



CITY OF LODI

COUNCIL COMMUNICATION

TITLE: Review and Approval of Parks, Recreation and Open Space Master Plan.

MEETING DATE: April 21, 1993

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council approve the proposed Park, Recreation and Open Space Master Plan as presented and/or make whatever changes may be appropriate.

BACKGROUND INFORMATION: The City Council hired a master plan consultant and appointed a master plan citizen committee some eleven months ago to develop a Park, Recreation and Open Space Master Plan for the City of Lodi.

The committee submitted the final plan to the Parks and Recreation Commission on February 2, 1993, for final public input and Commission recommendations. The Commission has addressed the plan and its many recommendations and submit the plan to you for your consideration and/or adoption. Attached please find Exhibit A, "Commission recommendations," Exhibit B, "Addendum No. 1 from Jerry Draggoo," answering Commission recommendations, Exhibit C, updated materials/changes to the plan in general.

We ask that you review and adopt the plan (remember, this represents the future and cannot and will not be implemented until developer impact fees are collected and/or grants become available). This is a long-range plan that gives us specific direction.

FUNDING: None at this time.


Marilyn E. Field
Acting Parks and Recreation Director

MEF:srb
Attachments
cc: City Attorney

APPROVED: _____


THOMAS A. PETERSON
City Manager



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MINUTES

LODI PARKS AND RECREATION COMMISSION MEETING
CARNEGIE FORUM
TUESDAY, FEBRUARY 2, 1993

I. Roll Call

Present - Commissioners: Bob Casalegno; Chad Meyer; Ed Wall; Elvera Melby; Bob Johnson, Chairman. Staff: Ron Williamson, Director; Marilyn Field, Recreation Superintendent; Scott Essin, Parks Superintendent; Michael Reese Layne Van Noy, Tom Alexander, Recreation Supervisors.

Welcome - Chad Meyer, our new Commissioner.

II. Minutes - of January 19, 1993, approved as mailed on a motion by Elvera Melby and a second by Bob Casalegno.

Ayes - Commissioners Melby, Casalegno, Johnson, Wall, Meyer.
Minutes approved.

III. Comments by the Public, Commission, and Staff on Non-Agenda Items - Additions to Agenda

Rod Snoddy, Lodi Remote Control Boat Club, 18808 Benedict Drive, Woodbridge, CA 95258

Mr. Snoddy addressed the Commission in response to a letter from Staff dated January 19, 1993, which stated that the fees for booking Lodi Lake Park for the weekend of May 1 and 2, 1993, to hold their races, would be \$500.00 per day (trailer reservations would be in addition to this amount.) Mr. Snoddy stated these fees are "out of the Club's range", adding that last year the Club netted \$84.00 on the races. Commission recommended that Staff look at the fees quoted and come back to the Commission with a recommendation.

New Program Proposed - Director Williamson announced a proposed Tiny Tots Playground program and handed out literature for the Commissioner's information. Layne Van Noy, Recreation Supervisor, will present details to the Commission at the March Commission meeting.

Grape Bowl Press Box Project - Director Williamson reported that a bank account has been set up at the Farmers & Merchants Bank in Lodi. The Press Box Committee will be more than happy to receive any donations to the project. Chairman Johnson singled out Bill Meehleis, Meehleis Modular Buildings, for his very generous contribution to the project thus far.

Gang Task Force Committee - Commissioner Chad Meyer inquired if the Parks and Recreation Commission was represented on this committee, and was informed that Commissioner Bob Casalegno is a member.

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Purchase of Softballs for Adult Sports - The presentation by Recreation Supervisor Mike Reese, will be addressed at the March Commission meeting.

V. Action Items

Tokay Pool Renovation Project - Director Williamson gave some background on this project, whereby the Commission, at their Special Meeting of January 19, 1993, had requested Staff to obtain some cost estimates on the Lodi Swim Club additions to the proposed swim pool renovation project over and above the Lodi Unified School District items. Superintendent Field was unable to obtain firm cost estimates but Mr. Gordon King, (L.U.S.D. architect) quoted her a figure of \$500.00 to \$1,000.00, with the possibility of the cost going over the \$1,000.00 figure.

Steve Muser, Lodi City Swim Club President, 216 W. Taddei Road, Acampo, addressed the Commission with a proposal that the Club is prepared to pay half of the architectural fees up to \$500.00.

The Commission is concerned about paying architectural fees and then find out that the City cannot pursue the project. Director Williamson and Supervisor Reese stated they were in favor of going ahead with the recommendation to City Council. Director Williamson is prepared to initiate a Special Allocation Request for the funds.

On a motion Commissioner Casalegno and a second by Commissioner Meyer, it was recommended that the City request the architect to prepare estimates at a cost not to exceed \$1,200.00, with the Lodi City Swim Club paying \$500.00.

Ayes - Commissioners Casalegno, Meyer.
Noes - Commissioners Johnson, Melby, Wall.
Motion defeated.

Parks, Recreation and Open Space Master Plan - Public Hearing and Action
Chairman Johnson announced that "notes" from the Public Hearing of January 28, 1993, were available to the public and anyone wishing to address the Commission on any new items not covered, these notes could do so. Chairman Johnson also announced that the Commission's recommendations will go before City Council Shirtsleeve meeting of March 16, 1993, with action to be taken at their March 17, 1993, Council Meeting.

Master Plan Consultant, Mr. Jerry Draggoo, of J C Draggoo and Associates, was introduced and addressed the Commission and the Public.

Commissioner Melby inquired if a "bicycle trails" proposal prepared for the Department in 1970 had been made available to Mr. Draggoo. Superintendent Field will furnish Mr. Draggoo a copy of this report.

Chairman Johnson opened the meeting to public comments

B.O.B.S. Organization members - Jim Jones and Max Steinhilber
Concerns: Youth sports subsidies - Section VII, Page 42, Item 5

Commissioner Johnson, as Chairman of the Master Plan Committee, stated he will attend the regular monthly B.O.B.S. meeting on Wednesday, February 3, to address the B.O.B.S. Board members on the Master Plan Committee's role.

Dave Kaufman, Manager of Twin Arrows Athletic Club

Concerns: Proposed indoor recreation center competing with the Twin Arrows Club; i.e., gym, weight/exercise room, etc.

A number of people spoke against the proposed new park at the Scenic Overlook, with concerns of expansion of river access, parking, patrol/supervision, maintenance, clean-up costs, etc.

Frank Alegre, 2000 Edgewood Drive, Lodi

Dee Porter, 103 Koni Court, Lodi (Mokelumne Village)
Pat Velasquez, 1061 Awani Dr., Lodi (Mokelumne Village)
Ron McLaughlin, 1053 Miwok, Lodi (Mokelumne Village)

Steve Pechin, 323 W. Elm St., Lodi

Concerns: Development of impact fees to purchase additional acreage for more parks; lack of a funding mechanism established.

The following people spoke on the issue of the proposed non-resident fee issue.

Diana Slawson, Clements, CA

Steve Pechin, Lodi

A meeting with Clements-Lockeford residents is proposed for March 3, 1993, on the non-resident fee issue. George Barber, San Joaquin County Board of Supervisors, District 4, will be present. Chairman Johnson and the Parks and Recreation Commissioners also plan to attend.

Pat Brown, Nature Area Advisory Committee

Lodi Lake Nature area concerns: Increase riparian zone, limit bicycles, limit speed limit on river (next to Nature Area), proposed trail on the north side.

The following people spoke in favor of additional pools:

Melanie Pennino, 1502 Keagle Dr., Lodi

Terry Jorgensen, Larson Rd., Lodi

Rod Ridgeway, 1630 Timberlake Cir., Lodi

With the close of Public comment, the Commission acted on the following issues as outlined in the "notes" of the Master Plan Public Hearing held January 28, 1993, as prepared by Superintendent Field.

Nature Area (adjacent to Lodi Lake Park) - Address the need to increase the riparian zone, look at north side of river. No trail on or to the north side of river. Limit bicycles in this area. Control speed on the river, "no wake zone" to control bank erosion. Lodi loop trail as written will funnel too much traffic through the Nature Area.

Commission recommendations:

Increase the riparian zone.
Motion carried 5 - 0.

No trail on or to the north side of the river; eliminate current loop trail proposal (that addresses a trail on the north side of the Mokelumne River.
Motion carried 5 - 0.

Create a buffer zone on the north side of the river.
Motion carried 5 - 0.

Prohibit bicycles in the area.
Motion defeated 4 - 1.

Control speed on the river.
Motion carried 3 - 2.

Scenic Overlook Proposed Park - Need to address high clean-up costs so parcel can be used as a park. April 1, 1992, City Council voted not to use parcel for a park. If kept in the Master Plan, should be placed at the bottom of the priority list. Homeowners still concerned about the access, egress impacting their subdivision. Plan should specifically spell out how the park is designed, for what use, how will it be maintained and supervised.

On a motion by Commissioner Casalegno and a second by Commissioner Wall, the Commission recommended that we accept the proposal of a park at the Scenic Overlook site predicated upon clean-up costs and access/egress being addressed.

Ayes - Commissioners Casalegno, Wall, Meyer, Melby, Johnson.
Noes - None.
Motion carried 5 - 0.

On a motion by Bob Johnson and a second by Chad Meyer, the Commission recommended that a Scenic Overlook park be placed at No. 15 on the Plan's proposed priority list, rather than No. 10, as listed currently.

Ayes - Commissioners Johnson, Meyer, Casalegno, Wall, Melby.
Noes - None.
Motion carried 5 - 0.

Aquatics - Statistics show in the Master Plan that participation figures are high with regard to interest in swimming. Survey results indicated that the community wanted more swimming. Blakely/Enze pools do not address the aquatic needs of teens and adults (too shallow). Community cannot rely on accessing the high school pools due to modified year-round attendance. N.R.P.A. standards should be met. All future aquatic facilities must comply with current ADA standards. This community needs more public pools regardless of the high cost of construction and maintenance.

On a motion by Commission Meyer and a second by Commissioner Wall, the Commission recommended that the Master Plan include an additional public swimming facility.

Ayes - Commissioners Meyer, Wall, Johnson, Melby, Casalegno
Noes - None
Motion carried 5 - 0

Hutchins Street Square - Master Plan Consultant reviewed the Master Plan adopted by the City Council as proposed by the Foundation Board for this site, but felt from a cost of land and construction of a physical center, this would be a good location - to have all activities at one site. Build-out was based on the amount of off-street parking needs. Any additions such as the proposed large indoor recreation center facility would impact these standards. Any modification or removal of senior activities from the facilities that were built with monies from the Holz will would mean the City would have to return this money under the terms and stipulations of said will.

On a motion by Commissioner Johnson and a second by Commissioner Meyer, the Commission recommended that the indoor recreation center not be located at the Hutchins Street Square.

Ayes - Commissioners Johnson, Meyer, Melby, Wall, Casalegno.
Noes - None .
Motion carried 5 - 0.

Large Indoor Recreation Center - Concerns were expressed from the Private Sector in relation to how we would operate this center and the impact it would have on private industry (specifically the emphasis on fitness equipment, etc.). Profit margins are slim in commercial ventures. Believe that such a Center would eventually put an operation such as Twin Arbors out of business. When Hutchins Street Square opened the pool, Twin Arbors felt the impact (100 memberships were lost).

On a motion by Chad Meyer and a second by Elvera Melby, the Commission recommended a large indoor recreation center be included in the Plan with the stipulation that the planning be sensitive to the needs of the private sector. and the preferred location is Needham School property.

Ayes - Commissioners Meyer, Melby, Wall, Casalegno, Johnson.

Noes - None.

Motion carried 5 - 0.

Youth Sports Subsidies - Thought the Community Forums addressed that the level of support given to youth sports should not be reduced. The community appreciates the level of service. Decrease subsidies to adult programs and activities but leave the youth sector alone. Subsidies are necessary for low income families, and are really important for the single parent.

On a motion by Chad Meyer and a second by Ed Wall, the Commission recommended that the portion of the Master Plan pertaining to youth sport subsidies be deleted (Section VIII - 42, Item 5.) and that this issue be addressed as a budget item.

Ayes - Commissioners Meyer, Wall, Johnson, Casalegno, Melby.

Noes - None.

Motion carried - 5 - 0.

Resident - Non-Resident Fees - City should look at establishing resident and non-resident fees instead of limiting participation to City residents only.

On a motion by Bob Johnson and a second by Ed Wall, the Commission recommended that the issue of resident and non-resident fees be retained in the proposed Plan.

Ayes - Commissioners Johnson, Wall, Melby, Meyer, Casalegno

Noes - None

Motion carried 5 - 0

Park Ranger Program - This is not addressed in the proposed Master Plan. Should some mention be made of the Discovery Center and the programs promoted by the Park Ranger?

No recommendations.

City Expansion East of 99 - Nothing is addressed in the Plan with regard to future expansion east of 99. City should investigate obtaining property adjacent to the Mokelumne River (currently owned by Vacarrezza) as ideal public land.

No recommendations.

Bicycle - Pedestrian Connectors - Schematic drawing of a proposed unit should be looked at carefully. Currently the City has such or similar items and has a very difficult time maintaining same. These corridors become graffiti and debris collectors.

On a motion by Bob Johnson and a second by Elvera Melby, the Commission recommended that the proposed bicycle - pedestrian connectors remain in the proposed Master Plan.

Ayes - Commissioners Johnson, Melby, Casalegno, Wall, Meyer
Noes - None
Motion carried 5 - 0

Bicycle Paths on Streets - Proposed paths would necessitate eliminating on-street parking on some of the named streets.

On a motion by Bob Johnson and a second by Elvera Melby, the Commission recommended that the Plan include bicycle paths on streets through the use of signs or lines, and attempt to work out any needs and concerns voiced by the City Public Works Department.

Ayes - Commissioners Johnson, Melby, Wall, Casalegno, Meyer
Noes - None
Motion carried 5 - 0

Restrooms at Neighborhood Parks - Need to address having such a facility. Serious consideration should be given to a uni-sex facility such as ones used in Europe (particularly France and Italy).

On a motion by Elvera Melby and a second by Chad Meyer, the Commission recommended that restrooms should be included in all neighborhood parks as the park is developed, such restrooms to comply with ADA standards.

Ayes - Commissioners Melby, Meyer, Johnson
Noes - Commissioners Casalegno, Wall
Motion carried 3 - 2

On a motion by Bob Johnson and a second by Ed Wall, the Commission formally adopts the proposed Park, Recreation Open Space Master Plan with the exceptions/additions as outlined above.

Ayes - Commissioners Johnson, Wall, Casalegno, Meyer, Melby
Noes - None
Motion carried 5 - 0

VI Regular Agenda Items

- A. Adult Softball Tournament Fee Plan - Recreation Supervisor discussed a new plan for a Tournament Fee Schedule. This item will be addressed at the March Commission meeting.
- B. Town Hall Meetings Outline - The Commission approved the outline as presented; Chairman Johnson expressed concerns with the department volunteering too many budget cut suggestions.
- C. Awards, Citation and Installation Dinner, April - Turlock
On a motion by Bob Johnson and a second by Bob Casalegno, the Commission recommended the following nominations:

Community Service Organizations/Business

Lodi Soroptimist Club, for their contributions to the Candy Cane Park - playground equipment, picnic table, litter receptacle, and automatic sprinkler system.

Individual/Volunteer

Steve Scott, former Lodi Parks and Recreation Commissioner, for his contribution of four years of service to the Commission.

VII. Announcements

- A. Commissioner Workshop - Tulare - February 6, 1993 - All five of our Commissioners will be attending this workshop.

VIII. Adjournment - The meeting adjourned at 12:00 Midnight.

Respectfully submitted,
Sharron R. Baumbach
Department Secretary

Reviewed and Edited by
Ron Williamson, Director
Parks and Recreation Department

ADDENDUM NO. 1

to the

Lodi Park, Recreation and Open Space Plan

The following changes were recommended to the draft plan by the Lodi Parks and Recreation Commission on February 2, 1993.

1. Page VIII-26 *Proposed Mokelumne River Riparian Zone*

Remove second paragraph, last sentence that begins with "A proposed trail system"

Add a third paragraph: "Currently the speed generated by power boats on the Mokelumne River is creating conflicts with non power boaters as well as causing river bank erosion. Since the River itself is not in the city limits of Lodi, jurisdiction and control of river use in this area is with the County. With this in mind, it is recommended that San Joaquin County impose a five mile an hour speed limit on the Mokelumne River for that portion located within the Lodi area."

2. Page VIII-27 *Lodi Loop Trail*

Since the Lodi Loop Trail is no longer located along the north side of the Mokelumne River, the concept of a loop trail around the Lodi urban area is no longer feasible. The following changes are recommended:

Remove all references to the Lodi Loop Trail and replace with the following:

Off - Street Trails

The following are recommended trails that would, for the most part, be separated from streets. The routes shown on the Facility Plan indicate a general route only. Specific locations will be established in the land development process.

