Key" park projects
- Park Improvement Inspection Record

2. City standard General Conditions specification section for City construction projects.

3. City standard for technical specifications and section numbers and formatting for park and streetscape projects. These specification sections make up the "backbone" of the specification package. Additional information and specification sections specific to the project should be added by the City or Developer's Consultant and included in the contract documents to ensure that all project parameters are covered.

4. City standard details typically used in a park/streetscape project. These details can and should be standardized. Additional details specific to the project should be prepared by the Developer's Consultant and included in the contract documents.

#### City of Soledad General Plan Conservation and Open Space Elements – Recreation

The Open Space and Conservation Element of the Soledad General Plan provides guidelines for the protection of "prime agricultural land" unnecessary for urban development. Conservation issues overlap with several other elements such as agriculture, natural resources,

outdoor recreation, scenic areas, and public health & safety. Issues relevant to outdoor recreation include:

- Recognition of the presence of sensitive biological resources such as riparian communities, native grasslands, and wildlife species.
- Protection of visual and scenic resources.
- Preservation of natural landforms and natural vegetation.

This report suggests the following data collection and analysis actions for the development of open-space policies as they pertain to outdoor recreation:

- Inventory areas of outstanding scenic beauty.
- Inventory historic and cultural resources, including archaeological sites and historically and architecturally significant structures, sites, and areas.
- Inventory areas particularly suited to parks and recreational purposes to include the following:
  - Descriptions of the type, location, and size of existing public (federal, state, regional, and local) and private parks & recreational facilities.
  - Reviews of plans and proposals for the acquisition and improvement of public parks.
- Inventory points of public access to rivers and streams.
- Inventory scenic highway corridors in the City's General Plan Planning Area to include the following:
  - Assessment of identified scenic highway corridors, their appropriate boundaries, scenic features, relationship to surroundings, incompatible existing development within the corridor, proposed realignments or improvements, and the potential for future public and private development within the corridor.

- Inventory recreational trails and assess the demand for them.

The General Plan may need amending in the future as the City progresses in expanding recreation opportunities for the community. Proposed development policies that might be covered by open space element policies with relevance to outdoor recreation are as follows:

- Protect fish, birds, and wildlife and their habitats, including those rare and endangered.
- Protect rare and endangered plants.
- Regulate development in or near existing and proposed areas of ecologic or other scientific study
- Protect, use, and develop water bodies and watercourses (i.e. rivers, lakes, streams, bays, harbors, estuaries, marshes, and reservoirs)
- Protect beaches, lakeshores, and river and stream banks.
- Protect water quality.
- Protect designated wild and scenic rivers.
- Encourage the use of public advisory committees to develop landscape planting goals, standards and measures for protecting plant and wildlife communities and sensitive watersheds.
- Protect ground water recharge areas.
- Protect identified areas of outstanding scenic beauty.
- Preserve designated historically or culturally significant sites.
- Protect local scenic highway corridors
- Protect, improve, develop, and maintain recreational trails and related facilities.
- Coordinate trails with access to waterways as required under the Subdivision Map Act, Article 3.5 (Appendix C.01).
- Integrate local trails with regional, state, and federal trail systems.

### ❖ NATIONAL RECREATION AND PARK ASSOCIATION (NRPA) FACILITY STANDARDS

The NRPA's *Park, Recreation, Open Space and Greenway Guidelines* present spatial standards for a menu of facilities needed for basic recreation activities. These size guidelines indicate the amount of space needed to safely develop and use facilities. Table 6.2 includes the NRPA suggested outdoor facility development standards.

Qualitative and quantitative standards are important to the future of Soledad's parks, in addition to spatial guidelines. The NRPA recommends that each community be evaluated for specific facility needs based on current community demands. Guidelines published in 1996 supersede standards developed in 1983 that provided a simple ratio of the number of facilities needed to the number of residents.

The 1996 guidelines emphasize that each community is unique, and thus suggest a more detailed statistic-based approach. Through assessment of attendance records for existing facilities, survey of citizens regarding their preferences, and analysis of population forecasts, a specific and detailed plan can be made for the community's park and recreation needs. The comparative parkland standards listed in Table 6.3 are useful as comparisons, but it is important to underscore the NRPA's conviction that each community must shape its own basic standards and park classifications to fit individual circumstances.

### ❖ ACCESSIBILITY STANDARDS FOR FACILITY DESIGN

Federal Law, the Americans with Disabilities Act (ADA) and Title 24 of the California State Code mandate that all public facilities must be reasonably accessible to and usable by all

populations. It is recommended that each park planning agency incorporate guidelines and legal standards that are set forth in *Recommendations for Accessibility Guidelines: Recreational Facilities and Outdoor Developed Areas 1994*, NRPA.

The Americans with Disabilities Act (ADA) was signed into law in 1990. Title 24 includes State of California accessibility standard guidelines, which are sometimes more restrictive than those of the ADA. These laws require that people with disabilities have equal access to the same public facilities that are available to people without disabilities. Facilities that receive public funds must be accessible to and usable by people with disabilities. The more restrictive standards will apply in cases where federal, State, and/or local guidelines differ.

Of state and local governments and any public accommodation that would include City park facilities and programs, the ADA requires the following:

- Newly constructed facilities must be readily accessible
- Renovation or alteration of existing facilities must make them readily accessible
- Barriers to accessibility in existing facilities must be removed when "readily achievable".

Some minimum requirements include but are not limited to:

- One accessible route from site access point, such as a parking lot, to all major activities must be provided.
- All major activities must be accessible.
- Access to at least one of each type of smaller activity, such as picnicking or play elements, must be provided.
- If toilets are provided, then one accessible unisex toilet facility must be provided along an accessible route.
- Displays and written information should be located where they can be seen by a seated individual and should provide information accessible to the blind.

### ✦ ACCESS GUIDELINES FOR PLAY AREAS

In July 1998, the Architectural and Transportation Barriers Compliance Board (Access Board) proposed to amend the Federal American with Disabilities Act Accessibility Guidelines (ADAAG) by adding a special application section for play areas, which would ensure that newly constructed and altered play areas are readily accessible to and usable by children with disabilities. Although these recommendations have not been adopted, they serve as important guidelines to the development and improvement of play areas in the City.

#### **Access Route**

1. Provide a minimum of one accessible route within the boundary of the play area that connects all accessible features. In play areas over one thousand square feet, an accessible route should be a minimum of sixty inches wide. In play areas under one thousand square feet, a route should be forty-four inches wide with a sixty-inch radius turning space at a minimum.
  - Route width can decrease to thirty-six inches for a maximum sixty inches to accommodate natural features or create a play experience.
  - An elevated access route can be a minimum of thirty-six inches and can be reduced to thirty-two inches for a maximum distance of twenty-four inches (primarily intended for composite play structures).
  - One of every different type of play component on the ground plane should be accessible and on an accessible route.
2. Fifty percent of all fixed benches along the accessible route should have:
  - Clear space for a wheelchair beside the bench
  - Back and arm rests
3. Ramps along the accessible route cannot exceed a 1:16 slope.

#### **Play Equipment**

1. An accessible play component:
  - Has a clear space on the same level for turnaround.
  - Can be transferred for use with entry points located eleven to twenty-four inches above the clear ground space.
  - Supports manipulative features (driving wheel, game panels, etc.) within appropriate reach ranges of: two- to five-year-olds (twenty to thirty-six inches) and five- to twelve-year-olds (eighteen to forty inches).
2. Number of accessible play components:

#### *For all play equipment:*

- Fifty percent of the same type of elevated play components must also be available on the ground (unless all elevated components are accessed by a ramp).
- One of each different type of play activity on the ground must be accessible.

#### *Fewer than twenty (20) elevated components:*

- Fifty percent of all components must be accessible by either transfer platform or ramp.

#### *Twenty (20) or more elevated components:*

- Twenty-five percent of all components must be accessible either by transfer platform or ramp.
- Twenty-five percent of all components must be accessible by ramp.

### ✦ PLAYGROUND SAFETY COMPLIANCE STANDARDS

State Code (Senate Bill No. 2733) that adopted the *Consumer Product Safety Commission* (CPSC) Guidelines governs parks and playground safety.

Existing and newly installed playground areas should be inspected by an independent Certified Playground Safety Inspector for compliance with current safety regulations and Americans with Disabilities Act access requirements. The inspections are aimed at reduction of safety risks associated with slides, surfacing and climbing structures. The surface of each play component and play area must meet or exceed ASTM safety standards.