1. West Side Bypass Trail 4.7 Miles

This paved trail would start at the proposed DeBenedetti Park and travel in a westerly direction to the west side of the planning area. From here, the trail would be directed north, eventually connecting with the Woodbridge Irrigation District Canal. Special design and fencing would be required in this section to assure safety and access by the Irrigation District. The Trail would then continue along the Canal until reaching the Mokelumne River. From here it would travel upstream until reaching the trailhead at Lodi Lake Park.

2. South Side Bypass Trail 3.0 Miles

This trail would begin at DeBenedetti Park and travel south to the south side of Harney Lane. Since this road is not developed on the south side, the opportunity exists to separate the trail from the roadway.

3. Miscellaneous Off-Street Trails

[Continue with current text]

3. Page IX - 6 Table 34, Priority of Major Capital Projects

Move Scenic Overlook from Priority No. 10 to No. 15.

4. Page VIII-32

Remove Item No. 7 on Page VIII-43 regarding Additional Aquatic Programs and Facilities:

Add a new section beginning at the top of page VIII-32 with:

Indoor Swimming Pool

Currently there is only one public indoor swimming pool in Lodi. It is located at Hutchins Street Square and is used primarily for adults and seniors. The two outdoor swimming pools located at the two high schools are used by the Lodi Swim Club but because of modified year-round school, access to these two pools for training is becoming difficult.

According to the Recreation Needs Assessment (Page V-42), there is enough demand for another indoor swimming pool in Lodi. It is recommended that an ell-shaped indoor swimming pool be considered in the future. The suggested location is the proposed Cochran Park.

With the potential that the net operating cost of this type of facility could exceed \$50,000-\$90,000 annually, it is important that it not be designed and programmed for predominant competitive use. Pools that are the most successful financially are those that are multi-use in nature and attract a large segment of the adult population.

5. Page VIII-32 Indoor Recreation Center

Remove third paragraph that starts out "Two alternative locations....."
Remove all of Page VIII-33
Replace with the following:

Two alternative locations for an indoor recreation center were studied. The first option was to locate the proposed facility at Hutchins Street Square. From an operation and management point of view, this option had many positive features. At the same time, a master plan for exclusive senior and cultural arts activities has been developed for this site and is being

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implemented. Placing a recreation center in this location would require a modification to the master plan. With this in mind, it is recommended that Hutchins Street Square not be considered as the site for the proposed indoor recreation center.

Page VIII-34 - - Remove third paragraph that starts with "Another problem with this site". Replace with the following:

"Because of the anticipated high cost to remodel, it is recommended that the portion of the building now being used for administrative purposes be removed to make way for a new recreation structure. The existing classroom section would remain. A sketch of how this complex might be developed is shown on the next page."

6. Page VIII-42 *Review of the City's Role in the Private Sports Program*

Remove second paragraph that starts out with "In the short term" and replace with the following:

"Because this is a budget vs. service issue, it is recommended that the City review this subsidy issue each year at budget time."

7. Page VII-1 *Neighborhood Parks*

Add to the third paragraph; sixth line and just before the sentence that starts out "If possible"

"All new restrooms should conform to ADA standards."

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An analysis of population age profiles is important because age is a major determinant of recreation participation levels and interests. In general, the older the population, the less they are likely to participate in active or competitive recreation activities. Overall, youth tend to participate more frequently than other age groups and tend to favor activities that are more active and competitive in nature. This would include activities such as basketball, baseball, soccer, swimming, bicycling, etc. Young adults (ages 18-35) are also active people and form the core of adult competitive sports.

Adults (ages 35-65) on the other hand, appear to have less time to devote to recreational activities. They tend to be more concerned about maintaining a home and a job. Recreational time is at a premium and often limited to weekends and occasional evenings. The senior age population have more available time once they approach retirement. They tend to favor more passive activities such as walking, gardening, picnicking and crafts.

Population Growth

In most communities, one of the primary elements that affects future recreation demand is population growth. Unlike many communities, Lodi has placed a limitation on residential growth at 2% per year. This amounts to about 1,000 persons per year. Based on this growth rate, saturation of the planning area will occur in the year 2007 and have a total city population of about 72,000 persons.

However, while the City continues to limit its growth rate, the Department of Parks and Recreation is serving a much larger area. Currently, the policy of the Department is to serve people who live within the boundaries of the Lodi School District excluding those who reside south of Eight Mile Road. This is called the Lodi Recreation Service Area. According to the Lodi Unified School District, this resident population living outside the city limits represents about 19,800 people.

The San Joaquin County Community Development Department has forecasted that by the year 2010 the population of the recreation service area living outside the city limits of Lodi will only grow by approximately 1,800 persons. It is our opinion that without growth controls in place in the County, but within Lodi itself, the rate of growth in the other communities will be substantially larger than what has been forecasted. Based on this assumption we make the following population forecast:

**Population Forecast
Lodi Planning Area and Service Area**

Year	City	Unincorporated Area	Total Service Area
1992	53,186	19,800	73,000
1993	54,250	20,400	74,650
1994	55,335	21,000	76,330
1995	56,441	21,640	78,080
1996	57,570	22,280	79,850
1997	58,722	22,950	81,670
1998	59,896	23,640	83,540
2007	72,000 (1)	30,850 (2)	102,850

Source: California Department of Finance
JC Draggoo & Associates

- (1) Based on a 2% growth rate
(2) Based on a 3% growth rate

Labor Force

An analysis of the labor force in Lodi reveals that the largest class of employment type is in the retail trade followed by manufacturing. This suggests that Lodi is a major market center for the region even though Stockton is close by. A breakdown of employment classifications is listed below.

**Table 5
Employment Classification 1990
City of Lodi**

Type	Percentage
Retail/Trade	24.7%
Manufacturing	21.9%
Professional Services	17.9%
Misc. Services	8.5%
Mining/Construction	6.8%
Finance/Insurance/Real Estate	5.2%
Transportation/Utilities	4.9%
Wholesale Trade	3.9%
Unclassified	2.6%
Agricultural/Forestry	2.1%
Business Services	1.5%

Lodi income levels are roughly the same as the rest of San Joaquin County. The 1990 average median household income in Lodi was \$30,635, compared to \$30,739 for the County. Income levels are important clues in recreation planning because higher income populations tend to be more active and participate in the more expensive types of recreation activities.

LAND USE

The basic form of the city consists of a gridiron pattern of large "superblocks" defined by major arterial streets. These streets are generally located on section lines that formed major dividing points during the subdivision process.

The core or central business district of Lodi is located generally in the center of the city just west of the railroad tracks and north of Lodi Avenue. In addition to commercial uses in the downtown, major shopping centers, additional office space and high density housing are found along the major traffic corridors in the city. A significant amount of land is devoted to industrial uses. This type of land is primarily concentrated along the railroad and east of Highway 99.

As might be expected, the majority of land in the city is devoted to single family housing. The next largest category of land uses is undeveloped land still used for agriculture purposes. A breakdown of the land use in the planning area is shown below.

Table 6
Distribution of Land Uses - 1987
Lodi Planning Area

Land Use	Acres	Per Cent
Single Family	2,131	31%
Multiple Family	334	5%
Commercial	369	5%
Office	65	1%
Industrial	584	9%
Public/Quasi Public	830	12%
Detention Basins/Parks	366	5%
Agriculture	1,553	23%
Vacant	563	8%
Total	6,795	

Source: City of Lodi Planning Department

IMPACT OF POPULATION GROWTH ON RECREATION DEMAND

One of the primary elements that affects future recreation demand is population growth. As stated earlier, Lodi has placed a limitation on residential growth of 2% per year but areas managed by the county have no such population restrictions.

A substantial number of non residents also use the City's programs and sport facilities. While recognizing the impact these non residents have on the demand for these facilities, it is the policy to continue serving them if an equitable funding mechanism can be developed. As a result, for assessing park land needs, demand will be based on the population within the planning area. For assessing specialized facility needs such as sport fields, demand will be based on the current service area which is the same boundary of the Lodi School District north of Eight Mile Road. With these assumptions in mind, the following population characteristics will be used.

**Table 26
Population Forecast
City of Lodi and Service Area**

<u>Year</u>	<u>City</u>	<u>Service Area</u>
1992	53,186	73,000
2007	72,000	102,850

ALTERNATIVE APPROACHES TO IDENTIFYING NEEDS

There are several approaches to estimating needs for park and recreation facilities. They include the use of national standards, measurement of participation levels, user trend analysis, input from surveys and public meetings, goal setting and participation models. Since most will be used, each is briefly described below.

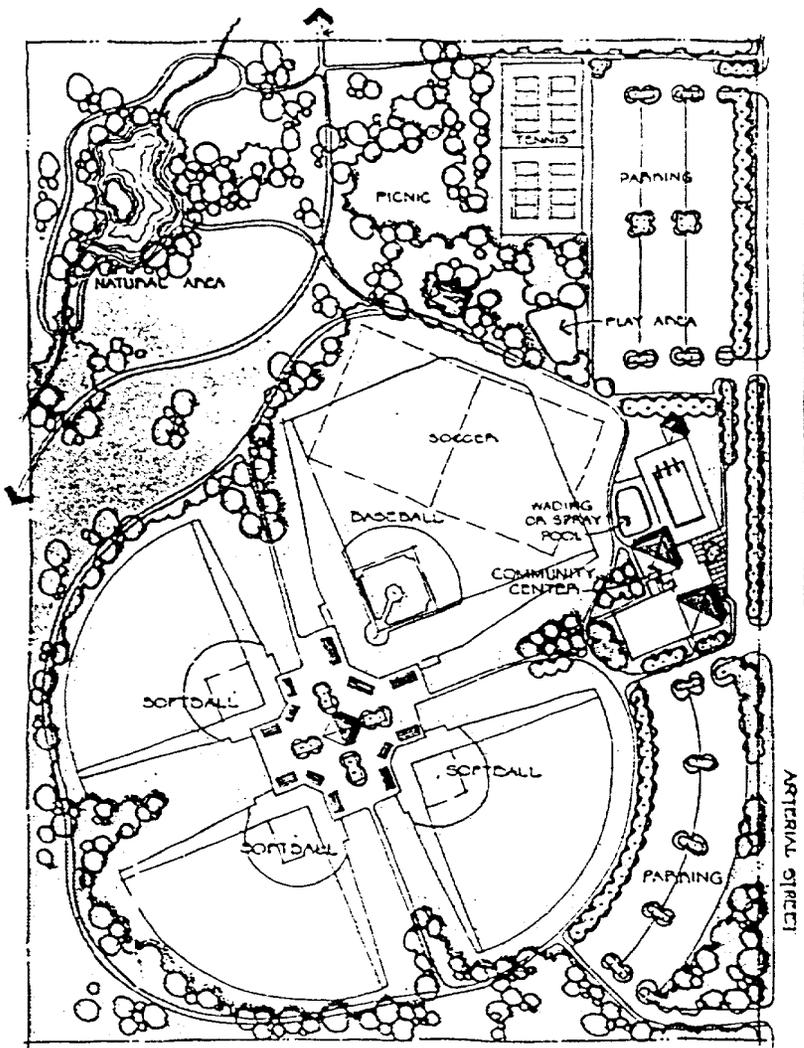
National Standards

Standards were first created by a group of professionals who established an easily understood format of what "seemed to be right" based on their practical experience in the field. These standards were felt to be most useful if stated in quantifiable terms of acres or facilities per given population level, i.e., 10 acres of park per 1,000 population. The most recognized standards are those published by the National Recreation and Park Association (NRPA). In 1983 they published a report titled "Recreation, Park and Open Space Standards", that is well recognized in the recreation field. This document is currently being updated to reflect changes in park and recreation use patterns.

The problem with using national standards is that they do not reflect local conditions. What is right for one community will probably not be correct for another. In addition, a

Comments:

While the City is currently playing four games per night on lighted fields, it is our recommendation that only three games be played. This allows more time per game and does not create as much wear on the facility. The recommended standard of one field per 9,100 persons reflects only three games per field. This standard means that one more field is needed at the present time to serve the service area. By ultimate buildout, a total of 11 fields or four new fields will be needed.



SUMMARY OF LAND AND FACILITY NEEDS

Table 32
Summary of Park and Facility Needs
City of Lodi

Park Area or Facility	Recommended Standard	Existing Inventory	Demand (1)		Additional Need	
			1992	Buildout	1992	Buildout
Neighborhood Parks	2.5 Ac./1,000 Pop.	83.2	133.0 Ac.	180.0 Ac.	49.8 Ac.	96.8 Ac.
Community Parks	1.8 Ac./1,000 Pop.	36.0	95.7	129.8	59.7	93.8
Regional Parks	0.8 Ac./1,000 Pop.	43.0	42.5	57.8	(0.5)	14.6
General Open Space	2.1 Ac./1,000 Pop.	58.0	111.7	151.2	53.7	93.2
Special Use Areas	0.8 Ac./1,000 Pop.	42.3	42.5	57.8	0.2	15.1
TOTAL PARK LAND	8.0 Ac./1,000 Pop.	262.5 Acres *	425.4 Ac.	576.0 Ac.	162.9 Ac.	313.3 Ac.
Senior Baseball Fields	1 per 10,000 Pop.	7	7	10	-	3
Youth Baseball Fields	1 per 6,000 Pop.	13	12	17	-	4
Softball Fields	1 per 9,100 Pop.	7	8	11	1	4
Football Fields	1 per 18,000 Pop.	4	4	6	-	2
Soccer Fields	1 per 3,800 Pop.	19	19	27	2	8
Tennis Courts	1 per 1,850 Pop.	29	40	62	11	33
Basketball Courts (outdoor)	1 per 9,000 Pop.	5	6	8	1	3
Indoor Pool Area	86.0 SF/1,000 Pop.	2,250	4,575 SF	6,192 SF	2,325 SF	3,942 SF
Gymnasium Space	1 per 18,000 Pop.	2 Gyms	3 Gyms	4 Gyms	1 Gym	2 Gyms
Recreation Trails	0.24 miles/1,000 Pop.	2.3 MI.	12.8 MI.	17.3 MI.	10.5 MI.	15.0 MI.

(1) Assumes a 1992 population of 53,186 and a Buildout population of 72,000. For organized sports assumes a 1992 population of 73,000 and a year 2007 population of 102,850

* Excludes 2.7 acres of mini-parks and 68.6 acres of undeveloped park land.

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RECOMMENDED SERVICE LEVELS FOR NON RESIDENTS

The Lodi Department of Parks and Recreation currently has a policy of serving all residents living in the Lodi Unified School District residing north of Eight Mile Road. About 30% of all users of city programs come from outside the city limits. As the city grows, these non residents will create an even greater demand for recreation programs and facilities.

	1992	2007
City Population	53,186	72,000
Service Area Population	73,000	102,850

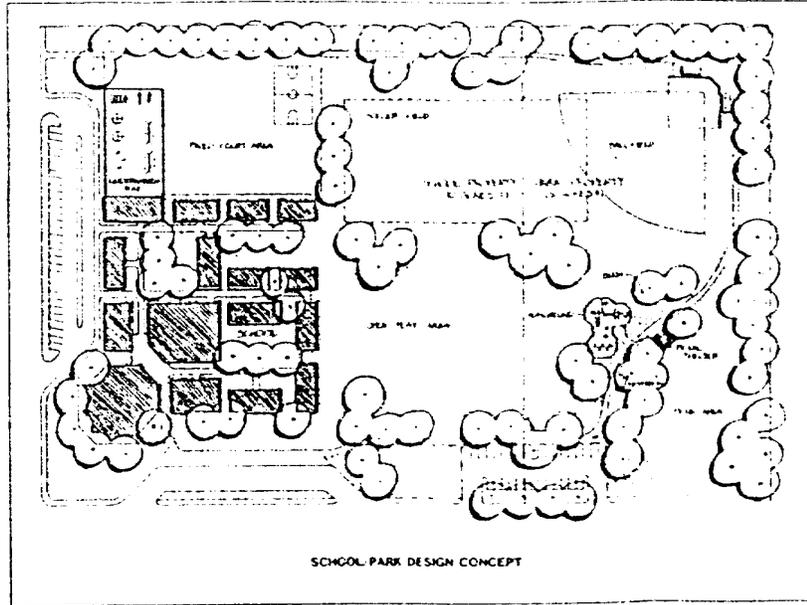
To illustrate how much additional demand will be created, the following table indicates future sport facility requirements based on just city resident demand and for demand of the entire service area.

**Table 33
Additional Sport Facility Needs
Planning Area Vs. Entire Service Area**

Sports Facility	Planning Area Only	Current Service Area
Senior Youth Baseball Fields	1	3
Junior Youth Baseball Fields	0	4
Adult Softball Fields	1	4
Football Fields	0	2
Soccer Fields	9	8
Gymnasiums	1	2

As can be seen, providing recreation services to the current service area means a greater demand for facilities. There are two financial issues associated with serving the larger area. The first is that non-residents do not pay most city taxes and as a result do not pay an equitable amount of the recreation program costs. The registration fee for most programs, for example, does not cover the actual cost of the program. The second issue is that non residents do not pay any of the capital cost of building facilities.