Each playground area must have an initial inspection to establish compliance or lack thereof, with the current State regulations including ASTM safety standards and ADA access. Once the safety of an apparatus has been determined, the following steps should be taken:

- Immediately remove life-threatening features from service until they can be corrected or repaired.
- Establish and schedule a prioritized maintenance program of repairs and modifications to meet or exceed State regulations.
- Establish a standardized periodic inspection and maintenance program (daily, weekly, or monthly depending on usage) for each playground area. Train staff to perform periodic inspections and make appropriate repairs when necessary.

If any playground apparatus area receives significant modifications, new play structure or apparatus, or change in surfacing, the playground should be re-inspected by an independent Certified Playground Safety Inspector to review the modification or new equipment for compliance with safety requirements.

#### SUMMARY

While the City of Soledad struggles to meet its acreage standards for parks and recreation facilities, the City is firmly committed to making improvements that meet the needs of the community. These improvements include not only increased acreage for recreation, but also modifications to facilities for safety and accessibility. In addition, there is a need to construct turn-key parks within particular guidelines, which are covered in this chapter.

This chapter also provides guidance and direction from the National Recreation and Park Association, the federal Americans with Disabilities Act, the State of California, and the Consumer Product Safety Commission for newly developed parks and for making existing facilities safer and more accessible. A review of the City's parks is covered in Appendix B. Attention to the details of safety and

accessibility, now and in the future, is critical for successful growth and expansion of Soledad's park and recreation system.

**TABLE 6.2 - SUGGESTED OUTDOOR FACILITY DEVELOPMENT GUIDELINES**

ACTIVITY / FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE & DIMENSIONS	RECOMMENDED ORIENTATION	LOCATION NOTES
Basketball Youth – High School – Collegiate –	2,400-3,036 sq. ft. 5,040-7,280 sq. ft. 5,600-7,980 sq. ft.	5' unobstructed space on all sides. 46-50' x 84' 50' x 84' 50' x 94'	Long axis north-south	Safe walking or bike access. Usually in neighborhood and community parks, plus active recreation areas in other park settings.
Tennis	Minimum of 7,200 sq. ft. single court (2 acres for complex)	36' x 78' 12' clearance on both sides; 21' clearance on both ends	Long axis North-South	Best in batteries of 2-4. Locate in neighborhood or community park or adjacent to a school.
Volleyball	Minimum of 4,000 sq. ft.	30' x 60' Minimum 6' clearance on all sides	Long axis North-South	Safe walking or bike access. Usually in neighborhood and community parks, plus active recreation areas in other park settings.
Baseball Official –  Little League –	3.0-3.85 A min.  1.2 A min.	Baselines – 90' Pitching dist. – 60 ½' Foul Lines – min. 320' Centerfield – 400' +  Baselines – 60' Pitching dist. – 46' Foul Lines – 200' Centerfield – 200'-250'	Locate home plate to pitcher throwing across sun and batter not facing it. Line from home plate through pitchers mound runs East-Northeast	Part of neighborhood complex. Lighted fields part of community complex.
Field Hockey	1.5 A min.	180' x 300' Minimum 6' clearance on all sides	Fall season: long axis Northwest to Southwest. For longer periods: North-South	Usually part of baseball, football, soccer complex in community park or adjacent to high school.
Football	1.5 A min.	160' x 360' Minimum 10' clearance all sides	Same as Field Hockey	Same as Field Hockey
Soccer Full-size – U-12 – U-10 & under –	2.1 A max.	Minimum 10' clearance all sides. 195'-225' x 330'-360' 80' x 120' 40'-70' x 60'-110'	Same as Field Hockey	Youth soccer on smaller fields adjacent to schools or in neighborhood parks.

TABLE 6.2 - SUGGESTED OUTDOOR FACILITY DEVELOPMENT GUIDELINES (CONT'D)

ACTIVITY / FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE & DIMENSIONS	RECOMMENDED ORIENTATION	LOCATION NOTES
Golf-driving Range	13.5 A for min. of 25 tees	900' x 690' wide Add 12' width for each additional tee.	Long axis Southwest-Northeast with golfer driving toward Northeast.	Part of a golf course complex. As separate unit, may be privately owned.
¼ mile Running Track	4.3 A	Overall width – 276' Length – 600.02' Track width for 8 to 4 lanes is 32'.	N/A	Usually part of high school, or in community park complex in combination with football, soccer, etc.
Softball	1.5-2.0 A	Baselines – 60' Pitching dist. – 46' min.; 40' (women) Fast-pitch field Radius from plate – 225' betw. foul lines. Slow-pitch field Radius from plate – 275' (men) & 250' (women) betw. foul lines	Locate home plate to pitcher throwing across sun and batter not facing it. Line from home plate through pitchers mound runs East-Northeast	Slight differences in dimensions for 16" slow-pitch. May also be used for youth baseball.
Multiple Recreation Court (basketball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with <i>primary</i> use is North-South	
Trails	N/A	Well-defined head maximum 10' width. Maximum average grade is 5% not to exceed 15%. Capacity rural trails – 40 hikers/day/mile. Urban trails – 90 hikers/day/mile.	N/A	

**TABLE 6.2 - SUGGESTED OUTDOOR FACILITY DEVELOPMENT GUIDELINES (CONT'D)**

ACTIVITY / FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE & DIMENSIONS	RECOMMENDED ORIENTATION	LOCATION NOTES
Golf  Par 3 (18-hole) –  9-hole standard –  18-hole standard –	50-60 A  50 A min.  110 A min.	Avg. length varies 600-2,700 yd.  Avg. length 2,250 yd.  Avg. length 6,500 yd.	Majority of holes on North-South axis.	Course may be located in community or regional park, but should not be over 20 miles from population center.  9-hole course can accommodate 350 people/day. 18-hole course can accommodate 500-600 people/day.
Swimming Pools	Varies on size of pool and amenities. Usually ½-2.0 A site.	Teaching – min. 25 yards x 45', even depth of 3-4 ft.  Competitive – min. 25 m x 16 m. Min. of 27 sq. ft. of water surface per swimmer. Ratios of 2:1 deck vs. water.	None for swimmers, although care must be taken in siting of lifeguard stations in relation to afternoon sun.	Pools for general community use should be planned for teaching, competitive and recreational purposes with enough depth (3.4 m) to accommodate 1m and 3m diving boards. Locate in community park or school site.

TABLE 6.3 - COMPARATIVE PARKLAND STANDARDS 2007

CITY	COUNTY	APPROX. POPULATION	CURRENT PROVISION OF PARKS <i>Total acres / Thousand - Neighborhood / Community</i>	TARGET GOALS FOR PARKLAND STANDARDS <i>Total acres / Thousand - Neighborhood / Community</i>
Anderson	Shasta	11,000	72.6 - n/a	10.0 - 5.0 / 5.0
Arroyo Grande	San Luis Obispo	17,000	N/A	4.0 - n/a
Azusa	Los Angeles	47,000	1.14 - n/a	5.0 - n/a
Chowchilla	Madera	12,000	3.17 - 6.6 / 24.0	4.0 - 2.0 / 2.0
Greenfield	Monterey	15,000	1.8 - 7.9 / 19.11	3.9 - 1.5 / 2.0
Hollister	San Benito	30,000	4.1 - n/a	4.0 - n/a
Livingston	Merced	13,000	3.06 - 1.2 / 38.6	N/A
Morgan Hill	Santa Clara	36,000	1.84 - n/a	5.0 - n/a
Oroville	Butte	13,500	N/A	3.0
Salinas	Monterey	150,000	1.52 - n/a	3.0 - n/a

# **Chapter Seven**

## Funding Strategy

## FUNDING STRATEGY

### INTRODUCTION

A funding strategy is necessary to implement the various action items listed in Chapter 6. As part of this process, it is necessary to identify the existing and potential funding sources and a final funding strategy.

All cost and funding elements should be evaluated and updated periodically to reflect current values and economic climate of the region. Existing funding sources should be reviewed and new funding sources should be identified.