Following meetings with user groups, the Park and Recreation Review Committee and a preliminary discussion with the City Council, the consensus was that the City should continue to serve non residents living within the Lodi Unified School District as long as these residents pay their share for capital and maintenance costs. A suggested approach to pay for these services is found on page _____



Westgate Park

Site N-4

22.0 Acres

This site is a storm water detention basin and will be expanded by approximately 14 acres when the land to the south is developed. As it now exists, the site has been graded to a rectangular shape with a flat bottom. The site's only redeeming feature now is that it is all in grass. As the remaining land is excavated to complete the basin, it is recommended that the entire site be contoured to create a more pleasing and useable shape. In order to maintain the same amount of storm water retention, some of the park area now designated outside the basin will need to be slightly excavated as well. By using this approach, the bottom can be contoured so that it drains more rapidly.

The proposed Lodi Loop Trail is found just west of this park site. While the area around this park has been subdivided, it is recommended that a 25' right of way or easement be acquired west of the park site so that this park can be connected to the trail system. Other facilities for this park should include:

- o A paved and lighted pathway around and through the park
- o Two youth baseball fields
- o Expansion of the playground area
- o A multi-use paved court for volleyball, etc.
- o An area for passive use including picnicking, open play, etc.
- o 3 tennis courts
- o Restroom building

- o Children's playground
- o Multi-use grass area (cricket, soccer etc.)
- o Picnic areas with shelter
- o Paved trails and pathway system
- o Indoor swimming pool
- o Restroom building
- o 3 tennis courts
- o Multi-use basketball/rollerblade/hockey court

Sketch - Site Master Plan for Cochran park

Vinewood Park

Site N-10

16.0 Acres

The site is another storm water detention area. However, unlike the other park/detention basins, this one is adjacent to a school site. Currently two competitive youth baseball fields are found in the basin itself. Between the basin and the school grounds is a restroom building. Because nearly all of the site is a detention area, little additional recreation area can be developed.

The bottom of the detention basin is used for baseball and soccer play when conditions permit. However, during the rainy season, much of this site is unplayable because the ground tends to remain wet after the rains occur. To reduce this problem, it is recommended that the bottom of one end of

- o Resurface the tennis courts
- o Remove fence that separates tennis courts from the practice area
- o Upgrade the lighting on the tennis courts
- o Replace the infield grass on the senior baseball field
- o Relocate and replace the children's playground
- o Replace the paving from the street to the center of the site
- o Upgrade the irrigation system
- o Develop a group picnic area

DeBenedetti Park

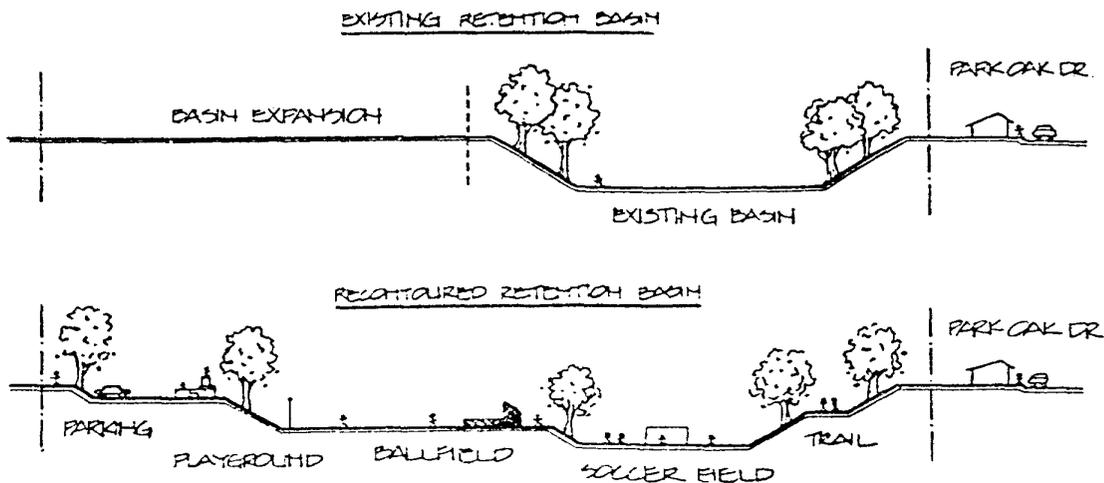
Site C-4

45 Acres

The City currently owns 29 acres of this site and will need a minimum of six additional acres for a detention basin. A total of 50 acres was once considered for a golf course but that idea was recently abandoned. It is recommended that the city acquire an additional 16 acres to bring it to a total of 45 acres for a detention basin and park site. With the extra land, a grading concept can be developed that will make a large portion of the site useable under most flooding conditions. A sketch of how this site might be graded is shown on the next page. The primary purpose of this park site should be for ballfield development.

Recommended facilities at this site should include:

- o Children's playground
- o Eight lighted tennis courts
- o Lighted basketball court
- o Two lighted senior youth baseball fields
- o Two lighted youth baseball fields
- o Two youth soccer fields
- o Open multi-use grass area for unstructured play
- o Picnic area/shelter



APR. 9 1993

SUMMARY OF LAND REQUIREMENTS

Site No.	Site	Existing		Proposed			Total Land
		Parks	Basins	Parks	Parks(1)	Basins	
M-1	Candy Cane Park	0.2					0.2
M-2	Century Park	2.5					2.5
SUBTOTAL		2.7					2.7
N-1	Prop. Lodi Lake N. Park (2)						
N-2	Van Buskirk	1.0					1.0
N-3	Prop. Millswood Park			5.0			5.0
N-4	Westgate Park	0.3	5.7		1.9	14.1	22.0
N-5	Henry Graves Park	3.0	12.0				15.0
N-6	Emerson Park	3.0					3.0
N-7	Hale Park	3.1					3.1
N-8	Prop. Lincoln Park			3.0			3.0
N-9	Prop. Cochran Park				6.0	24.0	30.0
N-10	Vinewood Park	0.8	15.2				16.0
N-11	American Legion Park	6.0					6.0
N-12	Blakely Park	10.0					10.0
N-13	Prop. Kettleman Park				5.0		5.0
N-14	Prop. Village St. Park			2.0			2.0
N-15	Prop. Century Meadows				5.0		5.0
N-16	Beckman Park	0.8	15.8				16.6
N-17	English Oaks Commons	3.7					3.7
N-18	Prop. Eastside Park				8.0		8.0
N-19	Prop. Southwest Park				1.0	24.0	25.0
SUBTOTAL		31.7	48.7	10.0	26.9	62.1	179.4
C-1	Prop. Woodbridge Park				20.0		20.0
C-2	Lodi Rec Complex	31.8					31.8
C-3	Kofu Park		10.0				10.0
C-4	Prop. DeBenedetti Park		29.0	10.0		6.0	45.0
C-5	Sales Park	1.0	25.0				26.0
SUBTOTAL		32.8	64.0		30.0	6.0	132.8
R-1	Lodi Lake Park	43.0		13.0			56.0
SUBTOTAL		43.0		13.0			56.0
S-1	Scenic Overlook			3.0			3.0
S-2	Hutchins St. Square	12.0					12.0
S-3	Maple Square (3)	0.6					0.6
S-4	Needham School Site				6.0		6.0
S-5	Pixley Park	1.0	25.0		7.0		33.0
S-6	Park & Rec Office	1.3					1.3
SUBTOTAL		14.9	25.0	3.0	13.0		55.9
OS-1	Lodi Lake Nature Area	58.0					58.0
OS-2	Prop. Mokelumne R. Area (75 Ac) (4)						
OS-3	Prop. Arnals Property			0.4	10.7		11.1
SUBTOTAL		58.0		0.4	10.7		69.1
TOTAL		183.3	137.7	28.4	80.6	68.1	495.9

- (1) Parks to be acquired with Development Impact Fees
- (2) Part of existing Lodi Lake Park
- (3) Recommend site be sold
- (4) Area under easement - not ownership

Sport Fields

The plan recommends a number of changes to sport fields in Lodi. This includes the development of fields at new sites and the addition, deletion or conversion of sport fields at existing park sites. The basic approach recommended in this plan is to locate similar softball and baseball fields in complexes. If done in this manner, they will be cheaper to build, easier to maintain and manage and more suitable for tournaments. Soccer fields, on the other hand, have been evenly distributed throughout the community. The plan recommends six major sport field complexes. They are:

- | | |
|---------------------------|---|
| Pixley Park | Adult softball and soccer |
| Softball Complex | Womens softball and fast pitch softball |
| Proposed Woodbridge Park | Adult softball |
| Westgate park | Youth baseball |
| Proposed DeBenedetti Park | Senior youth baseball |
| Salas Park | Youth baseball |

Site	Existing Distribution of Fields (Game Fields)				Proposed Distribution of Fields (Game Fields)			
	Youth Softball/ Baseball	Senior Baseball	Adult Softball	Soccer	Youth Softball/ Baseball	Senior Baseball	Adult Softball	Soccer
Armory Park			1					
Beckman Park	2				2			2
Blakely Park	1	1			1			
Century School								1
Cochran Park (proposed)								
Ed DeBenedetti Park					2	2		2
Emerson Park	1							
Erma Reese School								1
English Oaks Park	1							
George Washington School								1
Grape Bowl			2				2	
Henry Graves Park					1			2
Kofu Park	1	1		1	1	1		
Lakewood School								1
Lawrence School			3	5	1			1
Leroy Nichols School				3				1
Lodi High School		1		2		1		1
Millswood Park (proposed)					1			1
Pixley Park							4	3
Softball Complex			2				2	
Salas Park	3	1		3	3	1		5*
Senior Elementary School				4				2
Temple Baptist Church			2					
Tokay High School	2	2		1	1	2		1
Vinewood Park	2				2			3
Westgate Park					2			
Woodbridge Park (prop)						2	3	1
Zupo Field		1				1		

* Two temporary fields on street right-of-way property

John R. (Randy) Snider
Council Member

Lodi Parks and Recreation Department
125 N. Stockton Street

MEMORANDUM

TO: Lodi City Council
FROM: Jerry Draggoo, J C Draggoo & Associates
DATE: April 20, 1993
SUBJECT: Issues Related to the Park and Recreation Plan

Based on what I heard at Tuesday's workshop meeting, it appears that there are a number of issues you would like to discuss. To make the adoption process easier, I recommend that you deal with each issue separately. When they are all resolved, then you can adopt the remaining parts of the Plan.

Here are the issues as I see them. You may want to add to the list.

~~ISSUE NO. 1~~

**SHOULD THE CITY DEVELOP THE WATERFRONT PARK
KNOWN AS SCENIC OVERLOOK?**

Background:

1. There is some concern about hazardous waste on the site. No one knows for sure if this is true. If so, how serious problem is it?
2. The Parks and Recreation Commission recommended this site for recreation use but felt that a survey on hazardous waste should occur.

Options:

1. Deny site for recreation use.
2. Approve site for recreation use.
3. Approve with conditions.

ISSUE NO. 2

**SHOULD THE CITY DEVELOP AN OFF/ON-STREET TRAILS
SYSTEM?**

1. The Plan recommends a system of on-street and off-street trails. The exact location of a trail will be determined at the time of development of the specific area. There are many options for locating trails but it is assumed that some trails will be located at the rear of properties.

Subject: Issues Related to the Park and Recreation Plan
Page 2 - April 20, 1993

2. The issue needs to be resolved as to how the land will be acquired and who will pay for trail development. Right now it is assumed that the developer would dedicate the land, but the City would be responsible for developing the trails.

ISSUE NO. 3

SHOULD THE CITY CONTINUE TO SERVE NON-RESIDENTS?

Background:

1. This issue only applies to sport fields.
2. We have identified a strategy for funding the non-resident fields. If the non-residents choose to not participate, then, what should the City do?
3. I believe you should go on record as approving or disapproving the concept of charging the non-resident and then leave the specifics of how and how much to the Parks and Recreation Commission, and City Administration.

ISSUE NO. 4

SHOULD THE CITY DEVELOP AN INDOOR RECREATION CENTER?

Background:

1. There is a major need in Lodi for gymnasium space and places to conduct recreation programs.
2. It is my opinion that the facility would not compete against the private clubs and would not run at a deficit at the level suggested on Tuesday morning.
3. I have a drawing as to how I see the facility. You are welcome to preview it if you wish.

ISSUE NO. 5

WHERE SHOULD THE RECREATION CENTER BE LOCATED?

Comments:

The original Plan recommended Hutchins Street Square. The Parks and Recreation Commission recommended Needham School.

ISSUE NO. 6

SHOULD THE CITY'S MASTER PLAN INCLUDE A SWIMMING POOL?

1. I did not recommend another pool because of the existence of four swimming areas.
2. Testimony was presented at the Parks and Recreation Commission that a pool was needed on the west side.
3. I added the word "indoor" because I felt there was more of a need for an indoor pool than an outdoor pool.

Options:

1. Recommend an indoor pool.
2. Recommend an outdoor pool.
3. Make no recommendation for a pool.
4. Make a recommendation for a pool but not specify the type.

ISSUE NO. 7

WHAT SHOULD HAPPEN TO THE NORTH SIDE OF THE MOKELUMNE RIVER?

Comments:

The Plan recommends that the City (or County) acquire the development rights to a 50-100 foot strip along the north bank of the river. Since a trail within this area was eliminated, the strip would become open space only and not a park.

Subject: Issues Related to the Park and Recreation Plan
Page 2 - April 20, 1993

ISSUE NO. 8

**WHEN THE PLAN IS ADOPTED, WILL IT CHANGE THE
IMPACT FEE LEVEL?**

Background:

The amount of improvements shown in the Plan dedicated to impact fees is the same as what was originally proposed. The amount of land to be acquired/dedicated by developers is also the same amount.

ISSUE NO. 9

**DO YOU AGREE WITH THE PRIORITY OF IMPROVEMENTS
SHOWN ON THE TABLE ON PAGE IX-6?**

PROJECT PRIORITIES

Listed below are the projects described in the plan with the highest priority. While these projects should be funded in sequence, the priorities can change as land and/or funding becomes available. This list should be reviewed and updated each year.

Table 34
Priority of Major Capital Projects
Parks, Recreation and Open Space Plan

Priority	Project	Cost	Improvements	Funding Source *
1	Lodi Lake Park - Phase 1	\$338,700	Earth Berm, boat ramp	5
2	Lodi Lake Access	58,000	New access to west side	5
3	Lincoln School Acquisition	-	Acquisition	16
4	DeBenedetti Park Acquisition	1,568,000	Acquisition	2, 3
5	Pixley Park Acquisition	280,000	Acquisition	2, 3
6	Indoor Rec Center Study	50,000	Feasibility Study	6
7	Lodi Loop Trail - Phase 1	94,900	Lodi Lake - Westgate Park	19
8	Mokelumne River Access	-	Public access to north side	
9	DeBenedetti Park - Phase 1	3,500,000	4 fields + support facilities	2,3
10	Scenic Overlook	258,800	Development	5
11	Lodi Loop Trail - Phase 2	238,000	Westgate P to DeBenedetti P.	19
12	Lodi Lake Park - phase 2	1,121,000	Development of west side	2,3
13	Millswood Park Acquisition	-	Joint agreement to develop	2,3
14	Lincoln School Park	230,000	Development	16
15	Indoor Recreation Center	4,500,000	Development	1, 2, 3
16	Tokay Street Bicycle Path	20,000	L. Sac. Road to Highway 99	19
17	Eastside Park Acquisition	690,000	Acquisition	2, 3
18	Lodi Lake Park - Phase 3	64,000	Entrance; parking	5
19	Emerson Park	350,700	Rehabilitation	12, 15, 20

* Refer to three previous pages

OPERATIONAL IMPACTS

As the projects shown in Table 34 above are developed, the City can expect an increase in operational costs related to park maintenance and staff administration. Shown on Table 35 on the next page are the expected operational costs as the projects come on line

17. Intermodal Surface Transportation Efficiency Act (ISTEA)

California could receive more than \$200 million over a six year period for transportation enhancement activities and facilities. Some of the eligible projects include trail systems for pedestrians and bicycles, acquisition of scenic easements, landscape and other scenic beautification and mitigation of water pollution due to highway runoff. This program is administered by the California Department of Transportation (CALTRANS). Currently, this agency is preparing guidelines for administering the program. While no rules have been set, it is expected that these grants will require a local match of 15-20%.

18. Capital Development Fund

This is a fund set up by the City to budget major capital expenditures. The Fund is usually a six year program and reviewed annually.

19. Annual Operating Budget

Minor amounts of money for special studies or small improvement projects are often funded out of the Department's annual budget.

PROJECT COSTS

The following is the estimated cost to complete all of the capital projects recommended in the Plan.

Table 34
Improvement Costs by Facility - 1992
Lodi Park and Recreation Plan

Site No.	Park/Facility	Total Cost	Impact Fees	Other Sources
M-1	Candy Cane Park	\$11,600		\$11,600
M-2	Century Park			
N-1	Lodi Lake Neighborhood Park	142,300		142,300
N-2	Van Buskirk Park	93,300		93,300
N-3	Millswood Park (proposed)	1,023,000		1,023,000
N-4	Westgate Park (proposed)	1,164,400	\$1,112,900	51,500
N-5	Henry Graves Park	66,200		66,200
N-6	Emerson Park	175,400		175,400
N-7	Hale Park	8,400		8,400
N-8	Lincoln School Park (proposed)	692,300		692,300

Site No.	Park/Facility	Total Cost	Impact Fees	Other Sources
N-9	Cochran Park (proposed)	1,640,700	1,640,700	
N-10	Vinewood Park	124,200		124,200
N-11	American Legion Park	171,900		171,900
N-12	Blakely Park	123,700		123,700
N-13	Kettleman Lane Park (proposed)	1,062,200	1,062,200	
N-14	Village Street Park (proposed)	381,400		381,400
N-15	Century Meadows Park (proposed)	914,500	914,500	
N-16	Beckman Park	193,900		193,900
N-17	English Oaks Commons	31,400		31,400
N-18	Eastside Park (proposed)	1,630,400	1,630,400	
N-19	Southwest Park (proposed)	478,900	478,900	
C-1	Woodbridge Park (proposed)	4,084,600	3,530,700	553,900
C-2	Armory Park	450,600		450,600
C-2	Softball Complex	119,200		119,200
C-2	Zupo Field	187,700		167,700
C-3	Kofu Park	184,900		184,900
C-4	DeBenedetti Park	3,478,300	2,274,500	1,203,800
C-5	Salas Park	50,000		50,000
R-1	Lodi Lake Park	3,057,000		3,057,000
S-1	Scenic Overlook	439,100		439,100
S-2	Hutchins Street Square			
S-3	Maple Square			
S-4	Needham School			
S-5	Pixley Park	3,198,000	2,593,100	604,900
OS-1	Lodi Lake Nature Area			
OS-2	Mokelumne River Area			
OS-3	Arnalz Property	50,000		50,000
	Park Maintenance Shops	897,900	628,500	269,400
	Indoor Recreation Center	3,567,800	2,657,800	910,000
	Indoor Swimming Pool	2,860,000		2,860,000
	TOTAL	\$32,755,200	\$18,524,200	\$14,231,000

Rnw

J-1

7

WALP & MOORE
Public Opinion Research & Economic Analysis
115 Sansome Street, Suite 1100
San Francisco 94104-3628

Telephone 415-291-8795
Facsimile 415-982-3181

MEMORANDUM

6 August 1992

TO: City of Lodi Parks Department
J.C. Draggoo & Associates

FROM: Bernard Walp

SUBJECT: Notes for Discussion
Public Opinion Survey Frequency Observations

Telephone interviews now have been completed in conjunction with the City's ongoing assessment of public recreation needs and practices. The attached frequencies tabulate the responses to all questions.

Also attached for your perusal are the verbatim comments to the "soap box" question, on p. 8 of the frequencies, in which respondents were asked to name up to three changes they would like to see in the City's recreation system.

Interviews averaging twelve minutes in duration were conducted of adults in four hundred randomly selected Lodi households. Additionally, short interviews regarding only the "participation index" on p. 3 of the frequencies, were administered to fifty Lodi children.

The confidence interval (or "margin of error") applicable to these survey results is +4.9 percentage points. A volume compiling cross-tabulations and other verbatim responses is currently in preparation.

CITY OF LODI

July 1992 Citizens Survey
 J.C. Draggoo & Assoc. / Walp & Moore

Preliminary frequencies

n = 400 adults (and, where noted, 50 children)
 [LOD92A] P. 1

1. Qualification

First, how many years have you lived in Lodi?

≤ 3 years	-----	98
4-6 years	-----	108
7-10 years	-----	108
> 10 years	-----	728

I'd like to ask some questions about your personal recreation activity. When you aren't working or resting or doing chores, how do you spend your free time?

[VERBATIM RESPONSES RECORDED]

Raw counts (multiple responses recorded):

53 Read	2 Soccer	1 Chess
40 Fish	2 Athletics	1 Motorhome
34 TV	2 Time outside	1 Metal detecting
33 Walk	2 Horses	1 Play games
29 Travel	2 Play pool	1 Needlework
27 Work	2 Crochet	1 Needlepoint
26 Play	2 Cars	1 Improvement
25 Golf	2 Hike	1 Time with family
21 Garden	2 Snow	1 Football
21 Camp	2 Time at river	1 Work out
20 Swim	2 Sail	1 Skateboard
18 Bike	2 Time at library	1 Couch potato
14 Waterski/jetski	2 Exercise	1 Beach
13 Church	2 Racing	1 Community
12 Tennis	2 Shoot	1 Hobbies
12 Nothing	2 Hobby	1 Magazines
10 Time at home	2 Run/jog	1 Teach
10 Yardwork	2 Model airplanes	1 Pray
8 Parks	2 Shop	1 RV
7 Sew	2 Take cruises	1 Relax
7 Basketball	2 Drive	1 Motorcycles
7 Watersports	2 Study	1 Trap
7 Bowl	1 Guitar	
6 Listen to music	1 Genealogy	
6 Hunt	1 Auto	
5 Play cards	1 Bake	
5 Volunteer	1 Babysit	
5 Dance	1 Flying	
5 Visit	1 Sports	
5 Boating	1 Husband	
5 Time with kids	1 Track	
5 Baseball	1 Housework	
5 Time with grand-children/children	1 Work with tools	
4 Computers	1 Ice hockey	
4 Time at lake	1 Flea market	
4 Softball	1 Tutoring	
4 Concerts/shows	1 Karate	
3 Rest	1 Ranching	
3 Ski	1 Knit	
3 Sleep	1 Stained glass	
3 School	1 Girl-friend	
3 Club	1 Act	
4 Woodwork	1 Eat	
3 Movies	1 Drive	
3 Shop	1 Rock hunting	
2 Knit	1 Nintendo	
2 Crossword	1 Cook	
2 Paint	1 Build	
	1 Motorcycle	

*In Woodbridge, substitute "Woodbridge" for "Lodi"

7 respondents

Do you play any kind
of organized team sports?

YES ----- 12%
NO ----- 87%
dk/na -- 0%

[Asked of respondents playing organized team sports:]

Which team sports do you play? [VERBATIM RESPONSES RECORDED]

Raw counts (multiple responses recorded):

21 Softball
10 Baseball
6 Basketball
5 Soccer
4 Bowling
4 Volleyball
2 Football
1 Swim
1 Winter Co-ed Volleyball
1 Track Runner
1 Trap Shooting
1 Water Polo
1 Doubles Tennis Team
1 Co-ed Softball
1 Bridge
1 Golf
1 Bowl
1 Gymnastics
1 Gym

[ASKED OF CHILD RESPONDENTS IN ADDITION TO ADULTS]

Now I'd like to run through a selected list of leisure activities you may or may not engage in. I'd like to know roughly how many times in a typical 30-day period you do any of these things.

[SEQUENCE VARIED RANDOMLY FROM INTERVIEW TO INTERVIEW]

	0-5	6-10	11-15	16-20	21 up	*
Tennis	97%	1%	1%	0%	0%	1%
Picnicking	98%	2%	0%	0%	0%	0%
Jogging	91%	3%	3%	0%	3%	0%
Racquetball	99%	0%	0%	0%	0%	0%
Dog training	96%	1%	0%	0%	2%	0%
Roller skating	99%	0%	0%	0%	0%	0%
Boating	97%	2%	0%	0%	0%	0%
Walking for pleasure	46%	10%	13%	10%	22%	2%
Softball	98%	1%	0%	0%	0%	0%
Baseball	99%	1%	0%	0%	0%	0%
Going out dancing	98%	2%	0%	0%	0%	2%
Fishing	98%	2%	0%	0%	0%	1%
Horseshoes	99%	0%	0%	0%	0%	0%
Soccer	98%	1%	0%	0%	0%	0%
Volleyball	99%	0%	0%	0%	0%	2%
Basketball	98%	0%	1%	0%	0%	0%
Swimming	83%	6%	4%	3%	5%	3%
Bicycling for pleasure	86%	5%	4%	2%	4%	3%
Attending arts or social classes	97%	2%	0%	0%	1%	2%
Gymnastics or aerobics	94%	2%	2%	1%	1%	3%
Golf	95%	3%	2%	0%	0%	4%

[ASKED ONLY OF ADULT RESPONDENTS]

(*) . . . was there anything on that list that you'd do MORE of, if you felt there were adequate opportunities in Lodi?

[UNAIDED RESPONSES]

CITY OF LODI

July 1992 Citizens Survey
J.C. Draggoo & Assoc. / Walp & Moore

Preliminary frequencies

n = 400 adults (and, where noted, 50 children)

(LOD92A)

P. 5

[Asked of respondents who don't participate in City recreation programs:]

Why not -- do you not want to participate, or is there some problem that prevents you from participating?

Raw counts (multiple responses recorded):

[VERBATIM RESPONSES RECORDED]

59 No time / too busy / not around much
51 I'm too old
48 I'm not interested / don't want to
36 Health / disability
33 No answer / don't know
27 No problem / That is not my style of life / I'm otherwise occupied
6 I'm not really aware
3 Can't afford it
2 I'm not from the city of lodi
2 I recently moved here
2 I'm too lazy
2 I haven't thought of it
1 I've never been invited
1 I work for the city. I think they are snobs.
1 I never got around to it
1 I plan to
1 I don't like this town
1 They're not doing a good job at cleaning & maintenance
1 I'm embarrassed
1 It's inconvenient
1 You don't have enough sports
1 There's nothing available in the evening
1 The city doesn't really have anything
1 We're not able to
1 My kids are older

2. Importance of specific projects

Here's a list of nine kinds of PLACES that might be found in Lodi in the future. As I read each one, please tell me whether you think the community should give it TOP PRIORITY, MEDIUM PRIORITY, or LOW PRIORITY:

[SEQUENCE VARIED RANDOMLY FROM INTERVIEW TO INTERVIEW]

■ A center for senior citizen programs and activities	TOP Priority ---- 510 MEDIUM priority - 260 LOW priority ---- 200 dk/na ---- 30	2
■ An indoor swim center	TOP Priority ---- 240 MEDIUM priority - 330 LOW priority ---- 380 dk/na ---- 50	6
■ Buying up Mokelumne River land for permanent open space	TOP Priority ---- 350 MEDIUM priority - 240 LOW priority ---- 300 dk/na ---- 100	3
■ A system of trails throughout Lodi, for walking and bicycling	TOP Priority ---- 550 MEDIUM priority - 250 LOW priority ---- 160 dk/na ---- 40	1
■ A recreation center for sports and classes and meetings	TOP Priority ---- 300 MEDIUM priority - 380 LOW priority ---- 260 dk/na ---- 50	5
■ A new community park with athletic fields	TOP Priority ---- 200 MEDIUM priority - 280 LOW priority ---- 430 dk/na ---- 80	7
■ A center for the performing arts	TOP Priority ---- 300 MEDIUM priority - 330 LOW priority ---- 300 dk/na ---- 70	5
■ Expanding the recreation opportunities at Lodi Lake Park	TOP Priority ---- 340 MEDIUM priority - 330 LOW priority ---- 230 dk/na ---- 80	4
■ A new community golf course	TOP Priority ---- 180 MEDIUM priority - 150 LOW priority ---- 590 dk/na ---- 80	8

2. Importance of specific projects

Here's a list of nine kinds of PLACES that might be found in Lodi in the future. As I read each one, please tell me whether you think the community should give it TOP PRIORITY, MEDIUM PRIORITY, or LOW PRIORITY:

[SEQUENCE VARIED RANDOMLY FROM INTERVIEW TO INTERVIEW]

■ A center for senior citizen programs and activities	TOP Priority ---- 518 MEDIUM priority - 268 LOW priority ---- 208 dk/na ---- 38
■ An indoor swim center	TOP Priority ---- 248 MEDIUM priority - 338 LOW priority ---- 388 dk/na ---- 58
■ Buying up Mokelumne River land for permanent open space	TOP Priority ---- 358 MEDIUM priority - 248 LOW priority ---- 308 dk/na ---- 108
■ A system of <u>trails</u> throughout Lodi for walking and bicycling	TOP Priority ---- 558 MEDIUM priority - 258 LOW priority ---- 188 dk/na ---- 88
■ A recreation center for sports and classes and meetings	TOP Priority ---- 308 MEDIUM priority - 388 LOW priority ---- 268 dk/na ---- 58
■ A new community park with athletic fields	TOP Priority ---- 208 MEDIUM priority - 288 LOW priority ---- 438 dk/na ---- 88
■ A center for the performing arts	TOP Priority ---- 308 MEDIUM priority - 338 LOW priority ---- 308 dk/na ---- 78
■ Expanding the recreation opportunities at Lodi Lake Park	TOP Priority ---- 348 MEDIUM priority - 338 LOW priority ---- 238 dk/na ---- 88
■ A new community golf course	TOP Priority ---- 188 MEDIUM priority - 158 LOW priority ---- 598 dk/na ---- 88

3. Policy questions

As you may know, Lodi is growing. As plans are being made for the future, there has been some discussion about the size and location of new recreation facilities. SOME PEOPLE think any new facilities should be large, regional parks because they are less expensive to operate and they provide more opportunities. OTHER PEOPLE like small, neighborhood parks because they are closer to more people's homes.

What do you think: would you favor large, regional parks, or smaller, neighborhood parks? LARGE, REGIONAL ---- 24% SMALL, NEIGHBORHOOD 40% dk/na ----- 14%

[ASKED ONLY OF WOODBRIDGE RESIDENTS:]

As you may know, many people who use city parks in Lodi are people who don't live in Lodi. Do you believe it would be FAIR of Lodi City to charge higher fees -- say, twice as much -- for people who live outside the Lodi City Limits?

FAIR ----- 14% NOT FAIR ---- 43% dk/na -- 43%

Currently, Lodi's adult recreation programs typically cost the City about 25 dollars per user. People who participate pay about 13 dollars of this cost, and the taxpayers pay the rest. Do you feel this arrangement is fair the way it is, or should the City charge higher fees of users, or should users be charged less?

It's FAIR as is ----- 46% Should charge HIGHER FEES - 24% Should charge LESS ----- 13% dk/na ---- 17%

And what about children -- currently, Lodi's recreation programs for children cost an average of 40 dollars per child. Children who participate pay about 15 dollars of this cost, and the taxpayers pay the rest. Is this arrangement fair the way it is, or should the City charge higher fees to children who participate, or should children be charged less?

It's FAIR as is ----- 47% Should charge HIGHER FEES ---- 11% Should charge LESS ----- 25% dk/na ---- 16%

As City Planners look toward the future of Lodi, which of these two kinds of place should get higher priority:

[CHOICES READ IN SEQUENCE RANDOMLY ALTERNATING FROM INTERVIEW TO INTERVIEW]

- Places for ORGANIZED SPORTS ----- 37% or ■ Places for INDIVIDUAL and PRIVATE ACTIVITIES ----- 25%

[Vol.] Both equally ----- 23% dk/na ----- 15%

[ASKED ONLY OF LODI RESIDENTS:]

As you may have heard, the Lodi Parks and Recreation Department is having to reduce its costs. Currently they are trying to find out ways to save two hundred thousand dollars per year. There are several ways this could be done with cut-backs. Which one of these 3 cut-backs would be the best way to raise the extra million dollars?

[CHOICES READ IN SEQUENCE RANDOMLY, VARYING FROM INTERVIEW TO INTERVIEW]

- Eliminate free programs for children, and instead charge them for participation ----- 6%

OR

- Increase the fees we charge for all adult recreation programs ----- 33%

OR

- Eliminate the most costly adult programs, so that others can stay at a reasonable charge ----- 42%

[Vol.] dk/na ----- 19%

4. Soap box

Before we wind up: can you think of 1 to 3 improvements that you feel are most needed in the way Lodi provides recreation opportunities?

[VERBATIM RESPONSES RECORDED]

(multiple responses tabulated)

Facilities/sites	17%
Operations/policies	13%
Children's needs	12%
It's good as it is	11%
Program-related comments	9%
Miscellaneous	3%
Don't know / no answer	51%

5. Demographics

And now we finish with several questions for statistical purposes. . .