- Funding Principles
- Current Sources of Funding
  - ◆ Park Development Impact Fees
  - ◆ Turn-Key Park Dedication
- Potential Sources of Funding
  - ◆ Grants
    - Propositions 40, 1C, and 84
    - Wildlife Conservation Board
    - California Department of Parks and Recreation
  - ◆ 1972 Act Landscaping and Lighting District
  - ◆ Cooperative Funding Agreements
  - ◆ Creation of Local Trusts or Philanthropic Organizations
- Debt Financing
  - Measure C – Mello-Roos Community Facilities Act of 1982
  - Excise Tax
  - Infrastructure Financing District
- Impact Fees Discussion
- Costs and Revenues
- Fiscal Growth Topics
  - ◆ Topic 1: Revenue Generation
    - Recommendations
  - ◆ Topic : Effective Management of Resources
    - Recommendations
  - ◆ Topic 3: Time Table
- Summary

### FUNDING PRINCIPALS

The two basic principles that should guide future decisions regarding financing mechanisms are as follows:

1. Costs should be equitably distributed based on benefit received. Costs for new infrastructure and public amenities should be the responsibility of developers, property owners, and where appropriate, the public.
2. Sources of both capital and on-going maintenance revenue should be considered as a part of any financing strategy to ensure that all improvements can be maintained without placing an undue burden on the City.

### CURRENT SOURCES OF FUNDING

Below is a discussion of park funding sources currently in use by the City of Soledad.

#### *Park Development Impact Fees*

Soledad's Public Facilities Development Impact Fees are established by provisions in the Soledad Municipal Code ("SMC"), Ordinance No. 637, Section 14.06 – "Public Facilities Development Impact Fees." Each set of development impact fees that was established by adoption of Ordinance No. 637, namely, Police Facilities, Fire Protection Facilities, General Government Facilities, Traffic Facilities, Storm Drainage Facilities, and Park Facilities Development Impact Fees, is required to be adjusted on an annual basis by resolution as follows:

- C. Annual Adjustment of Fees:  
Notwithstanding substantive adjustment of impact fees based on reconsideration or updated analyses of those matters set forth in subsection B of this section, the fees established in subsection B shall be adjusted every year on July 1, commencing July 1, 2008, to reflect the annual percentage change in the construction cost index for San Francisco as of December 1 of the previous year as reported in the Engineering News-Record (ENR).

On October 18, 2006 the Council adopted Ordinance No. 637 updating the Public Facilities Development Impact Fees based on an Impact

Fee Report prepared by Muni Financial. The updated development impact fees were based on the construction of public facilities and/or improvements generally discussed that included the new plan areas of the 2005 General Plan that were not covered under the original fee. The annual adjustment due each year on July 1 is based on the construction cost index (CCI) data published in the Engineering News Record (ENR) for December of previous year.

for improvement of new or existing parks or recreational facilities to serve the development. In larger subdivisions, the developer has the option of providing parks of equal or greater value - see discussion of Turn Key parks in the next section. In subdivisions where park facilities would be inappropriate, park dedication in lieu fees are collected. These fees go into a special account, to be held until such time that they can be utilized for the acquisition or improvement of appropriate park facilities.

The Park Development Impact Fee is charged to developers of single and multi-family housing

**CITY OF SOLEDAD  
SUMMARY OF DEVELOPMENT IMPACT FEES**

		Single Family (per unit)	Multi-Family (per unit)	Light Industrial (per sq. ft.)	Highway Commercial (per sq. ft.)	Retail (General) Commercial (per sq. ft.)	Office or Convenience Commercial (per sq. ft.)
Water Impact Fees:							
Impact	← Reso. 4238	\$3,533.39	\$2,416.85	\$0.853	\$2.116	\$0.562	\$0.702
Hook-up (5/8" to 1/4" meter)	← Reso. 4238	\$ 541.00	\$ 541.00	\$541.00 per meter	\$ 541.00 per meter	\$ 541.00 per meter	\$ 541.00 per meter
Sewer Impact Fees:							
Impact	← Reso. 4236	\$8,353.22 <sup>d</sup>	\$5,968.13 <sup>d</sup>	\$8,353.22 <sup>d</sup>	\$8,353.22 <sup>d</sup>	\$8,353.22 <sup>d</sup>	\$8,353.22 <sup>d</sup>
Hook-up	← Reso. 1246	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00
Traffic Facilities Fee	← Reso. 4237	\$11,140.32	\$8,912.66	\$3,564.66	\$9,580.66	\$9,580.66	\$4,901.66
Storm Drain Facilities Fee:	← Reso. 4237	\$ 1,651.22	\$ 941.08	\$ 1,354.05	\$ 1,617.84	\$ 1,617.84	\$ 1,122.36
Park Facilities Fee	← Reso. 4237	\$ 3,044.51	\$ 3,044.51	\$0.00	\$0.00	\$0.00	\$0.00
Police Facilities Fee	← Reso. 4237	\$ 1,774.25	\$ 1,774.25	\$0.20662	\$0.20662	\$0.20662	\$0.29488
Fire Protection Facilities Fee	← Reso. 4237	\$ 1,052.25	\$ 1,052.25	\$0.35105	\$0.35105	\$0.35105	\$0.50250
General Government Fee	← Reso. 4237	\$ 4,271.59	\$ 4,271.59	\$0.49649	\$0.49649	\$0.49649	\$0.71012

Notes:

1. Fee added for additional water fixture units in remodel and expansions is \$160.80 per fixture unit.
2. Other Water Fees: Motel \$1,130.68 (per room); Heavy Industrial \$1.695 (per sq. ft.); Public Facility \$0.702 (per sq. ft.).
3. N/A
4. Fee shall be at the rate of \$379.70 per each fixture unit or \$8,353.22, whichever is higher.
5. Over 22 fixture units, an additional \$379.70 for each fixture unit in excess of 22.
6. Refer to attached table for traffic facilities fee for redevelopment area and low income housing.

(REV. 06/18/2008)

Resolutions No. 4236, 4237, 4238

In order to reach the City's park standards of four to five acres of improved parkland per one thousand residents, the costs will range from ten million five hundred thousand dollars to fifteen million six hundred thousand dollars (Table 7.1).

**TABLE 7.1**  
**COST TO REACH PARK ACREAGE GOAL**

Current Total Parkland <sup>1</sup> (acres)	Current Parkland Goal (acres)	Current Parkland Deficit (acres)	Cost per Acre <sup>4</sup>	Total Cost (in millions)
30.45	64 <sup>2</sup>	(33.55)	\$314,000	\$10.5
30.45	80 <sup>3</sup>	(49.55)	\$314,000	\$15.6

<sup>1</sup> See Chapter 6 Facility Standards, Table 6.1

<sup>2</sup> Four acres per one thousand residents is used here.

<sup>3</sup> Five acres per one thousand residents is used here.

<sup>4</sup> See MuniFinancial report, *City of Soledad Public Facilities Development Impact Fee Study*, Chapter 6 Park Facilities, Table 6.4: Park Facilities Unit Costs. This number includes costs for both land acquisition and improvements. The numbers have not been adjusted to 2008 values.

The total value of park facilities per capita is from six hundred and sixty dollars to nine hundred and seventy-five dollars.

**TABLE 7.2**  
**PROPOSED DEVELOPER IMPACT FEE**  
**SCHEDULE**

Park Value per Capita	Persons per Dwelling Unit (DU)	Fee per (DU)	2% Program Admin. Costs	Total Impact Fee per (DU)
\$660 <sup>1</sup>	4.4	\$2,904	\$58	\$2,962
\$975 <sup>2</sup>	4.4	\$4,290	\$86	\$4,376

<sup>1</sup> Four acres per one thousand residents is used here.

<sup>2</sup> Five acres per one thousand residents is used here.

#### ✧ *Turn-Key Park Dedication*

Through this funding alternative, the developer dedicates the land and makes park improvements, ultimately dedicating to the City a completed park facility. These are in-lieu of Park Development Impact Fees. Funds for ongoing maintenance and operations are covered by the City's Public Works Department or from the General Fund. This is essentially the process through which Veterans Park, Lum Peverini Park, Santa Barbara Park, and San Antonio Park have been made available to the City's residents.

New parks facilities delivered turn-key in the process of a creating a new subdivision has provided the City an efficient means of obtaining parkland, especially considering the magnitude and complexity of the construction process along with design and financing considerations. Although the City has found these parks inadequate for meeting the recreation needs of the community, this Master Plan 2009-2029 provides Facility Standards (Chapter 6) so that the City can ensure a consistency of product from park to park.

#### ✧ **POTENTIAL SOURCES OF FUNDING**

##### ✧ *Grants*

The City is eligible for grants offered to public municipalities. Following is a brief discussion of some of the programs through which grants are offered.

#### **Propositions 40, 1C, and 84**

Proposition 40, the 'California, Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002', provides two billion six hundred million dollars in bond funds for projects and grants for neighborhood parks, outdoor recreation, protection of wildlife habitat, water quality and watershed protection and restoration, and preservation of cultural and historical resources, among other things. The City last applied for and was awarded Proposition 40 funding in 2003 for three various projects.

Proposition 1C, the "Housing and Emergency Shelter Trust Fund Act of 2006," enacts a two billion eight hundred and fifty million dollar bond, two hundred million of which is for Parks Development throughout the State of California.

Proposition 84, the "Water Quality, Safety and Supply, Flood Control, Natural Resource Protection, Park Improvements, Bonds Initiative Statute," was passed by voters November 7, 2006. However, there has been no law enacted for the implementation of Proposition 84. Once enacted, of the five billion four hundred million dollar bond, four hundred million dollars will be provided for Local and Regional Parks, and one

hundred million dollars will be provided for Nature Education.

### **Wildlife Conservation Board**

The Wildlife Conservation Board (WCB) of the State of California was appropriated three hundred million dollars from Proposition 40 funds, one hundred and seventy million of which has been approved and allocated as of December 1, 2007. Applications are accepted on a continuous basis until funds are exhausted. The Board meets regularly every three months in February, May, August, and November, unless otherwise specified, for the purpose of considering proposals.

According to the Wildlife Conservation Law of 1947, the State must have a proprietary interest in the land or water on which improvements are made. A lease agreement of generally twenty-five years between the local agency and the State is entered prior to WCB's approval of a project. Operations and maintenance are assumed by the local agency with no additional cost to the State.

### Restoration Funding (Appendix C.02)

The WCB offers funding for enhancement or restoration of riparian habitat, endangered species habitat, forest land habitat, and for ecosystem restoration on agricultural land.

### Public Access Grant (Appendix C.03)

The WCB's Public Access Grant offers financial assistance for access projects including viewing structures, public access safety, trails, boardwalks, interpretive facilities, and stream improvements. Support facilities such as restrooms and parking areas are also eligible for funding.

### **California Department of Parks and Recreation (DPR)**

The California Department of Parks and Recreation (DPR) administers annual grant programs, the following of which the City is most likely eligible:

### Recreational Trails Program (RTP) (Appendix C.04)

The Recreational Trails Program (RTP), administered by the California Department of Parks and Recreation (DPR), provides funding for motorized and non-motorized trail project funds. The maximum grant amount is 88% of the total cost of the proposed project while the minimum match amount is 12% of the total cost of the proposed project.

Subsequent to grant approval, twenty years of land tenure and public recreation operation is required for grant amounts over one hundred thousand dollars, and ten years is required for grant amounts one hundred thousand dollars and under.

### Land and Water Conservation Fund (LWCF) Program (Appendix C.05)

The Land and Water Conservation Fund Act passed by Congress in 1965 is intended to support cooperation between the California Department of Parks and Recreation and local agencies to "acquire, develop, and maintain outstanding property in perpetuity for outdoor recreation purposes." The program, administered by the National Park Service, is financed by federal recreation fees, sales of federal surplus real property, federal motorboat fuels tax, and the Outer Continental Shelf mineral receipts.

Grants may be used to construct new or renovate existing facilities for outdoor recreation; to construct or renovate associated support facilities such as restrooms, and indoor facilities that support outdoor recreation activities in the immediate vicinity. Priority development projects include trails, campgrounds, picnic areas, natural areas, and cultural areas for recreational use.

If a grant is approved, the City would be required to initially finance the project, and the LWCF refunds fifty percent of the actual project expenditures, up to the grant amount, once the project has been completed. The match funds given by the City can be from any non-federal source with the exception of Community Development block grant money, and may

include materials and services. The next application deadline is March 2, 2009.

❖ ***1972 Act Landscaping and Lighting District (LLD)***

The Landscape and Lighting District (LLD) can be established by the City to finance the landscaping and lighting of public spaces. Projects that may be funded with the LLD include the implementation of statues, fountains, general lighting, traffic lights, recreational and playground courts and equipment, and public restrooms; the acquisition of land for parks and open spaces; and the construction of community centers, municipal auditoriums or halls. Notes or bonds can be issued to finance larger improvements under the Act.

Benefit zones throughout the City can be established that consist of parcels that benefit from the construction, operation and maintenance of park and recreational facilities; from the installation, operation and maintenance of street lighting; and from the construction, operation and maintenance of landscaping improvements.

Operation and maintenance of park and recreational facilities should include, but not be limited to landscaping, planting, shrubs, trees, ground cover, irrigation systems, pathways, sidewalks, trails, lights, play areas and playground equipment, play courts and fields, public restrooms, and associated appurtenant facilities located within the public rights-of-way, public property and designated easements within assessed boundaries.

❖ ***Cooperative Funding Agreements***

Other agencies (such as schools) may at any given time possess greater access to funds either in the form of bonds or direct construction contributions. An example would include a school district that is intending to build a play field that may also be utilized by the City. In this case, the City can take the opportunity of the development of the school facility and arrange to pay the financing, either through a future bond issue or through the imposition of future homeowner charges. The results of the phone

survey indicate that most respondents were supportive of primarily this type of recreation funding.

❖ ***Creation of Local Trusts or Philanthropic Organizations***

Grants offered by some private organizations and non-profit groups are awarded solely to non-profit organizations. Therefore, an avenue of funding would be made available if there were a group formed such as a "Friends of Soledad Parks and Recreation" that operates as a separate non-profit organization in support of recreation facilities and activities in the City.

A philanthropic organization can be created whose purpose is to organize charitable activities such as park clean-up or trail maintenance. One example is the Friends of Santa Cruz State Parks, "a non-profit park partner" whose purpose is to facilitate and support educational programs, visitors' centers, and exhibits for the State Parks in Santa Cruz County. The Friends has a network of hundreds of individuals that donate thousands of hours as docents and volunteers at the parks.

The City also may encourage the creation and development of a locality-based trust dedicated to raising funds for parks and open space land. One example is the Yosemite Fund, authorized by the National Park Service to raise money for protection, enhancement, and preservation of the Yosemite National Park. Corporations and foundations make financial contributions, along with individuals who donate money and/or volunteer their services for operations and fundraising, keeping administration costs to a minimum.

☒ **DEBT FINANCING**

❖ ***Measure C – Mello-Roos Community Facilities Act of 1982***

The Mello-Roos assessment, also called Measure C, allows the City to propose to voters the establishment of a Community Facilities District (CFD). The CFD encompasses those properties that will benefit from improvements and services provided by the approved Measure

C bond. Services authorized for financing under Measure C include recreation program services; operation and maintenance of museums and cultural facilities; maintenance of parks, parkways, and open space; and operation and maintenance of flood and storm drainage systems.

The bonds issued by a Mello Roos CFD are repaid through the levy of a special tax that must be approved by a two-thirds vote within the District. The primary advantage of the special tax is that it is not subject to the “special benefit” rules that govern the allocation of assessment liens. The Act allows flexibility in the structuring of the special tax. For example, the tax can be structured so that it varies depending upon the zoning or development intensity of the property being assessed. The only limitation is that it may not be based on the property tax.

The Mello Roos Act also allows latitude with respect to drawing CFD boundaries. Improvement areas can be formed within the CFD to segregate certain areas of the development into mini districts. There is no requirement that the CFD be contiguous. Consequently, CFD boundaries can be drawn in such a way as to exclude recalcitrant property owners.

A CFD may be applied within areas of new home construction where the per-unit cost could be built into the pricing of the home, rather than the same amount being put onto the tax bill; however, builders generally do not deal with the Mello Roos obligation this way, primarily due to the fact that interest rates for financing Mello Roos levies, as general obligation bonds are low and exempt from both state and federal income taxes on the interest they earn and therefore are sold to investors as “tax-free municipal bonds”. In either scenario, the cost is passed onto the consumer either through up-front purchase costs or through tax assessment over several years.