First, are there children under age 18 in your home? YES ----- 29%
 NO ----- 71%

[Asked of respondents with children under 18 at home]

Are any of them active in organized sports outside school? YES ----- 13%
 NO ----- 15%
 dk/na 0%

[Asked of respondents with children at home who are under 18 and also active in organized sports outside school]

Which sports are those? [VERBATIM RESPONSES RECORDED]

Raw counts (multiple responses recorded):

- 30 Baseball
- 22 Soccer
- 12 Basketball
- 9 Football
- 6 Swimming
- 6 Softball
- 4 Volleyball
- 4 Tennis
- 3 Gymnastics
- 3 Golf
- 2 Swim
- 1 Swimming schools
- 1 Little League
- 1 Hockey
- 1 T-ball
- 1 Baseball (church league)
- 1 Senior Babe Ruth
- 1 Ballet

Do you OWN or RENT the home where you currently live? OWN ----- 79%
 RENT ----- 20%
 dk/na/other - 1%

(*)And what is your age?

UNDER 15 ----- 6%
 15-18 ----- 7%
 19-24 ----- 4%
 25-34 ----- 8%
 35-50 ----- 21%
 51-64 ----- 19%
 65 or OLDER ----- 32%
 dk/na/refused - 3%

(*)Language preference:

SPANISH ----- 2%
 ENGLISH ----- 98%

(*)Respondent's gender:

MALE ----- 49%
 FEMALE ----- 51%

(*) Covers 400 adult respondents and 50 child respondents.

VERBATIM RESPONSES TO QUESTION:

"Can you think of 1 to 3 improvements that you feel are most needed in the way Lodi provides recreation opportunities?"

No.

More trails.

A teen center.

It's good as it is.

I don't know.

I think that there should be more community related planned activities.

I'd like Lodi Lake expanded.

None . . . can't think of any.

(No answer)

I'm not happy with the way they take care of the wilderness.

They need a community center real bad.

We need a public golf course. To create revenue.

We're dead on activities.

They need to give more info to people who are active.

I'm not involved.

No improvement is needed.

I don't know.

No, not really.

It wouldn't matter. Everyone should pay their way.

I am satisfied with what they have to offer my kids.

None.

I don't know.

None.

They do a good job.

We need lighted facilities for nights.

None.

It's okay.

No.

I don't know about sports.

None.

Charge higher fees for adult recreation programs.

Build more teen-oriented places.

They are adequate.

We need indoor basketball gyms. I want the Pavilion opened up for indoor basketball courts.

I don't care about anything that has to do with recreation programs.

None.

We need more publicity of the activities.

Manage the volleyball program better.

VERBATIM RESPONSES TO QUESTION:

"Can you think of 1 to 3 improvements that you feel are most needed in the way Lodi provides recreation opportunities?"

They need more places for teenagers.

No answer.

There's not a lot for teenagers, like facilities
... arcades.

I don't know.

We need lower costs for gyms.

I don't know.

They should provide better service by
increasing facilities.

Not really.

No answer.

None.

There are plenty of opportunities.

Things should be announced.

No.

We need more activities for children.

Games for teenagers should be promoted.

I don't know.

They should have activities for teenagers.

I couldn't answer that.

I have no opinion.

We need new personnel.

I don't know.

None at all.

They're doing a good job.

I don't know.

I don't know.

I love city recreational services.

None ... I'm blind. I wouldn't know.

They should have a staff development
committee to cut back in administrative
costs.

We need car nights.

We need more organized sports.

I don't know.

The soccer league needs better organization.

I don't know.

We need card games for senior citizens.

The bases are coming off in the baseball
field.

We need more teams for sports.

Help senior citizens.

They have ample amounts of services.

None.

No.

We need more teen age programs.

No.

No.

VERBATIM RESPONSES TO QUESTION:

"Can you think of 1 to 3 improvements that you feel are most needed in the way Lodi provides recreation opportunities?"

No, they're pretty good.

They should improve communication.

I don't know.

They should advertise it more.

They should do more for the boys club.

I don't know.

I don't know.

No.

We need more things for seniors.

We need more activities for kids to do.

They should have a center.

They're doing a good job.

They should open the Lake for swimming.

I don't know.

Young kids need more sports . . . for teenagers.

Not really, it's okay.

No answer.

No problems.

They should lower fees. Other people can't pay.

I want the Hutchins Street Square basketball court to stay.

I don't know.

They're doing a good job.

I don't know.

We need more development in Lodi Lake Park.

They're doing a pretty good job.

I don't know.

I have no answer.

I don't know any.

No.

There should be more swimming areas.

They should improve teenage activity.

There's no need to.

I'm not too involved.

No. It's okay, a good system.

No, not really.

Do something about waste. There is a lot of wastes.

The kids can't afford to play sports.

I don't know.

We need more things for teenagers.

We need larger parks.

We need low something for low-income children.

They need a lot of things for teenagers.

VERBATIM RESPONSES TO QUESTION:

"Can you think of 1 to 3 improvements that you feel are most needed in the way Lodi provides recreation opportunities?"

Lodi has good recreation opportunities already.

I have no idea.

In the light Prop. 13 they voted to pay a fee for services. Parents should pay for children that have substantial incomes.

They're doing a pretty good job.

We need more parks in neighborhoods.

There are no opportunities for teenagers.

No.

We don't need any improvements.

They're doing a great job.

We need more recreation activities so that teenagers can have fun.

I'm impressed with Lodi's facilities.

They need to be available at more hours.

I don't know.

I want a Stairmaster and aerobics in a local gym.

I'd like rest-rooms in the parks.

(No answer.)

I'm for putting money out for family activities.

It's fine.

We need facilities: for theater, drama and arts.

We need more swimming pools for children.

I don't know.

They have real good programs.

No answer.

No answer.

No answer.

What we spoke about sounds pretty good.

They do a good job.

The Boys and Girls Club should stay where it is.

(No answer.)

Restore the parks on the East Side.

No answer.

No answer.

No answer.

No connections.

I don't know. I'm not interested.

They should have a motorcycle race track.

They should have an organized hockey team.

They should put better lighting in Hutchins Square.

We need to slow down traffic.

No. They cover everything generally.

VERBATIM RESPONSES TO QUESTION:

"Can you think of 1 to 3 improvements that you feel are most needed in the way Lodi provides recreation opportunities?"

They should send out flyers about activities so we can know what's available.

I don't know.

They should allow more children to participate in programs like sports.

We need a YMCA.

No.

No answer.

No answer.

They should do more for the swim program.

We need teenage programs.

I have no answer.

We need some more places for children to play.

No.

No.

It's too political.

Let kids camp at Lodi Lake Park.

I don't know.

No answer.

I don't know.

I don't know.

No.

None. It's big.

They're doing a good job as it is, here.

I don't like the charges (entry fees) at Lodi Lake Park.

We need more public swimming pools to offer swimming lessons on weekends.

None.

None.

We need better transportation.

We need more things for the teenagers . . . we need recreation for them.

I don't know.

It's very good.

They're doing fine.

I don't know.

They're doing a good job.

I'd like more info. about recreation.

No answer.

No answer.

I don't know.

They need to coordinate better with year-round youth sports.

We need more swimming opportunities.

We need a big auditorium.

No answer.

VERBATIM RESPONSES TO QUESTION:

"Can you think of 1 to 3 improvements that you feel are most needed in the way Lodi provides recreation opportunities?"

We need evening recreation for working adults.

No answer.

I'd like a more accessible recreation area for senior citizens.

It's pretty complete already.

No answer.

I don't know.

We need more neighborhood parks.

No.

They should have more racquetball courts.

They should do more for teenagers: activities, recreation center for kids.

They're doing a fine job.

We need a big golf course.

Nothing. They are doing a fine job.

No opinion.

They're doing a good job.

No answer.

We need a new track.

No answer.

They should put in a golf course.

Not right now.

We need teenage activities.

We need more things for children. More activities for children during times when there are no activities like during the winter time.

They're doing a pretty good job.

Why don't we teach these children how to work?

We need a swimming pool at the Boys and Girls Club.

I have no ideas.

No answer.

They should eliminate boating at Lodi Lake.

No answer.

I don't know.

I don't know.

No answer.

They should give more, better programs.

They should keep the parks cleaner.

I don't know.

No answer.

I don't know.

I don't know.

We need more teenage programs.

I don't know.

Gymnastics should have more hours and programs.

VERBATIM RESPONSES TO QUESTION:

"Can you think of 1 to 3 improvements that you feel are most needed in the way Lodi provides recreation opportunities?"

No answer.

I can't think of any.

They should have more teenage opportunities.

I don't know.

We need a teenage center.

They should get things done at Hutchins Square.

They're stuck on softball . . . not well rounded.

I don't know.

We need a recreation van for people to get to their recreation points.

Bike paths are really urgent.

No answer.

No answer.

No answer.

No answer.

No answer.

Prices for recreation should go down (less cost).

There are not enough classes such as pottery.

They should put a park where that ugly dump used to be.

I don't go out.

We need something for children to do.

No ideas.

We need buses for people who don't drive.

I don't know.

We need more parks for kids so they won't be in gangs.

No ideas.

We need more camps.

No response.

No response.

No response.

They have excellent programs now. Leave it alone.

No response.

No answer.

They're okay so far.

None.

No answer.

No answer.

They should have more sports.

No ideas.

No -- Lodi seems to do a good job.

Cheaper costs for YMCA, Twin Arbors.

I would like more ways to get into wilderness area of Lodi Lake.

VERBATIM RESPONSES TO QUESTION:

"Can you think of 1 to 3 improvements that you feel are most needed in the way Lodi provides recreation opportunities?"

I'm not really knowledgeable about sports, so I have no comment . . . I couldn't say.

Lodi needs a teen center, such as for dancing . . . an eatery.

They should build skate parks.

They need to keep up parks better.

I don't know . . . halls with drug free partying.

I don't know anything.

The City should put more money in for different things for the children to play with instead of relying on organizations.

Neighborhood parks would be nice.

We need a golf course. . . . Due to the City Manager, this is why they don't have one.

We need more playground equipment.

It's well the way it is.

I have no ideas.

I think there should be an adult basketball program.

No ideas.

We need to buy Mokelumne River as a top priority.

I don't know.

No answer.

No answer.

No.

No idea.

VERBATIM RESPONSES TO QUESTION:

"Can you think of 1 to 3 improvements that you feel are most needed in the way Lodi provides recreation opportunities?"

I don't know.

I can't comment.

I don't know.

We need something . . . more programs . . . for the middle school kids.

I can't think of nothing.

I think that they're doing a good job already . . . there is a good variety.

They should make a large community theater.

They're doing a good job.

I'd like more access to the wilderness areas or trails.

I don't know.

They're doing a pretty good job.

I don't know.

I don't know.

I don't know.

We need more sports for young kids.

Address development of the River.

We need a Community Center.

No answer -- Lodi does a good job.

No answer.

No.

They should reorganize the Parks & Rec. Department.

Start a soccer team.

I think they are doing a good job already.

Do more for young kids.

I don't know.

We need more programs for children who can't afford some sports activities.

We need more organized sports.

They should make changes slowly.

We need more recreation on the East Side.

We need more swimming places in Lodi.

I don't know.

I don't know.

No answer.

We need a golf course.

We need more parks.

They should buy up more Mokelumne River land!

I don't like this town.

I don't know.

They should have a passage to the Mokelumne River land and don't develop any more housing there.

Lodi seems to be all right the way it is

They should improve and add bike trails.

KCF REAL ESTATE

KIRST, COSTAMAGNA and FLEMMER

RECEIVED

P.O. Box 1259
Woodbridge, CA 95258
PHONE 209-334-0670
FAX 209-334-1210

23 APR 19 4 8: 17

ENGINEER M. PERRIN
CITY CLERK
CITY OF LODI

Located:
RIVERSIDE PROFESSIONAL CENTER
18826 N. Lower Sacramento Road Suite G
Woodbridge, CA 95258

J (1) |

April 18, 1993

Mr. Robert Johnson, Chairman
Parks & Recreation Commission
City of Lodi
221 W. Pine St.
Lodi, CA 95240

Dear Mr. Johnson:

I just recently received the updated material for the parks and rec master plan. Included with that information as exhibit "A" were the minutes of the February 2, 1993 commission hearing of the master plan. I wanted to bring to your attention that on page 7 of the minutes under "Bicycle - Pedestrian Connectors" my comments were left out. I want to reiterate my full opposition to off-road bicycle and pedestrian paths specifically north of Kettleman Lane east of Lower Sacramento Road as well as through out the city.

I feel that it is unfair to plan and subsequently require land owners and developers in two small regions of Lodi to design future projects around this recreational feature that may be used by very few people and could become a nuisance to future adjoining home owners due to potential for crime and vandalism. Also, since Lodi has not planned and constructed off-road bicycle paths in other parts of the city, why should they now be required to have them?

The plan also indicates that there are off-road trails planned around the west and east periphery of the city, one portion along the WID canal. Has the WID been noticed of this plan? I would be curious of their opinion of encouraging the public to walk or ride on or along the canal and the liability connected with this proposal. Also the other major off-road trail is along Beckman Road and Highway 99. Most of this area is already developed industrial property. There will most likely be no dedications from owners or is this already State or City property? How can off-road paths in the Century Meadows area be proposed now since all of that area has been through the development plan process with some portions now being built?

Costs of maintaining and lighting these paths should also be taken into account due to the City's current and presumably future financial conditions. Will

dedication of bicycle paths be considered as part of the park impact fee paid or in-lieu fees for developer?

I do agree that off-road bicycle/pedestrian paths should be planned in areas that have undeveloped features such as the river riparian area, but off-road paths at this late date around and through other parts of Lodi makes no sense.

One other problem I see in this master plan is that actual costs and projected income to finance projects associated with park acquisition and development is not contained in the report. All other City master plans have this analysis. At the February 2 meeting Mr. Steve Pechin spoke requesting the inclusion of a funding mechanism for unfunded projects. Why was this left out?

Also, I want to comment on the recommended level for park facilities on page VI-5 of the draft report. *"If the City wishes more than that amount of park land, it must either raise the impact fee charged to developers or find its own source of funds to acquire land and build park facilities."* Lodi currently charges one of the highest park fees in the state. I have great concern that the City is already collecting fees in excess of statutory limits and that fee should be reviewed by the City Council. To request additional funds from development will most likely be challenged by the development community. Lodi has ignored the Quimby Act and collects fees on a developed acreage amount without strict regard to population of the project, as outlined in the act.

Please comment on these issues at the shirt sleeve meeting on April 20, 1993.

Sincerely,

J. Jeffrey Kirst

cc: Mayor Phil Pennino
Tom Peterson
Bob McNatt
Steve Pechin



TWIN ARBORS
ATHLETIC CLUB

J(1)

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93 APR 19 PM 1:10

JENNIFER M. PERRIN
CITY CLERK
CITY OF LODI

April 16, 1993

Lodi City Council
P.O. Box 3006
Lodi, CA 95240

To the members of the Lodi City Council:

This correspondence is regarding the "Park, Recreation and Open Space Plan" for Lodi. This plan is to be reviewed and adopted at the April 21, 1993 City Council meeting.

According to the plan, Part VIII-32 thru VIII-35, an indoor recreation center is being asked for. In the indoor recreation center facilities will include Fitness/Weight Room(s) and Racquetball courts.

As for fitness and weight rooms, World's Gym and Twin Arbors Athletic Clubs have excess capacity and a wide range of pricing open to the community. Twin Arbors has a use permit and is in the process of phasing an expansion plan at the Sunwest facility. Twin Arbors also has ten racquetball courts. They are not at capacity either, as racquetball across the nation has been showing a steady decline for many years now, especially in areas with climates like Lodi.

In our business the profit margin is relatively small and very sensitive to membership levels. You may recall that the current owners acquired the racquetball and fitness facility on Hutchins Street out of bankruptcy and it took several years just to break even in this tough industry.

When Hutchins Street Square opened we lost over 100 memberships, which had quite an impact on us. This master plan's proposed new fitness and weight rooms and racquetball courts could easily take approximately one-third to one-half of our membership. If you build those facilities you'll be making a conscious decision to directly compete with and put Lodi's open to the public, tax paying fitness centers out of business. In our case, over 60 employees will be unemployed.

1900 SOUTH HUTCHINS STREET
2040 COCHRAN ROAD
LODI, CALIFORNIA 95240
(209) 334-4897

Competition from local government and tax-exempt organizations is a major concern to the entire business community. In testimony before the House Committee on Small Business on June 29, 1988, Dr. Earl H. Hess of the U.S. Chamber of Commerce stated, that the Chamber believes unfair competition " is a significant and growing problem that most injures those businesses that are most vulnerable - the small ones."

We welcome business competition, as long as the playing field is level and the game fair. Because of the cost advantages available for local government i.e., tax-free status, financing by compulsory taxes, additional funds available at preferred interest rates, exemption from many regulations, as well as eligibility for state and federal subsidies - private recreation facilities cannot compete fairly.

Why should the city be concerned about competition with private businesses? Because it costs the government and taxpayers money. Government agencies consume tax dollars, while private business creates tax revenue. Unless there is an overriding public interest involved, government ought not to provide those services readily available from the private sector.