A Mello Roos CFD could provide a viable financing option for the proposed improvements in the Parks and Recreation Master Plan 2009-2029. Communities are enriched by the prudent application of Mello Roos funds. Not only are

the neighborhoods more pleasant in which to live and play, but residential home values generally reflect greater value as well.

#### ✧ *Excise Tax*

Voters may approve a special tax with a two-thirds majority. Funds generated from this tax are dedicated for a specific purpose and for a specified period of time. The excise tax is a “user” tax, not a property tax, although it can be collected through property taxes. This type of tax could be established to develop community park facilities such as a community swim center.

From the mail-in surveys and telephone surveys conducted recently for this Master Plan, there is reason to believe people would be willing to pay fifty-one to one hundred dollars annually for construction and maintenance of new facilities and programs.

#### ✧ *Infrastructure Financing District (IFD)*

This fund can be used to finance improvements of community-wide benefit such as water supply and distribution, wastewater collection, or community or regional parks. The IFD draws funds from the property tax increment increases in land and building values for properties within the City. The funds generated by the incremental increase in property tax values, less amounts committed to school districts, can be used to pay off improvement bonds over a period of up to thirty years. Establishment of this type of fund for the City requires an arrangement with Monterey County to distribute these funds to the City.

#### ✧ **EXPENDITURES**

Tables 7.3 below list the 2008-09 Parks Budget Expenditures. Analysis of these will indicate the extent to which the City will need to adjust spending on facilities maintenance and operations.

**TABLE 7.3** Parks Budget Expenditures for fiscal year 2008-2009

CITY OF SOLEDAD 2008-09 BUDGET EXPENDITURES PARKS (01.60)						
GENERAL FUND - 01	ACCT#	ACTUAL EXPENDITURE 2007	ACTUAL EXPENDITURE 2008	BUDGET EXPENDITURE 2009	ESTIMATED EXPENDITURE 2009	PROPOSED EXPENDITURE 2009
<b>Personnel Services</b>						
	4000	86,039	91,795	122,450	112,114	122,450
	4003	16,937	16,444	30,660	7,027	8,000
	4032	25,201	28,716	41,470	34,343	41,760
<b>Total Personnel Services</b>		128,177	136,955	174,580	153,484	172,210
<b>Services &amp; Supplies</b>						
	2007	0	95	330	100	450
	2014	0	0	365	364	400
	2020	1,882	1,829	2,000	2,078	2,090
	2030	61,223	51,175	55,250	54,370	50,000
	3002	5,578	1,175	10,000	6,120	10,000
	3003	39,649	0	0	0	0
	3005	3,534	110,662	110,000	68,697	70,000
	3006	0	155	1,000	504	0
	3010	4,674	5,417	5,000	10,326	11,000
	3013	554	565	2,400	1,400	3,000
	3017	1,302	4,127	4,540	1,543	4,540
Transfer to Vehicle Fund	6001	18,401	0	24,485	24,485	0
<b>Total Services and Supplies</b>		145,997	175,934	215,370	169,930	181,340
<b>Capital Outlay</b>						
	4014	0	0	172,160	200,091	0
	5081	0	31	12,000	5,427	0
	5033	0	1,165	6,000	486	0
<b>Total Capital Outlay</b>		0	1,165	192,160	206,004	0
<b>DEPARTMENT TOTAL</b>		268,166	337,665	584,450	529,358	323,630

C bond, excise tax, and/or creation of an IFD. (See above Potential Sources of Funding)

**1.d** Consider dedicating the work of a staff member to the seeking out and application of grants and/or employing a grant-writing consultant.

**❖ Topic 2: Effective Management of Resources**

Challenges to the City with regard to resources are as follows:

- City employees are responsible for parks and recreation maintenance, operations, capital improvements, administration, program development, and public outreach.
- Recreation facilities owned by separate entities within the City are not being used to maximum recreation benefit to the community.

• A lack of facility guidelines for developers has resulted in the dedication of “turn-key” parks with diminished recreation value to the community. The City must subsequently fund alterations of these parks, creating undue financial burden.

**❖ RECOMMENDATIONS**

**2.a** Formalize a Joint Use Agreement (JUA) between the City and the Unified School District (USD). (See Action 4.03, Chapter 4) Address the following subjects in the JUA:

- use of facilities during un-programmed hours
- coordination and points of contact
- agreement upon provision of staffing for programs
- opening and closing protocols
- emergency protocols
- clean-up responsibilities
- maintenance responsibilities
- fiscal responsibility for programs and facilities
- liability insurance

**❖ FISCAL GROWTH TOPICS**

The following two Topics cover areas in which the City will be able to improve its fiscal performance, provides recommendations for making these improvements along with a suggested schedule (Topic 3) in which to frame its progress.

**❖ Topic 1: Revenue Generation**

While the City is in possession of many facilities that have potential value for recreation, there is limited funding to implement development and continued maintenance and operations.

**❖ RECOMMENDATIONS**

**1.a** Re-evaluate the Developer Fee Schedule based on the current estimated costs for land and park development.

**1.b** Evaluate the feasibility of creating an LLD to fund continued maintenance and operations. (See above Potential Sources of Funding)

**1.c** Evaluate the feasibility of implementing one of the following to fund capital projects: propose a Measure

**2.b** Encourage and support the development of a Recreation and Park Department in the City of Soledad.

**2.c** Ensure that future park dedications are compliant with the Facility Standards (Chapter 7) contained within this Master Plan 2009-2029.

**2.d** Consider supporting the formation of a “Friends” organization for the benefit of Soledad’s parks and/or a land trust that is focused on the preservation of Soledad’s open space.

**⊠ Topic 3: Time Table**

Table 7.4 is a proposed time table for implementing the Recommendations in Topics 1-2 above. The proposed time intervals are six months, one year, and two years, respectively.

**TABLE 7.4** Proposed Fiscal Growth Time Table

<b>FISCAL GROWTH TOPICS 1-2</b>	<b>6 mos</b>	<b>1 yr</b>	<b>2 yrs</b>
<b>1.a</b> Re-evaluate Developer Fee Schedule		•	
<b>1.b</b> Evaluate creation of an LLD	•		
<b>1.c</b> Evaluate feasibility of potential funding			•
<b>1.d</b> Consider implementing a grant writer		•	
<b>2.a</b> Formalize JUA with USD	•		
<b>2.b</b> Encourage developing an RPD		•	
<b>2.c</b> Ensure compliance with Facility Standards	•		
<b>2.d</b> Consider supporting development of a “Friends” group and/or a Land Trust			•

**⊠ SUMMARY**

The City is well-positioned to pursue alternative funding for capital improvements through the application of grants and the consistent re-evaluation of impact fees. In addition, exerting some effort toward efficient management of existing resources will go a long way in improving continued operations and maintenance of recreation facilities.

# **Chapter Eight**

## Ongoing Planning

## ONGOING PLANNING

### ✦ INTRODUCTION

The City of Soledad Recreation and Parks Master Plan is a means to guide growth and change by providing policies, standards and recommendations. Ongoing planning is required to meet the changing needs of the community. Elements of the Master Plan must be re-evaluated and updated on a regular basis. This chapter regarding Ongoing Planning should be updated as necessary.

### ✦ UPDATE ELEMENTS

The following is an outline of each chapter that will most likely require updates as part of the ongoing planning process.

#### ⚡ **Public Outreach** (Needs Assessment: Chapter 2)

The analysis of public input provides valuable data and forms the basis for all Master Plan objectives and implementation guidelines. The goal of analysis of public demand is to confirm that the City is providing appropriate recreation facilities and programs. Assessment of needs and desires for different types and quantities of facilities and programs is recommended every three years, with the first next assessment in 2011.

#### ⚡ **Recreation Facilities: Inventory and Review** (Needs Assessment: Chapter 3)

This chapter will require updating of the existing baseline data as the City renovates existing facilities and develops new facilities. Chapter 3 should be updated annually to keep pace with changes and upgrades.

Each facility should be subject to an annual inspection and report in order to identify qualitative inadequacies or potential safety hazards. The City should perform a comprehensive analysis of facilities at least every three years.

#### ⚡ **Recreation Resources: Inventory and Review** (Needs Assessment: Chapter 4)

The update process for recreation programs is part of an ongoing operation. The inventory of the recreation programs should include a computer database of user information that summarizes the following:

1. • An annual tally of program units of service including:
  - Annual percentage of non-resident participation
  - Annual tally of waiting lists
- Cost efficiency
- Cost recovery
- Identification of trends in program participation
- An annual analysis of program user evaluations.
- Annual meeting of City staff to evaluate programs and deficiencies and discuss direction.
- Annual review of City policies that affect programs.
- Annual review of schedule of fees and facility charges.

#### ⚡ **Mission, Goals, Policies, and Actions** (Implementation: Chapter 5)

The Mission Statement and Goals for the City convey the enduring ideas and direction for Parks and Recreation in the Soledad community, and therefore should not be expected to change frequently. Policies and Actions are manifestations of a collection of ideas from the community and will require more frequent updates. This report recommends updating the Goals every ten years or whenever the Soledad General Plan is amended relevant to recreation, and updating the Policies and Actions annually, as progress dictates.

#### ⚡ **Facility Standards** (Implementation: Chapter 6)

The Facility Standards chapter will need infrequent updates as it is intended to direct the City toward consistency and quality in perpetuity, through use of the suggested guidelines. A verification of current NRPA guidelines is recommended every ten years and as warranted when new information is available.

**Funding Strategy  
(Implementation: Chapter 7)**

These chapters should be adjusted each year as part of the preparation of each fiscal year budget. Other aspects of these chapters may be impacted by the updates of individual sections of the Master Plan. Updates should be based upon careful needs assessment, public commentary, and policy direction.

The *Funding Strategy* update should focus on the following:

- Review of existing City financing and facility development
- Future demand and capital improvement costs
- Maintenance and operations costs
- Changes or adaptations to the City’s approach to cost mitigation
- Funding alternatives
- Financing strategies
- Maintenance contracts and agreements

**UPDATE SCHEDULE**

**Table 8.1 - Update and Review Schedule for Years 2009-2019**

YEAR	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
	<b>CHAPTER 2 – Public Participation in the Master Plan Process: Data and Analysis</b>									
			x			x			x	
	<b>CHAPTER 3 – Recreation Facilities: Inventory and Review</b>									
<i>Baseline Data</i>	x	x	x	x	x	x	x	x	x	x
<i>Facility Inspection</i>	x	x	x	x	x	x	x	x	x	x
<i>Comprehensive Facility Analysis</i>			x			x			x	
	<b>CHAPTER 4 – Recreation Resources: Inventory and Review</b>									
<i>Program analysis</i>	x	x	x	x	x	x	x	x	x	x
<i>Tally of program units of service</i>	x	x	x	x	x	x	x	x	x	x
	<b>CHAPTER 5 – Facility Standards</b>									
	x	x	x	x	x	x	x	x	x	x
	<b>CHAPTER 6 – Mission, Goals, Policies, and Actions</b>									
<i>Goals Policies, Actions</i>	x	x	x	x	x	x	x	x	x	x
	<b>CHAPTER 7 – Funding Strategy</b>									
	x	x	x	x	x	x	x	x	x	x
	<b>CHAPTER 8 – Ongoing Planning</b>									
			x							

**Table 8.2 - Update and Review Schedule for Years 2019-2029**

YEAR	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
<b>CHAPTER 2 – Public Input: Data and Analysis</b>										
		x			x			x		
<b>CHAPTER 3 – Recreation Facilities: Inventory and Review</b>										
<i>Baseline Data</i>	x	x	x	x	x	x	x	x	x	x
<i>Facility Inspection</i>	x	x	x	x	x	x	x	x	x	x
<i>Comprehensive Facility Analysis</i>		x			x			x		
<b>CHAPTER 4 – Recreation Resources: Inventory and Review</b>										
<i>Program analysis</i>	x	x	x	x	x	x	x	x	x	x
<i>Tally of program units of service</i>	x	x	x	x	x	x	x	x	x	x
<b>CHAPTER 5 – Facility Standards</b>										
	x	x	x	x	x	x	x	x	x	x
<b>CHAPTER 6 – Mission, Goals, Policies, and Actions</b>										
<i>Goals Policies, Actions</i>	x	x	x	x	x	x	x	x	x	x
<b>CHAPTER 7 – Funding Strategy</b>										
	x	x	x	x	x	x	x	x	x	x
<b>CHAPTER 8 – Ongoing Planning</b>										
			x							

**✦ SUMMARY**

The City of Soledad Recreation and Parks Master Plan 2009-2029 will require periodic updates and revisions to accurately reflect the

community’s changing needs. Various aspects of the Master Plan require updates annually, every three years, every five years, or every ten years.

**Section IV**  
Appendices

## **ACKNOWLEDGMENTS**

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Martha Camacho, Mayor Pro Tem  
Juan Saavedra  
Patricia Stephens  
Richard Perez

Christopher Bourke, Former Councilmember/Mayor Pro Tem

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**Appendix A.02**  
Telephone Survey Response Summary,  
April 2008

**RESIDENT TELEPHONE SURVEY  
SOLEDAD, CALIFORNIA**

**April, 2008**

**Prepared for  
The City of Soledad**

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## **1. METHODOLOGY**

A random telephone survey of 302 heads of household was conducted in Soledad California during the period April 2, 2008 to April 13, 2008. The households were selected at random using listed and unlisted telephone numbers. At the start of the interview each resident was asked to confirm that they were a resident of Soledad.

The respondents were offered the choice of conducting the interview in English or Spanish. 61 respondents requested the interview to be conducted in Spanish. The average length of the interviews was 9.4 minutes.

The interviews were conducted using professional interviewers. Skilled supervisors of the field organization edited all interviews and subjected all interviewers to continuous monitoring. Interviewing was conducted using CATI and the results of the survey were tabulated using a standard tabulation program.

At the 95% confidence level, the margin of error for this sample of 300 ranges from +- 2.4% (for a response of 5%/95%) to +-5.7% (for a response of 50%). This means that for 95 random samples out of 100, the actual population response would fall within the margin of error of the response from our sample.

### **Questionnaire Design**

The Questionnaire was designed by Pacific Group based on inputs from the City of Soledad and from public workshops conducted by RHAA. The primary purpose of the questionnaire was to evaluate:

- The level of interest of the community in various new facilities
- Preference for funding methods
- Willingness to pay for recreation facilities
- Current feeling of safety at parks
- Current frequency of use of city parks
- Likely mode of transportation
- Demographics characteristics of respondents

The following presentation of the findings of the survey focuses on the responses of the entire sample. In a few cases where there may be important differences, we have highlighted the response from a particular subgroup.

## **2. IMPORTANCE OF FACILITIES**

The survey asked each respondent to rate how important various uses and facilities in public parks would be. Each Respondent was given 5 choices:

Very Important.....	5
Somewhat Important.....	4
Neither Important nor Unimportant.	3
Somewhat Unimportant.....	2
Very Unimportant.....	1

The response for each facility was assigned a rating (1 to 5), with 5 being the most important. A rating of 3.0 or less indicates that the majority of respondents indicated the facility is somewhat or very unimportant.

Figure 1 presents a chart of the responses listed in the order of their importance ratings.

Table 1 presents the average importance rating for each use or facility. As shown, the top 10 facilities based on the importance ratings are:

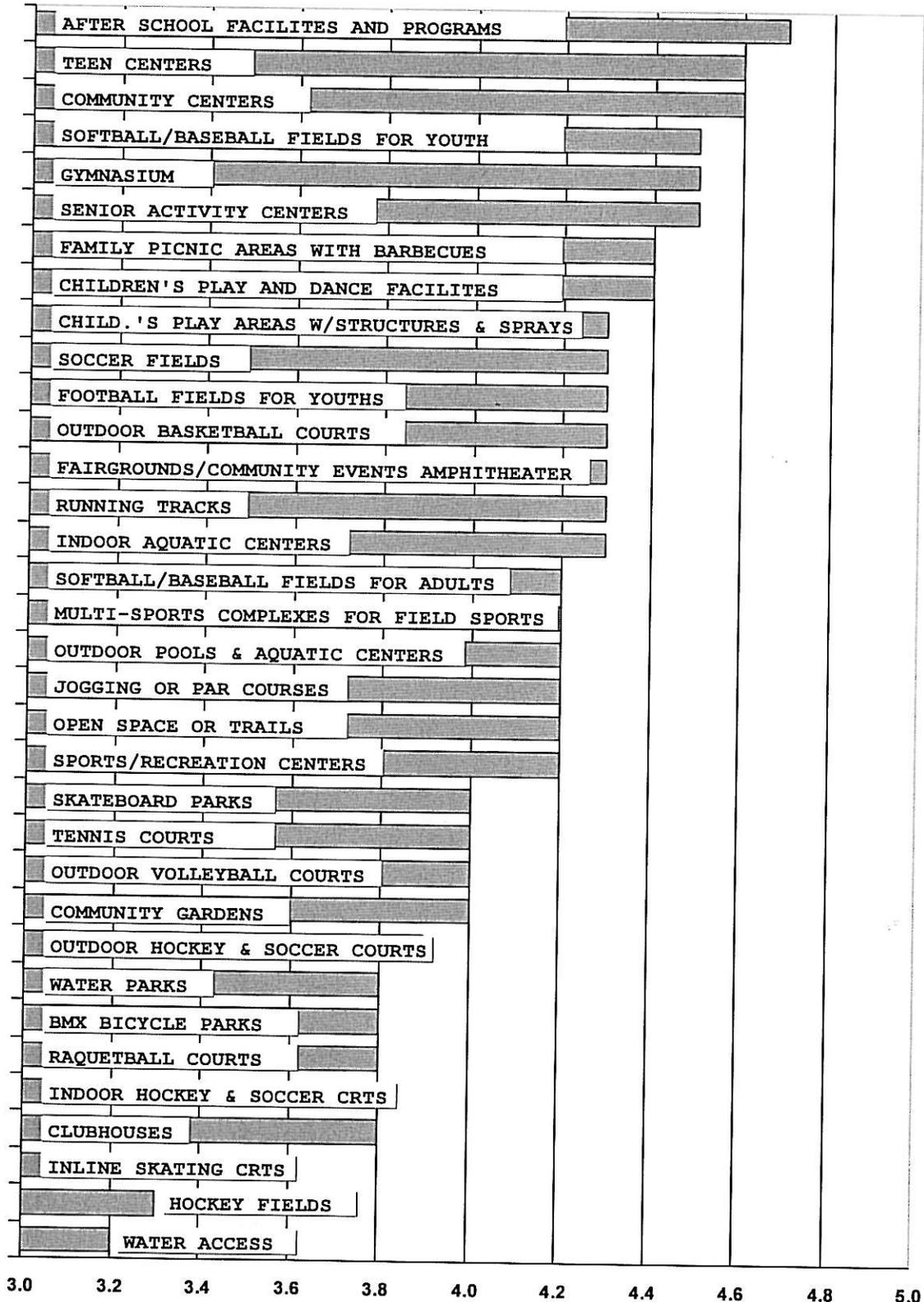
- After-School Facilities And Programs
- Teen Centers
- Community Centers
- Softball Or Baseball Fields For Youth
- Gymnasium
- Senior Activity Centers
- Family Picnic Areas With Barbecues
- Children's Play And Dance Facilities
- Children's Play Areas With Play Structures And Water
- Soccer Fields

Each of these facilities has an average importance rating between Somewhat Important and Very Important.

Figure 1:

# MEAN IMPORTANCE RATINGS

(1 = Very Unimportant 5 = Very Important)



*Soledad Resident Telephone Survey*

**Table 1**  
**AVERAGE IMPORTANCE RATING FOR FACILITIES**

	<b>Rating</b>
After-School Facilities And Programs	4.7
Teen Centers	4.6
Community Centers	4.6
Softball Or Baseball Fields For Youth	4.5
Gymnasium	4.5
Senior Activity Centers	4.5
Family Picnic Areas With Barbecues	4.4
Children's Play And Dance Facilities	4.4
Children's Play Areas With Play Structures And Water	4.3
Soccer Fields	4.3
Football Fields For Youth	4.3
Outdoor Basketball Courts	4.3
Fairgrounds Or Community Events Area Amphitheater	4.3
Running Tracks	4.3
Indoor Aquatic Centers	4.3
Softball Or Baseball Fields For Adults	4.2
Multi-Sports Complexes For Field Sports	4.2
Outdoor Pools And Aquatic Centers	4.2
Jogging Or Par Courses	4.2
Open Space Or Trails	4.2
Sports Or Recreation Centers, Such As For Batting Cages,	4.2
Skateboard Parks	4.0
Tennis Courts	4.0
Outdoor Volleyball Courts	4.0
Community Gardens	4.0
Outdoor Multi-Purpose Roller-Hockey And Soccer Courts	3.9
Water Parks	3.8
B.M.X. Bicycle Parks	3.8
Racquetball Courts	3.8
Indoor Multi-Purpose Roller-Hockey And Soccer Courts	3.8
Clubhouses	3.8
Inline Skating Courts	3.6
Hockey Fields	3.3
Water Access For Boating, Fishing, Canoeing, Kayaking	3.2

### **3. FUNDING METHODS**

Each respondent was asked which funding methods they would support to pay for new park and recreation facilities and uses. Table 2 presents a summary of the responses.

**Table 2**  
**PERCENT WHO WOULD SUPPORT**

Partnerships where the city works with businesses, charities, and other governments to share the costs	81.8
Program fees where the people using the facility pay for it as they use it	73.8
Increasing the local sales tax	47.7
Bonds where the city borrows the money and property owners pay it back through increased property taxes	30.8

As shown, only 30.8% indicated they would support a bond issue to pay for new park and recreation facilities.

#### **4. WILLINGNESS TO PAY**

Each respondent was asked if they would be willing to support funding that costs them various amounts each year. Table 3 summarizes the responses to this question.

**Table 3**  
**AMOUNT WILLING TO PAY**  
**ANNUALLY**

	<b>Percent</b>
\$51 - \$100	45%
\$26 - \$50	22%
\$ 6 - \$25	7%
\$ 5 or less	9%
Nothing	11%
Mean (\$)	\$ 46.90

As shown, the average amount the respondents were willing to pay annually (through various means) for new recreation uses and facilities was \$46.90.

## **5. FEELING OF SAFETY**

Each respondent was asked to rate their overall feeling of safety in the parks and recreation facilities in the City of Soledad.

Table 4 summarizes the responses to this question.

**Table 4**  
**FEELING OF SAFETY IN**  
**CITY PARKS**

Very safe	41%
Somewhat safe	45%
Unsafe	10%
Mean Rating	2.3

As shown, only 10% of the respondents said they feel unsafe in the parks.

## **6. MODE OF TRANSPORTATION**

Each respondent was asked: If safe routes were available to parks and recreation facilities, which mode of transportation you would be likely to use.

Table 5 summarizes the responses to this question.

**Table 5**  
**LIKELY MODE OF**  
**TRANSPORTATION**

Bicycle	77.2
Walk	87.7
Car	77.5

## **7. FREQUENCY OF CURRENT PARK USE**

Each respondent was asked: How often, if ever, do you or members of your immediate family use the parks or recreational facilities in the City of Soledad?

The responses to this question are summarized in Table 6.

**Table 6**  
**FREQUENCY OF PARK USE**

4 times or more per month	45%
2 to 3 times per month	16%
Once a month	8%
Once every 2 to 3 months	6%
Once ever 4 to 6 months	3%
Less than once every 6 months	11%
Never	12%
Mean times per month	2.5

As shown, 45% of the respondents use the parks weekly or more often. In total, 69% use the parks at least once a month

## **8. CHARACTERISTICS OF RESPONDENTS**

Selected demographic characteristics were also collected on the respondents.

**Table 7**  
**SELECTED CHARACTERISTICS**  
**OF RESPONDENTS**

Yrs lived in Soledad	
1-5 Yrs	25%
6-10 yrs	19%
Over 10 yrs	56%
Gender	
Male	50%
Female	50%
Size of household-avg.	3.6
Number of children-avg.	1.4
Percent with children	63%
Respondent age	
Under 35	24%
35 to 65	62%
over 65	14%

As shown, a large portion of the population has lived in Soledad for more than five years. Twenty-four percent of the heads of household interviewed were under the age of 35. And 63% of the households had children under the age of 18.