This argument is equally applicable to the current situation in Lodi. If the city continues to develop recreational programs already offered by the private sector, those programs will consume tax dollars, while the amount of taxes collected - private operators are forced out of business - will decrease.

What overriding public interest justifies the cost? None that we know of. Is it appropriate for the city to provide duplicate services already offered by the private sector for it's citizens? We believe the answer should be no. Dry cleaners, restaurants, and bowling alleys all provide services to the general community, but no one would seriously suggest that the government enter into these businesses. There is no governmental necessity to providing these recreational services to Lodi residents. It is a good business, but not one that should be subsidized or run by the government.

7

It has been argued that the local government should be allowed to offer these recreational services because these programs offer low or affordable prices which make them available to the entire community. While park and recreational district user fees may be low, these user fees represent only a portion of the cost to the taxpayer. In one proposed facility in the midwest, the bond to finance a park and recreational facility would have cost an average taxpayer \$300 in taxes a year. This cost will be borne by all taxpayers, not just by the program users. When user fees are added, the use of these public facilities can exceed the cost of a private facility.

When we allow our tax dollars to subsidize businesses masquerading as charities or local government, we are doing a disservice to the community. Funds that could be used to educate our children, combat drug abuse, child abuse or provide for the homeless are being diverted to serve the recreational needs of doctors, lawyers, and other professionals. Special Assistant to the Assistant Secretary of Treasury told the U.S. House Committee on Small Business:

The role of government generally has been restricted to those socially important activities not adequately supported by the private sector. The role of the quasi-public-governmental, not-for-profit sector should similarly be restricted to that of supplementing, and not supplanting, the activities of for-profit business.

We urge you to heed the words of the Department of Treasury and support rather than harm the taxpaying businesses. As a demonstration of your support of local business, please remove the fitness/weight room(s) and racquetball courts from the indoor recreation center.

Sincerely Yours,

Dennis Kaufman

Dennis Kaufman
General Manager, Twin Arbors Athletic Club
Lodi Taxpayer
Residence: 1914 Colombard Cir.
Lodi, CA 95240

Lodi Parks and Recreation Department
125 N. Stockton Street
Lodi, California 95240
Parks 333-6888 Recreation 333-6742

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93 APR -7 PH12:50

JENNIFER M. PERRIN
CITY CLERK
CITY OF LODI

MEMORANDUM

TO: Lodi Park, Recreation and Open Space Master Plan Committee
FROM: Ron Williamson, Parks and Recreation Director
DATE: April 6, 1993
SUBJECT: City Council Meetings

The Lodi City Council will address our Park, Recreation and Open Space Plan this month. Please make a note of the following two meetings:

Tuesday, April 20, 1993	7:00 A.M. Shirtsleeve Meeting
Wednesday, April 21, 1993	7:00 P.M. Regular Meeting

We would like to have you attend both meetings, but Wednesday, April 21, in particular, to support our plan efforts and be recognized for your time and interest in serving as a committee member.

Both meetings will be held at the Carnegie Forum. We hope you will be able to attend.

RW:srb

cc: Marilyn E. Field, Recreation Superintendent
Scott Essin, Parks Superintendent
Rich Prima, Assistant City Engineer, Public Works
David Morimoto, Associate Planner, Community Development
Tom Peterson, City Manager
Jennifer Perrin, City Clerk
Jerry Draggoo, Consultant, J C Draggoo & Associates

Lodi Parks and Recreation Department
125 N. Stockton Street

MEMORANDUM

TO: Lodi City Council
FROM: Jerry Draggoo, J C Draggoo & Associates
DATE: April 20, 1993
SUBJECT: Issues Related to the Park and Recreation Plan

Based on what I heard at Tuesday's workshop meeting, it appears that there are a number of issues you would like to discuss. To make the adoption process easier, I recommend that you deal with each issue separately. When they are all resolved, then you can adopt the remaining parts of the Plan.

Here are the issues as I see them. You may want to add to the list.

ISSUE NO. 1

**SHOULD THE CITY DEVELOP THE WATERFRONT PARK
KNOWN AS SCENIC OVERLOOK?**

Background:

1. There is some concern about hazardous waste on the site. No one knows for sure if this is true. If so, how serious problem is it?
2. The Parks and Recreation Commission recommended this site for recreation use but felt that a survey on hazardous waste should occur.

Options:

1. Deny site for recreation use.
2. Approve site for recreation use.
3. Approve with conditions.

ISSUE NO. 2

**SHOULD THE CITY DEVELOP AN OFF/ON-STREET TRAILS
SYSTEM?**

1. The Plan recommends a system of on-street and off-street trails. The exact location of a trail will be determined at the time of development of the specific area. There are many options for locating trails but it is assumed that some trails will be located at the rear of properties.

2. The issue needs to be resolved as to how the land will be acquired and who will pay for trail development. Right now it is assumed that the developer would dedicate the land, but the City would be responsible for developing the trails.

ISSUE NO. 3

SHOULD THE CITY CONTINUE TO SERVE NON-RESIDENTS?

Background:

1. This issue only applies to sport fields.
2. We have identified a strategy for funding the non-resident fields. If the non-residents choose to not participate, then, what should the City do?
3. I believe you should go on record as approving or disapproving the concept of charging the non-resident and then leave the specifics of how and how much to the Parks and Recreation Commission, and City Administration.

ISSUE NO. 4

SHOULD THE CITY DEVELOP AN INDOOR RECREATION CENTER?

Background:

1. There is a major need in Lodi for gymnasium space and places to conduct recreation programs.
2. It is my opinion that the facility would not compete against the private clubs and would not run at a deficit at the level suggested on Tuesday morning.
3. I have a drawing as to how I see the facility. You are welcome to preview it if you wish.

Parks & Rec. Master Plan
Committee

10/92

Mamie Starr
21634 N. Mann
Acampo, CA 95220

Bob Johnson
1311 Midvale Rd.
Lodi, CA 95240

Tim Katzakian
912 Bridle Path
Galt, CA 95632

Eddie Gonzales
108 W. Turner Rd., Ste. B
Lodi, CA 95240

Virginia Lahr
311 E. Elm Street
Lodi, CA 95240

Joe Handel
416 W. Locust St.
Lodi, CA 95240

Lyle Hoyt
2016 Jackson Ct.
Lodi, CA 95240

Roger Stafford
801 S. Mills Ave.
Lodi, CA 95242

ISSUE NO. 5

WHERE SHOULD THE RECREATION CENTER BE LOCATED?

Comments:

The original Plan recommended Hutchins Street Square. The Parks and Recreation Commission recommended Needham School.

ISSUE NO. 6

SHOULD THE CITY'S MASTER PLAN INCLUDE A SWIMMING POOL?

1. I did not recommend another pool because of the existence of four swimming areas.
2. Testimony was presented at the Parks and Recreation Commission that a pool was needed on the west side.
3. I added the word "indoor" because I felt there was more of a need for an indoor pool than an outdoor pool.

Options:

1. Recommend an indoor pool.
2. Recommend an outdoor pool.
3. Make no recommendation for a pool.
4. Make a recommendation for a pool but not specify the type.

ISSUE NO. 7

WHAT SHOULD HAPPEN TO THE NORTH SIDE OF THE MOKELUMNE RIVER?

Comments:

The Plan recommends that the City (or County) acquire the development rights to a 50-100 foot strip along the north bank of the river. Since a trail within this area was eliminated, the strip would become open space only and not a park.

Subject: Issues Related to the Park and Recreation Plan
Page 2 - April 20, 1993

ISSUE NO. 8

**WHEN THE PLAN IS ADOPTED, WILL IT CHANGE THE
IMPACT FEE LEVEL?**

Background:

The amount of improvements shown in the Plan dedicated to impact fees is the same as what was originally proposed. The amount of land to be acquired/dedicated by developers is also the same amount.

ISSUE NO. 9

**DO YOU AGREE WITH THE PRIORITY OF IMPROVEMENTS
SHOWN ON THE TABLE ON PAGE IX-6?**

Site No.	Park/Facility	Total Cost	Impact Fees	Other Sources
N-9	Cochran Park (proposed)	1,640,700	1,640,700	
N-10	Vinewood Park	124,200		124,200
N-11	American Legion Park	171,900		171,900
N-12	Blakely Park	123,700		123,700
N-13	Kettleman Lane Park (proposed)	1,062,200	1,062,200	
N-14	Village Street Park (proposed)	381,400		381,400
N-15	Century Meadows Park (proposed)	914,500	914,500	
N-16	Beckman Park	193,900		193,900
N-17	English Oaks Commons	31,400		31,400
N-18	Eastside Park (proposed)	1,630,400	1,630,400	
N-19	Southwest Park (proposed)	478,900	478,900	
C-1	Woodbridge Park (proposed)	4,084,600	3,530,700	553,900
C-2	Armory Park	450,600		450,600
C-2	Softball Complex	119,200		119,200
C-2	Zupo Field	187,700		187,700
C-3	Kofu Park	184,900		184,900
C-4	DeBenedetti Park	3,478,300	2,274,500	1,203,800
C-5	Salas Park	50,000		50,000
R-1	Lodi Lake Park	3,057,000		3,057,000
S-1	Scenic Overlook	439,100		439,100
S-2	Hutchins Street Square			
S-3	Maple Square			
S-4	Needham School			
S-5	Pixley Park	3,198,000	2,593,100	604,900
OS-1	Lodi Lake Nature Area			
OS-2	Mokelumne River Area			
OS-3	Arnaiz Property	50,000		50,000
	Park Maintenance Shops	897,900	628,500	269,400
	Indoor Recreation Center	3,567,800	2,657,800	910,000
	Indoor Swimming Pool	2,860,000		2,860,000
	TOTAL	\$32,755,200	\$18,524,200	\$14,231,000

17. Intermodal Surface Transportation Efficiency Act (ISTEA)

California could receive more than \$200 million over a six year period for transportation enhancement activities and facilities. Some of the eligible projects include trail systems for pedestrians and bicycles, acquisition of scenic easements, landscape and other scenic beautification and mitigation of water pollution due to highway runoff. This program is administered by the California Department of Transportation (CALTRANS). Currently, this agency is preparing guidelines for administering the program. While no rules have been set, it is expected that these grants will require a local match of 15-20%.

18. Capital Development Fund

This is a fund set up by the City to budget major capital expenditures. The Fund is usually a six year program and reviewed annually.

19. Annual Operating Budget

Minor amounts of money for special studies or small improvement projects are often funded out of the Department's annual budget.

PROJECT COSTS

The following is the estimated cost to complete all of the capital projects recommended in the Plan.

Table 34
Improvement Costs by Facility - 1992
Lodi Park and Recreation Plan

Site No.	Park/Facility	Total Cost	Impact Fees	Other Sources
M-1	Candy Cane Park	\$11,600		\$11,600
M-2	Century Park			
N-1	Lodi Lake Neighborhood Park	142,300		142,300
N-2	Van Buskirk Park	93,300		93,300
N-3	Millswood Park (proposed)	1,023,000		1,023,000
N-4	Westgate Park (proposed)	1,164,400	\$1,112,900	51,500
N-5	Henry Graves Park	66,200		66,200
N-6	Emerson Park	175,400		175,400
N-7	Hale Park	8,400		8,400
N-8	Lincoln School Park (proposed)	692,300		692,300

Site No.	Park/Facility	Total Cost	Impact Fees	Other Sources
N-9	Cochran Park (proposed)	1,640,700	1,640,700	
N-10	Vinewood Park	124,200		124,200
N-11	American Legion Park	171,900		171,900
N-12	Blakely Park	123,700		123,700
N-13	Kettleman Lane Park (proposed)	1,062,200	1,062,200	
N-14	Village Street Park (proposed)	381,400		381,400
N-15	Century Meadows Park (proposed)	914,500	914,500	
N-16	Beckman Park	193,900		193,900
N-17	English Oaks Commons	31,400		31,400
N-18	Eastside Park (proposed)	1,630,400	1,630,400	
N-19	Southwest Park (proposed)	478,900	478,900	
C-1	Woodbridge Park (proposed)	4,084,600	3,530,700	553,900
C-2	Armory Park	450,600		450,600
C-2	Softball Complex	119,200		119,200
C-2	Zupo Field	187,700		187,700
C-3	Kofu Park	184,900		184,900
C-4	DeBenedetti Park	3,478,300	2,274,500	1,203,800
C-5	Salas Park	50,000		50,000
R-1	Lodi Lake Park	3,057,000		3,057,000
S-1	Scenic Overlook	439,100		439,100
S-2	Hutchins Street Square			
S-3	Maple Square			
S-4	Needham School			
S-5	Pixley Park	3,198,000	2,593,100	604,900
OS-1	Lodi Lake Nature Area			
OS.2	Mokelumne River Area			
OS-3	Arnaiz Property	50,000		50,000
	Park Maintenance Shops	897,900	628,500	269,400
	Indoor Recreation Center	3,567,800	2,657,800	910,000
	Indoor Swimming Pool	2,860,000		2,860,000
	TOTAL	\$32,755,200	\$18,524,200	\$14,231,000

**PETITION IN RESPONSE TO POTENTIAL DEVELOPMENT OF
MOKELUMNE VILLAGE SCENIC OVERLOOK (OLD CITY DUMP)
AS PUBLIC ACCESS TO THE MOKELUMNE RIVER**

We, the undersigned residents of Mokelumne Village, do hereby formally go on public record that we are **OPPOSED** to any development of the Scenic Overlook (old City of Lodi dumpsite located at the west end of our subdivision and highlighted on the attached map) because adequate, reliable information has not been compiled and analyzed to mitigate any impacts public access at this location in a residential subdivision may have.

PARKS AND REC. MASTER PLAN

At this point, before the ~~Mokelumne River Public Access Task Force~~ makes its recommendation to the City, and before we know their specific plans, we would like to be sure the following items and potential impacts are addressed, appropriate mitigating measures are developed, and an implementation, monitoring, and policing system is designed to assure the mitigating measures are carried out, prior to any recommendations concerning public access to the Mokelumne River through our subdivision:

1. Summary, extent and scope of project to accommodate public access
2. Exact Land Use Plan
3. Traffic and Circulation
4. Public Utilities and Services
5. Population and Impact on Housing Values
6. Fiscal Effects
7. Energy Resources
8. Geology and Soils
9. Water Resources
10. Air Resources
11. Biological Resources
12. Cultural Resources
13. Noise
14. Hazardous Materials
15. Insurance Liability
16. Railroad Trestle Danger

We do not believe sufficient information has been gathered to make any recommendations concerning our subdivision. We, as a group are prepared to do whatever is necessary to protect our home values and make sure all alternatives are fully explored, including the actual need for more public access, and that appropriate and reasonable mitigation measures are incorporated in any plan of development of the aforereferenced site.

Each and every homeowner undersigned would like to be put on the mailing list with any notices of meetings, action, or decisions to be mailed directly to each homeowner so we may individually, and as a group have our input on this very critical and controversial matter.

Thank you for your time and consideration.