## 9. ANALYSIS OF SUBGROUPS

### IMPORTANCE RATINGS

The results of the survey were generally very consistent for all subgroups. Table 8 presents the importance ratings for two subgroups:

- Households with children
- Head of household age 45 or older

**Table 8**  
**AVERAGE IMPORTANCE RATING FOR FACILITIES**

	<b>Total Sample</b>	<b>Have Children in HH</b>	<b>Age: 45 and older</b>
After-School Facilities And Programs	4.7	4.9	4.5
Teen Centers	4.6	4.8	4.5
Community Centers	4.6	4.8	4.4
Softball Or Baseball Fields For Youth	4.5	4.7	4.3
Gymnasium	4.5	4.6	4.4
Senior Activity Centers	4.5	4.5	4.5
Family Picnic Areas With Barbecues	4.4	4.5	4.3
Children's Play And Dance Facilities	4.4	4.6	4.2
Children's Play Areas With Play Structures And Water	4.3	4.5	4.2
Soccer Fields	4.3	4.5	4.2
Football Fields For Youth	4.3	4.6	4.2
Outdoor Basketball Courts	4.3	4.6	4.1
Fairgrounds Or Community Events Area Amphitheater	4.3	4.4	4.1
Running Tracks	4.3	4.5	4.1
Indoor Aquatic Centers	4.3	4.4	4.2
Softball Or Baseball Fields For Adults	4.2	4.4	4.1
Multi-Sports Complexes For Field Sports	4.2	4.4	4.0
Outdoor Pools And Aquatic Centers	4.2	4.3	4.1
Jogging Or Par Courses	4.2	4.3	4.0
Open Space Or Trails	4.2	4.3	4.0
Sports Or Recreation Centers, Such As For Batting Cages,	4.2	4.4	4.0
Skateboard Parks	4.0	4.1	3.9
Tennis Courts	4.0	4.2	3.9
Outdoor Volleyball Courts	4.0	4.3	3.9
Community Gardens	4.0	4.0	4.0
Outdoor Multi-Purpose Roller-Hockey And Soccer Courts	3.9	4.1	3.8
Water Parks	3.8	4.0	3.7
B.M.X. Bicycle Parks	3.8	4.0	3.6
Racquetball Courts	3.8	4.0	3.6
Indoor Multi-Purpose Roller-Hockey And Soccer Courts	3.8	4.0	3.6
Clubhouses	3.8	4.0	3.7
Inline Skating Courts	3.6	3.9	3.5
Hockey Fields	3.3	3.5	3.2
Water Access For Boating, Fishing, Canoeing, Kayaking	3.2	3.4	3.1

## *Soledad Resident Telephone Survey*

As can be seen, the subgroup with children rated every facility as more important than the overall sample. Conversely, the subgroup with household head age over 45 consistently gave an importance rating below the average sample rating.

### **WILLINGNESS TO PAY**

Below is a summary of the average amount willing to pay per year for new facilities

Total Sample	\$46.90
Age under 45	\$50.00
Age 45+	\$43.40
Heavy users*	\$48.80
Light users	\$44.00

\*Heavy users are those who use the parks 2-3 times per month or more.

There are some small differences which might be considered when proposing financing approaches.

### **FEELINGS OF SAFETY**

Below is a summary of the percent who feel very safe or somewhat safe in the parks.

Total Sample	86.4%
Age under 45	90.0%
Age 45+	82.4%
Heavy users	91.3%
Light users	79.0%

Those who are light users of the parks have the lowest feeling of safety. This may be one reason they are light users of the parks or it might simply be a misperception due to lack of familiarity with the parks.

**Appendix B.01**  
Review of Existing Facilities for Safety,  
Maintenance, and Accessibility

## **REVIEW OF EXISTING FACILITIES FOR SAFETY, MAINTENANCE, AND ACCESSIBILITY**

Below is a list of specific maintenance and ADA recommendations for each site based on a site visit with City of Soledad staff. *Review Date: 7 February 2008*

### **Bill Ramus Park**

- Trim tree roots that are a tripping hazard where they have raised the pavement
- Replace pavement
- Provide accessible picnic tables
- Provide 5' turning radius at ends of accessible picnic tables

### **Community Center (YMCA)**

- Renovate kitchen to accommodate wheelchair accessibility.
- Provide automation for front door.
- Lower towel dispenser in men's restroom.
- Update accessible parking for van stall and striping.
- Install detectable warning dots at parking lot crossings from sidewalk.

### **San Antonio Park**

- Fill gaps in concrete that are more than ½" wide
- Provide shade trees or structure near picnic area.
- Provide ADA-accessible companion seating next to benches.

### **Ramirez Park**

- Fill gaps in concrete that are more than ½" wide
- Change sand surface under play equipment to ADA compliant material.
- Provide ramp from paving to new surface.

### **Lum Memorial Park**

- Eliminate return walls outside restrooms to minimize use when restrooms are closed.
- Add shade trees near picnic and seating areas
- Add shade structures over picnic areas
- Provide benches at basketball court
- Change sand surface under play equipment to ADA compliant material.
- Provide ramp from paving to new surface.

### **Peaverini Park**

- Fill gaps in concrete that are more than ½" wide
- Move playground away from foul line of baseball field or provide fencing along foul line.
- Provide fencing along foul line next to picnic area.
- Provide shade trees or structure near picnic area.
- Add more engineered wood fiber to play area in order to bring the level to within ½" of the top of the concrete edge. Add ramp into wood fiber.

### **Santa Barbara Park**

- Fill gaps in concrete that are more than ½" wide
- Provide shade trees near bench seating.
- Eliminate ruts and dips in crushed gravel pathways.

- Provide ADA-accessible companion seating next to benches.

### **Chester Aaroe (Little League) Park**

- Install new bottom rail for fence at skate park.
- Repair slide to eliminate finger entrapment issue.
- Change sand surface under play equipment to matting or engineered wood fiber.
- Upgrade play equipment for current accessibility standards.
- Provide shade over bleachers.
- Repair roof on concessions building.
- Move skate park to a more visible area in the park.
- Provide accessible window for concession building.
- Provide accessible path of travel to and around the concession building.
- Provide accessible bleachers.
- Provide accessible path from parking lot to bleachers.
- Replace drinking fountain for accessibility and provide accessible path of travel to the fountain.
- Provide accessible path to picnic bench and gazebo.
- Provide paving under picnic tables.
- Widen gate onto field to 36".
- Provide wheelchair accessible picnic tables.
- Improve paving at players benches for accessibility from parking lot and at bench areas.
- Provide accessible path of travel to the entry of the batting/storage cage.
- Add more matting to extend under transfer deck for play equipment.
- Modify striping of handicap parking stall to comply with van accessible sizing.
- Add ground level play elements to play equipment.
- Modify pathway to restrooms to less than 5% slope and less than 2% cross-slope.

### **Jesse Gallardo Park**

- Trim hedges along tennis courts to 3' to increase visibility.
- Provide marker line on concrete wall at tennis courts for practice purposes.
- Add shade trees or structure to seating area at tennis courts.
- Add a play area near the picnic gazebos and tables.
- Improve drainage under bleachers at softball field
- Move bench at tennis courts to create companion seating area.
- Modify pathway to tennis courts to less than 5% slope.
- Provide accessible path of travel from sidewalk to bleachers
- Provide accessible path of travel to picnic areas
- Provide paving under picnic tables.
- Provide accessible picnic tables.

### **Veterans Park**

- Provide legal parking
- Provide benches at play area.
- Provide shade trees and/or structures at picnic areas, benches, and play area.

- Add more engineered wood fiber to play area.
- Provide companion seating at benches.
- Provide ramp into wood fiber at play area
- Reposition portion of crushed gravel pathway to create accessible path of travel.
- Provide accessible path of travel from sidewalk to play area and to the restroom.

**Blas Santana Park**

- Plant shade trees in crushed gravel area and add accessible picnic tables and grills.
- Relocate basketball court away from neighbor's front yard.
- Update accessible parking for van stall and striping.
- Update accessible ramps to comply with current standards.

**Vosti Park**

- Provide accessible bleachers.
- Provide accessible path of travel to the bleachers.
- Add more engineered wood fiber to play area in order to bring the level to within ½" of the top of the concrete edge. Add ramp into wood fiber.
- Place signage for ADA-compliant parking spaces.
- Provide accessible picnic tables.
- Repair playfield for bumps and holes.
- Provide lighting along pathways at Vosti
- Eliminate return walls outside restrooms to minimize use when restrooms are closed.
- Configure field lights for multi-sport uses that include soccer and football.
- Repair fencing throughout the park.
- Install hidden security camera to focus between restrooms and water tank fencing.
- Remove or relocate ball wall to a space where both sides are clearly visible.
- Remove berm along west edge.