MOKELUMNE VILLAGE SCENIC OVERLOOK CONCERNS PETITION SIGNATURE PAGES

Number	Owner's Name	Address	Date
1	Jeddie Martin	318 Mokelumne River Dr.	Mar 6 93
2	NO NAME	"	Mar 6 93
3	Erica Virginia Ruppel	317 Mokelumne River Dr.	3-6-93
4	Fern Davis-Wendell Davis	409 Mokelumne River Dr.	3-6-93
5	Jay [unclear]	425 Mokelumne River Dr.	3/6/93
6	Lynn [unclear]	"	"
7	Leimon [unclear] Wagner	433 Mokelumne River Dr.	3/6/93
8	Donald [unclear]	441 Mokelumne River Dr.	3/6/93
9	William Schiller Jr	434 MOKELUMNE RIVER DR	3-6-93
10	Helen S. Schiller	434 MOKELUMNE RIVER DR.	3-6-93
11	Joseph Johnson	418 Mokelumne River Dr.	3/6/93
12	Robert Johnson	"	3/6/93
13	Cheryl [unclear]	418	3/6/93
14	William [unclear]	1000 WINTER DR.	3-6-93
15	William [unclear]	"	"
16	Milton Fairbairn	1001 Winter Dr.	3-6-93
17	Arthur E Redmann	1011 YULONI	3-6-93
18	CLIFFORD KLIPPEL	1017 YULONI DR.	3-6-93
19	Jim [unclear]	1035 Yuloni Dr	3-6-93
20	Barbara [unclear]	1053 Yuloni Dr.	3-6-93
21	Frank [unclear]	1070 Yuloni Dr.	3-6-93
22	Henry [unclear]	1070 Yuloni Dr.	3-6-93
23	David [unclear]	1033 Yuloni Dr.	3-6-93
24	Barbara [unclear]	1018 Yuloni	3-6-93
25	Ruth [unclear]	1015 YULONI	3-6-93
26	Tom [unclear]	1012 YULONI	3-6-93
27	James [unclear]	1017 WINTER DR	3-6-93
28	Maria F. Houlant	1017 WINTER DR.	3-6-93
29	Peggy Jones	1023 Winter Dr	3-6-93
30	Sierra [unclear]	221 MOKELUMNE RIVER DR.	3-6-93
31	Ernest [unclear]	201 Mokelumne River Dr.	3-6-93
32	John [unclear]	157 MOKELUMNE RIVER DR.	3-6-93
33	David [unclear]	157 Mokelumne River Dr	3-6-93
34	Ronald L. McLaughlin	1053 MOKELUMNE RIVER DR.	3-6-93
35	Linda [unclear]	1044 MOKELUMNE RIVER DR.	3-6-93
36	David [unclear]	1044 MOKELUMNE RIVER DR.	3-6-93

MOKELUMNE VILLAGE "SCENIC OVERLOOK" CONCERNS PETITION SIGNATURE PAGES

Number	Owner's Name	Address	Date
37	Walter Smith	1039 MIWOK DR LODI	3-6-93
38	Ray Smith	"	"
39	M. [unclear]	1025 MIWOK DR. LODI	3-6-93
40	Christen U. [unclear]	1020 MIWOK DR - Lodi	3-1-93
41	Jacqueline Space	1050 MIWOK DR Lodi	3-6-93
42	Andy Hahn	1014 MIWOK DR Lodi	3-6-93
43	Richard Smith	1002 MIWOK DR LODI	3-6-93
44	Dee Porter	103 Koni CT Lodi	3-6-93
45	Nancy Nichols	115 Koni Pt. Lodi	3-6-93
46	Ann Wiley	115 Koni Court Lodi	3-6-93
47	Katie [unclear]	115 Koni Ct Lodi	3-6-93
48	Bl. F. [unclear]	121 Koni Pt Lodi	3-6-93
49	Beth [unclear]	116 Koni Pt Lodi	3-6-93
50	[unclear]	116 Koni CT Lodi	3-6-93
51	Wanda [unclear]	1047 MIWOK DR.	3-6-93
52	Phillip [unclear]	216 Mokelumne River Dr.	3-6-93
53	Wesley Linker	208 Mokelumne River Dr.	3-6-93
54	Wesley Linker	208 Mokelumne River Dr.	3-6-93
55	Diane [unclear]	401 Mokelumne River Dr.	3-6-93
56	Timothy A. [unclear]	310 MOKELUMNE RIVER DR	3-6-93
57	[unclear]	310 MOKELUMNE RIVER DR	3-6-93
58	T. S. [unclear]	310 MOKELUMNE RIVER DR.	3-6-93
59	BRETT W. PARKER	1064 YOLONI DR	3-6-93
60	[unclear]	1056 YOLONI DR	3-6-93
61	Debbie [unclear]	140 MOKELUMNE RIVER DR	3-6-93
62	[unclear]	140 Mokelumne River Drive	3-6-93
63	[unclear]	134 Mokelumne River Dr	3-6-93
64	[unclear]	128 Mokelumne River Dr	3-6-93
65	Paulette S. Parker	128 Mokelumne River Dr	3-6-93
66	Pauline [unclear]	116 Mokelumne River Dr.	3-6-93
67	Robert [unclear]	" " " "	3-6-93
68	[unclear]	137 " " " "	3-6-93
69	Marilyn [unclear]	139 Mokelumne River Dr	3-6-93
70	[unclear]	139 Mokelumne River Dr	3-6-93
71	Thomas [unclear]	151 Mokelumne River Dr	3-6-93
72	Kathy [unclear]	456 Mokelumne River Dr	3-13-93

MOKELUMNE VILLAGE SCENIC OVERLOOK CONCERNS PETITION SIGNATURE PAGES

Number	Owner's Name	Address	Date
73	George Korte	106 W. 1st Dr	3-12-93
74	John ...	"	"
75	Thomas J. Bane	1024 W. 1st Dr	3-12-93
76	Walter ...	1025 W. 1st Dr	3-12-93
77	Thomas H. ...	305 Mokelumne River Dr	5-15-93
78	Walter ...	707 Mokelumne River Dr	"
79	Joseph ...	108 Mokelumne River Dr	3-12-93
80	Kathleen ...	122 " " "	3-19-93
81	Walter ...	" " " "	"
82	Robert ...	181 Mokelumne River Dr	3-12-93
83	Ken ...	102 Mokelumne River Dr	3-13-93
84	Wanda ...	102 Mokelumne River Dr	3-12-93
85	Dwayne Kaba	1062 Awani Dr	3-13-93
86	Walter ...	102 Mokelumne River Dr	3-12-93
87	Chad ...	4117 Mokelumne River Dr	"
88	Bonnie ...	309 Mokelumne River Dr	3-13-93
89	Mark ...	216 Mokelumne River Dr	3-14-93
90	Fred Wright	1001 Muvok Dr	3-14-93
91	Joe ...	142 OTTA DR	"
92	Joe ...	132 OTTA DR	3-14-93
93	Mary ...	122 OTTA DR	3-14-93
94	Sandra ...	118 OTTA DR	3-14-93
95	John ...	115 OTTA DR	3-14-93
96	John ...	102 OTTA DR	3-14-93
97	Tom ...	114 OTTA DR	3-14-93
98	Atlanta ...	1043 Awani Dr	3-14-93
99	Wendy ...	1051 Awani Dr	3-14-93
100	Gail ...	1061 Awani Dr	3-14-93
101	Thomas ...	1073 Awani Dr	3-14-93
102	Richard ...	1073 Awani Dr	3-14-93
103	John ...	1107 Awani	3-14-93
104	Ernest ...	1052 AWANI DR.	3-14-93
105	Frank ...	1042 AWANI DR.	3-14-93
106	John ...	1032 AWANI DR.	3-14-93
107	Wendy ...	105 OTTA DR	3-14-93
108	Martha ...	135 Otta Dr	3-14-93

MOKELUMNE VILLAGE SCENIC OVERLOOK CONCERNS PETITION SIGNATURE PAGES

Number	Owner's Name	Address	Date
109	William L. ...	1000 ... DR. Lodi	3-19-93
110	Jeff ...	1000 ... DR. Lodi	3-19-93
111
112	...	1050 ... Dr. Lodi	3-19-93
113	David ...	1071 ... Dr. Lodi	3-19-93
114	Christ ...	1075 Mokelumne River Dr. Lodi	3-19-93
115	Barney ...	1071 ... Dr. Lodi	3-19-93
116	...	1071 ... Dr. Lodi	...
117	...	112 ... Dr. Lodi	...
118	...	124 ... Dr. Lodi	...
119	Kenneth ...	130 ... Dr. Lodi	3-19-93
120	James ...	103 Kadi CT Lodi	3-19-93
121	...	1059 Yulani Dr. Lodi	3-19-93
122	BARRY & BARBARA	1024 Winston DR. Lodi	3-19-93
123	MICHAEL LAIR	104 OTTA DR	3-19-93
124	MICHELLE LAIR	104 OTTA DR.	3-19-93
125	Sidney ...	125 OTTA DR	3-19-93
126	Kathy ...	125 OTTA DR	3-19-93
127	...	1001 ...	3-19-93
128	Mr. Seibel	1008 Kadi CT	3-19-93
129	...	1008 Kadi CT	3-19-93
130	James J. Schmittgen	1008 Muick Ave. Lodi	3-19-93
131	...	1008 Muick DR. Lodi	3-19-93
132	Bill ...	1022 Muick Dr. Lodi	3-19-93
133	Joseph E. Wiens	1031 Muick Dr. Lodi CA	3-19-93
134	Celia Wiens	1031 Muick Dr. Lodi CA	3-19-93
135	Sharon Gardner	1006 WINTON DR. Lodi	3-20-93
136	...	" " " "	3-20-93
137	...	137 Mokelumne River Dr. Lodi	3-20-93
138	William ...	1073 ... Dr. Lodi	3-20-93
139	...	1011 ... Dr.	3-20-93
140	Michelle C. Burkhardt	224 Mokelumne River Dr. Lodi	3/20/93
141	...	224 MOKELUMNE RIVER DR.	3/20/93
142			
143			
144			

**CITY OF LODI
PARK AND RECREATION PLAN**

**ESTIMATE OF COST IMPROVEMENTS
TO IMPLEMENT THE PLAN**

April 16, 1993

Name:	Century Park					
Type:	Mini-Park					
Size:	2.5 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	No Improvements					

Name:	Lodi Lake Neighborhood Park					
Type:	Neighborhood Park					
Size:	3.0 Acres					
				Unit	Total	Impact
	Improvements	Quantity	Units	Price	Cost	Fees
	Irrigation System	2	Ac.	\$15,000.00	\$30,000.00	
	Revise Parking	1	Allowance	\$35,000.00	\$35,000.00	
	Playground	1	Allowance	\$5,000.00	\$5,000.00	
	Paved Court	1	Ea.	\$18,000.00	\$18,000.00	
	Fencing (4')	600	Lf.	\$6.50	\$3,900.00	
	Misc. Improvements	1	Allowance	\$18,000.00	\$18,000.00	
	Subtotal				\$109,900.00	
	Add Contingency @ 10%				\$10,990.00	
	Total Construction Cost				\$120,890.00	
	Add Sales Tax 7.75%				\$9,368.98	
	Add A/E Fees @ 10%				\$12,089.00	
	TOTAL PROJECT COST				\$142,347.98	

Name:	Van Buskirk Park					
Type:	Neighborhood Park					
Size:	1.0 Acres					
				Unit	Total	Impact
	Improvements	Quantity	Units	Price	Cost	Fees
	Grading/Seeding	0.8	Ac.	\$11,500.00	\$9,200.00	
	Trees	10	Ea.	\$200.00	\$2,000.00	
	Playground	1	Ea.	\$25,000.00	\$25,000.00	
	Paved Court	1	Ea.	\$18,000.00	\$18,000.00	
	Park Sign	1	Ea.	\$2,000.00	\$2,000.00	
	Fencing (4')	450	Lf.	\$8.50	\$3,825.00	
	Misc. Improvements	1	Allowance	\$12,000.00	\$12,000.00	
	Subtotal				\$72,025.00	
	Add Contingency @ 10%				\$7,202.50	
	Total Construction Cost				\$79,227.50	
	Add Sales Tax 7.75%				\$6,140.13	
	Add A/E Fees @ 10%				\$7,922.75	
	TOTAL PROJECT COST				\$93,290.38	

Name:	Westgate Park (Proposed)					
Type:	Neighborhood Park					
Size:	22.0 Acres					
				Unit	Total	Impact
	Improvements	Quantity	Units	Price	Cost	Fees
	Street Improvements	NIC				
	Clearing/Grading	NIC				
	On-Site Drainage	1	Allowance	\$25,000.00	\$25,000.00	\$20,000.00
	Irrigation System	NIC				
	Irrigation System (Misc)	1	Allowance	\$25,000.00	\$25,000.00	\$20,000.00
	Electrical Service	1	Allowance	\$25,000.00	\$25,000.00	\$25,000.00
	Site Lighting	10	Poles	\$3,000.00	\$30,000.00	\$30,000.00
	Sewer Service	200	Lf.	\$14.50	\$2,900.00	\$2,320.00
	Water Service	200	Lf.	\$12.50	\$2,500.00	\$2,000.00
	Drinking Fountain	1	Ea.	\$700.00	\$700.00	\$560.00
	Grading/Seeding	NIC				
	Grading/Seeding (Misc)	3	Ac.	\$11,500.00	\$34,500.00	\$27,600.00
	Trees	150	Ea.	\$200.00	\$30,000.00	\$30,000.00
	Shrubs	150	Ea.	\$75.00	\$11,250.00	\$11,250.00
	Pathway System	1,400	Lf.	\$12.90	\$18,060.00	\$18,060.00
	Parking	35	Spaces	\$400.00	\$14,000.00	\$11,200.00
	Picnic Tables/Sites	10	Ea.	\$850.00	\$8,500.00	\$8,500.00
	Playground	1	Ea.	\$35,000.00	\$35,000.00	\$35,000.00
	Tennis Courts	3	Ea.	\$21,000.00	\$63,000.00	\$63,000.00
	Paved Court	1	Ea.	\$18,000.00	\$18,000.00	\$18,000.00
	Backstop	2	Ea.	\$4,500.00	\$9,000.00	\$7,200.00
	Restroom Building	1	Ea.	\$95,000.00	\$95,000.00	\$76,000.00
	Park Furniture	1	Allowance	\$15,000.00	\$15,000.00	\$15,000.00
	Misc. Improvements	1	Allowance	\$75,000.00	\$75,000.00	\$75,000.00
	Subtotal				\$537,410.00	\$495,690.00
	Add Contingency @ 5%				\$26,870.50	\$24,784.50
	Total Construction Cost				\$564,280.50	\$520,474.50
	Add Sales Tax 7.75%				\$43,731.74	\$40,336.77
	Add A/E Fees @ 10%				\$56,428.05	\$52,047.45
	Site Acquisition	5	Ac.	\$100,000.00	\$500,000.00	\$500,000.00
	TOTAL PROJECT COST				\$1,164,440.29	\$1,112,858.72
	Note: 1 of 2 baseball fields are credited to non-resident demands. Since site is a					
	Neighborhood Park, 80% are credited to impact fees.					

Name:	Hale Park					
Type:	Neighborhood Park					
Size:	5.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Refinish Tennis Court	2	Ea.	\$4,200.00	\$8,400.00	
	TOTAL PROJECT COST				\$8,400.00	

Name:	Lincoln Park (Proposed)					
Type:	Neighborhood Park					
Size:	3.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Clearing/Grading	3	Ac.	\$6,500.00	\$19,500.00	
	Irrigation System	2	Ac.	\$15,000.00	\$30,000.00	
	Electrical Service	1	Allowance	\$8,000.00	\$8,000.00	
	Site Lighting	5	Poles	\$3,000.00	\$15,000.00	
	Sewer Service	200	Lf.	\$14.50	\$2,900.00	
	Water Service	200	Lf.	\$12.50	\$2,500.00	
	Drinking Fountain	1	Ea.	\$700.00	\$700.00	
	Grading/Seeding	2.5	Ac.	\$11,500.00	\$28,750.00	
	Trees	30	Ea.	\$200.00	\$6,000.00	
	Shrubs	30	Ea.	\$75.00	\$2,250.00	
	Pathway System	300	Lf.	\$12.90	\$3,870.00	
	Picnic Shelter	1	Ea.	\$35,000.00	\$35,000.00	
	Picnic Tables/Sites	4	Ea.	\$850.00	\$3,400.00	
	Playground	1	Ea.	\$35,000.00	\$35,000.00	
	Basketball Court	1	Ea.	\$25,000.00	\$25,000.00	
	Restroom Building	1	Ea.	\$85,000.00	\$85,000.00	
	Subtotal				\$302,870.00	
	Add Contingency @ 10%				\$30,287.00	
	Total Construction Cost				\$333,157.00	
	Add Sales Tax 7.75%				\$25,819.67	
	Add A/E Fees @ 10%				\$33,315.70	
	Site Acquisition	3	Ac.	\$100,000.00	\$300,000.00	
	TOTAL PROJECT COST				\$692,292.37	

Name:	Cochran Park (Proposed)					
Type:	Neighborhood Park					
Size:	30.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Street Improvements	900	Lf.	\$95.50	\$85,950.00	
	Clearing/Grading	NIC				
	Lake Formation	1	Allowance	\$75,000.00	\$75,000.00	
	On-Site Drainage	1	Allowance	\$35,000.00	\$35,000.00	
	Irrigation	NIC				
	Irrigation System (Misc)	1	Allowance	\$25,000.00	\$25,000.00	
	Electrical Service	1	Allowance	\$45,000.00	\$45,000.00	
	Site Lighting	20	Poles	\$3,000.00	\$60,000.00	
	Sewer Service	500	Lf.	\$14.50	\$7,250.00	
	Water Service	500	Lf.	\$12.50	\$6,250.00	
	Drinking Fountain	4	Ea.	\$700.00	\$2,800.00	
	Grading/Seeding	NIC				
	Grading/Seeding (Misc)	3	Ac.	\$11,500.00	\$34,500.00	
	Trees	150	Ea.	\$200.00	\$30,000.00	
	Shrubs	150	Ea.	\$75.00	\$11,250.00	
	Groundcover	40,000	Sf.	\$1.70	\$68,000.00	
	Pathway System	5,300	Lf.	\$12.90	\$68,370.00	
	Parking	75	Spaces	\$400.00	\$30,000.00	
	Special Paving Area	5,000	Sf.	\$2.50	\$12,500.00	
	Picnic Tables/Sites	15	Ea.	\$850.00	\$12,750.00	
	Playground	1	Ea.	\$35,000.00	\$35,000.00	
	Basketball Court	1	Ea.	\$25,000.00	\$25,000.00	
	Tennis Courts	3	Ea.	\$21,000.00	\$63,000.00	
	Restroom Building	1	Ea.	\$100,000.00	\$100,000.00	
	Park Furniture	1	Allowance	\$15,000.00	\$15,000.00	
	Misc. Improvements	1	Allowance	\$75,000.00	\$75,000.00	
	Subtotal				\$922,620.00	
	Add Contingency @ 5%				\$46,131.00	
	Total Construction Cost				\$968,751.00	
	Add Sales Tax 7.75%				\$75,078.20	
	Add A/E Fees @ 10%				\$96,875.10	
	Site Acquisition	5	Ac.	\$100,000.00	\$500,000.00	
	TOTAL PROJECT COST				\$1,640,704.30	

Name:	Vinewood Park					
Type:	Neighborhood Park					
Size:	16.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Upgrade Irrigation	10	Ac.	\$2,000.00	\$20,000.00	
	Site Lighting	8	Poles	\$3,000.00	\$24,000.00	
	Trees	25	Ea.	\$200.00	\$5,000.00	
	Pathway System	1,250	Lf.	\$12.90	\$16,125.00	
	Playground (upgrade)	1	Allowance	\$3,000.00	\$3,000.00	
	New Backstop	1	Allowance	\$7,000.00	\$7,000.00	
	Park Sign	1	Allowance	\$3,000.00	\$3,000.00	
	Misc. Improvements	1	Allowance	\$17,800.00	\$17,800.00	
	Subtotal				\$95,925.00	
	Add Contingency @ 10%				\$9,592.50	
	Total Construction Cost				\$105,517.50	
	Add Sales Tax 7.75%				\$8,177.61	
	Add A/E Fees @ 10%				\$10,551.75	
	TOTAL PROJECT COST				\$124,246.86	

Name:	American Legion Park					
Type:	Neighborhood Park					
Size:	6.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Upgrade Irrigation	3	Ac.	\$2,000.00	\$6,000.00	
	Add Parking	25	Spaces	\$400.00	\$10,000.00	
	Playground	1	Allowance	\$55,000.00	\$55,000.00	
	Basketball Court	1	Allowance	\$25,000.00	\$25,000.00	
	Refinish Tennis Courts	3	Ea.	\$3,900.00	\$11,700.00	
	Misc. Improvements	1	Allowance	\$25,000.00	\$25,000.00	
	Subtotal				\$132,700.00	
	Add Contingency @ 10%				\$13,270.00	
	Total Construction Cost				\$145,970.00	
	Add Sales Tax 7.75%				\$11,312.68	
	Add A/E Fees @ 10%				\$14,597.00	
	TOTAL PROJECT COST				\$171,879.68	

Name:	Blakely Park					
Type:	Neighborhood Park					
Size:	10.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Upgrade Irrigation System	1	Allowance	\$5,000.00	\$5,000.00	
	Special Paving Area	2,500	Sf.	\$2.50	\$6,250.00	
	Picnic Shelter	1	Allowance	\$35,000.00	\$35,000.00	
	Picnic Tables/Sites	5	Ea.	\$850.00	\$4,250.00	
	Basketball Court	1	Allowance	\$25,000.00	\$25,000.00	
	Misc. Improvements	1	Allowance	\$20,000.00	\$20,000.00	
	Subtotal				\$95,500.00	
	Add Contingency @ 10%				\$9,550.00	
	Total Construction Cost				\$105,050.00	
	Add Sales Tax 7.75%				\$8,141.38	
	Add A/E Fees @ 10%				\$10,505.00	
	TOTAL PROJECT COST				\$123,696.38	

Name:	Kettleman Lane Park					
Type:	Neighborhood Park					
Size:	5.0 Acres					
				Unit	Total	Impact
	Improvements	Quantity	Units	Price	Cost	Fees
	Clearing/Grading	5	Ac.	\$6,500.00	\$32,500.00	\$32,500.00
	On-Site Drainage	1	Allowance	\$5,000.00	\$5,000.00	\$5,000.00
	Irrigation System	4	Ac.	\$15,000.00	\$60,000.00	\$60,000.00
	Electrical Service	1	Allowance	\$5,000.00	\$5,000.00	\$5,000.00
	Street Improvements	300	Lf.	\$95.50	\$28,650.00	\$28,650.00
	Site Lighting	4	Poles	\$3,000.00	\$12,000.00	\$12,000.00
	Sewer Service	200	Lf.	\$14.50	\$2,900.00	\$2,900.00
	Water Service	200	Lf.	\$12.54	\$2,508.00	\$2,508.00
	Grading/Seeding	5	Ac.	\$11,500.00	\$51,750.00	\$51,750.00
	Trees	75	Ea.	\$200.00	\$15,000.00	\$15,000.00
	Shrubs	75	Ea.	\$75.00	\$5,625.00	\$5,625.00
	Pathway System	1,500	Lf.	\$12.90	\$19,350.00	\$19,350.00
	Picnic Tables/Sites	5	Ea.	\$850.00	\$4,250.00	\$4,250.00
	Playground	1	Ea.	\$25,000.00	\$25,000.00	\$25,000.00
	Tennis Courts	2	Ea.	\$21,000.00	\$42,000.00	\$42,000.00
	Paved Court	1	Ea.	\$18,000.00	\$18,000.00	\$18,000.00
	Backstop	1	Ea.	\$4,500.00	\$4,500.00	\$4,500.00
	Restroom Building	1	Ea.	\$75,000.00	\$75,000.00	\$75,000.00
	Park Furniture	1	Allowance	\$5,000.00	\$5,000.00	\$5,000.00
	Misc. Improvements	1	Allowance	\$20,000.00	\$20,000.00	\$20,000.00
	Subtotal				\$434,033.00	\$434,033.00
	Add Contingency @ 10%				\$43,403.30	\$43,403.30
	Total Construction Cost				\$477,436.30	\$477,436.30
	Add Sales Tax 7.75%				\$37,001.31	\$37,001.31
	Add A/E Fees @ 10%				\$47,743.63	\$47,743.63
	Site Acquisition	5	Ac.	\$100,000.00	\$500,000.00	\$500,000.00
	TOTAL PROJECT COST				\$1,062,181.24	\$1,062,181.24

Name:	Village Street Park (Proposed)					
Type:	Neighborhood Park					
Size:	2.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Clearing/Grading	2	Ac.	\$6,500.00	\$13,000.00	
	Irrigation System	1.5	Ac.	\$15,000.00	\$22,500.00	
	Grading/Seeding	1.5	Ac.	\$11,500.00	\$17,250.00	
	Trees	35	Ea.	\$200.00	\$7,000.00	
	Pathway System	100	Lf.	\$12.90	\$1,290.00	
	Parking	10	Spaces	\$400.00	\$4,000.00	
	Picnic Tables/Sites	2	Ea.	\$850.00	\$1,700.00	
	Playground	1	Ea.	\$15,000.00	\$15,000.00	
	Tennis Courts	2	Ea.	\$21,000.00	\$42,000.00	
	Paved Court	1	Ea.	\$18,000.00	\$18,000.00	
	Misc. Improvements	1	Allowance	\$5,000.00	\$5,000.00	
	Subtotal				\$146,740.00	
	Add Contingency @ 5%				\$7,337.00	
	Total Construction Cost				\$154,077.00	
	Add Sales Tax 7.75%				\$11,940.97	
	Add A/E Fees @ 10%				\$15,407.70	
	Site Acquisition	2	Ac.	\$100,000.00	\$200,000.00	
	TOTAL PROJECT COST				\$381,425.67	

Name:	Century Meadows Park (Proposed)	
Type:	Neighborhood Park	
Size:	5.0 Acres	
	Impact	Impact
	Total	Cost
	Unit	Price
	Quantity	Units
	Improvements	
Street Improvements	NIC	
Cleaning/Grading	5	Ac.
On-Site Drainage	1	Allowance
Irrigation System	4.5	Ac.
Electrical Service	1	Allowance
Site Lighting	8	Poles
Water Service	500	Lf.
Drinking Fountain	2	Ea.
Grading/Seeding	4.5	Ea.
Trees	75	Ea.
Shrubs	75	Ea.
Pathway System	600	Lf.
Parking	25	Spaces
Picnic Tables/Sites	10	Ea.
Playground	1	Ea.
Basketball Court	1	Ea.
Restroom Building	NIC	
Park Furniture	1	Allowance
Misc. Improvements	1	Allowance
Subtotal		\$335,265.00
Add Contingency @ 5%		\$16,763.25
Total Construction Cost		\$352,028.25
Add Sales Tax 7.75%		\$27,282.19
Add A/E Fees @ 10%		\$35,202.83
Site Acquisition	5	Ac.
TOTAL PROJECT COST		\$914,513.26

Name:	Beckman Park					
Type:	Neighborhood Park					
Size:	16.6 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Site Lighting	10	Poles	\$3,000.00	\$30,000.00	
	Trees	25	Ea.	\$200.00	\$5,000.00	
	Pathway System	3,000	Lf.	\$12.90	\$38,700.00	
	Restroom Building	1	Allowance	\$45,000.00	\$45,000.00	
	Park Sign	1	Allowance	\$2,000.00	\$2,000.00	
	Misc. Improvements	1	Allowance	\$29,000.00	\$29,000.00	
	Subtotal				\$149,700.00	
	Add Contingency @ 10%				\$14,970.00	
	Total Construction Cost				\$164,670.00	
	Add Sales Tax 7.75%				\$12,761.93	
	Add A/E Fees @ 10%				\$16,467.00	
	TOTAL PROJECT COST				\$193,898.93	

Name:	English Oaks Commons					
Type:	Neighborhood Park					
Size:	3.7 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Trees	25	Ea.	\$200.00	\$5,000.00	
	Picnic Tables/Sites	5	Ea.	\$850.00	\$4,250.00	
	Park Furniture	1	Allowance	\$5,000.00	\$5,000.00	
	Park Sign	1	Allowance	\$2,000.00	\$2,000.00	
	Misc. Improvements	1	Allowance	\$8,000.00	\$8,000.00	
	Subtotal				\$24,250.00	
	Add Contingency @ 10%				\$2,425.00	
	Total Construction Cost				\$26,675.00	
	Add Sales Tax 7.75%				\$2,067.31	
	Add A/E Fees @ 10%				\$2,667.50	
	TOTAL PROJECT COST				\$31,409.81	

Name:	Eastside Park (Proposed)					
Type:	Neighborhood Park					
Size:	8.0 Acres					
				Unit	Total	Impact
	Improvements	Quantity	Units	Price	Cost	Fees
	Street Improvements	400	Lf.	\$95.50	\$38,200.00	\$38,200.00
	Clearing/Grading	8	Ac.	\$6,500.00	\$52,000.00	\$52,000.00
	On-Site Drainage	1	Allowance	\$35,000.00	\$35,000.00	\$35,000.00
	Irrigation System	7	Ac.	\$15,000.00	\$105,000.00	\$105,000.00
	Electrical Service	1	Allowance	\$35,000.00	\$35,000.00	\$35,000.00
	Site Lighting	10	Poles	\$3,000.00	\$30,000.00	\$30,000.00
	Sewer Service	500	Lf.	\$14.50	\$7,250.00	\$7,250.00
	Water Service	500	Lf.	\$12.50	\$6,250.00	\$6,250.00
	Drinking Fountain	2	Ea.	\$700.00	\$1,400.00	\$1,400.00
	Grading/Seeding	7	Ea.	\$11,500.00	\$80,500.00	\$80,500.00
	Trees	50	Ea.	\$200.00	\$10,000.00	\$10,000.00
	Shrubs	50	Ea.	\$75.00	\$3,750.00	\$3,750.00
	Pathway System	1,200	Lf.	\$12.90	\$15,480.00	\$15,480.00
	Parking	25	Spaces	\$400.00	\$10,000.00	\$10,000.00
	Picnic Tables/Sites	5	Ea.	\$850.00	\$4,250.00	\$4,250.00
	Playground	1	Ea.	\$35,000.00	\$35,000.00	\$35,000.00
	Basketball Court	1	Ea.	\$25,000.00	\$25,000.00	\$25,000.00
	Tennis Courts	2	Ea.	\$21,000.00	\$42,000.00	\$42,000.00
	Restroom Building	1	Ea.	\$85,000.00	\$85,000.00	\$85,000.00
	Park Furniture	1	Allowance	\$15,000.00	\$15,000.00	\$15,000.00
	Misc. Improvements	1	Allowance	\$5,000.00	\$5,000.00	\$5,000.00
	Subtotal				\$641,080.00	\$641,080.00
	Add Contingency @ 10%				\$64,108.00	\$64,108.00
	Total Construction Cost				\$705,188.00	\$705,188.00
	Add Sales Tax 7.75%				\$54,652.07	\$54,652.07
	Add A/E Fees @ 10%				\$70,518.80	\$70,518.80
	Site Acquisition	8	Ac.	\$100,000.00	\$800,000.00	\$800,000.00
	TOTAL PROJECT COST				\$1,630,358.87	\$1,630,358.87

Name:	Southwest Park (Proposed)					
Type:	Neighborhood Park					
Size:	25.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Street Improvements	900	Lf.	\$95.50	\$85,950.00	\$85,950.00
	Clearing/Grading	NIC				
	On-Site Drainage	1	Allowance	\$15,000.00	\$15,000.00	\$15,000.00
	Irrigation System	NIC				
	Electrical Service	1	Allowance		\$0.00	\$0.00
	Site Lighting	10	Poles	\$3,000.00	\$30,000.00	\$30,000.00
	Sewer Service	500	Lf.	\$14.50	\$7,250.00	\$7,250.00
	Water Service	500	Lf.	\$12.50	\$6,250.00	\$6,250.00
	Drinking Fountain	2	Ea.	\$700.00	\$1,400.00	\$1,400.00
	Grading/Seeding	NIC				
	Trees	100	Ea.	\$200.00	\$20,000.00	\$20,000.00
	Shrubs	75	Ea.	\$75.00	\$5,625.00	\$5,625.00
	Pathway System	1,500	Lf.	\$12.90	\$19,350.00	\$19,350.00
	Parking	25	Spaces	\$400.00	\$10,000.00	\$10,000.00
	Picnic Tables/Sites	10	Ea.	\$850.00	\$8,500.00	\$8,500.00
	Playground	1	Ea.	\$35,000.00	\$35,000.00	\$35,000.00
	Paved Court	1	Ea.	\$18,000.00	\$18,000.00	\$18,000.00
	Restroom Building	1	Ea.	\$85,000.00	\$85,000.00	\$85,000.00
	Park Furniture	1	Allowance	\$15,000.00	\$15,000.00	\$15,000.00
	Misc. Improvements	1	Allowance	\$25,000.00	\$25,000.00	\$25,000.00
	Subtotal				\$387,325.00	\$387,325.00
	Add Contingency @ 5%				\$19,366.25	\$19,366.25
	Total Construction Cost				\$406,691.25	\$406,691.25
	Add Sales Tax 7.75%				\$31,518.57	\$31,518.57
	Add A/E Fees @ 10%				\$40,669.13	\$40,669.13
	Site Acquisition	NIC				
	TOTAL PROJECT COST				\$478,878.95	\$478,878.95

Name:	Armory Park					
Type:	Community Park					
Size:	3.2 Acres					
				Unit	Total	Impact
	Improvements	Quantity	Units	Price	Cost	Fees
	Demolition	1	Allowance	\$25,000.00	\$25,000.00	
	Irrigation System	3	Ac.	\$15,000.00	\$45,000.00	
	Electrical Service	1	Allowance	\$5,000.00	\$5,000.00	
	Site Lighting	5	Poles	\$3,000.00	\$15,000.00	
	Sewer Service	NIC				
	Water Service	NIC				
	Drinking Fountain	2	Ea.	\$700.00	\$1,400.00	
	Grading/Seeding	3	Ac.	\$11,500.00	\$34,500.00	
	Trees	25	Ea.	\$200.00	\$5,000.00	
	Shrubs	10	Ea.	\$75.00	\$750.00	
	Pathway System	250	Lf.	\$12.90	\$3,225.00	
	Revise Parking	100	Spaces	\$200.00	\$20,000.00	
	Special Paving Area	3,000	Sf.	\$2.50	\$7,500.00	
	Picnic Shelter	1	Ea.	\$35,000.00	\$35,000.00	
	Picnic Tables/Sites	10	Ea.	\$850.00	\$8,500.00	
	Playground	1	Ea.	\$25,000.00	\$25,000.00	
	Tennis Courts	2	Ea.	\$21,000.00	\$42,000.00	
	Upgrade Restroom	1	Allowance	\$20,000.00	\$20,000.00	
	Park Furniture	1	Allowance	\$5,000.00	\$5,000.00	
	Misc. Improvements	1	Allowance	\$50,000.00	\$50,000.00	
	Subtotal				\$347,875.00	
	Add Contingency @ 10%				\$34,787.50	
	Total Construction Cost				\$382,662.50	
	Add Sales Tax 7.75%				\$29,656.34	
	Add A/E Fees @ 10%				\$38,266.25	
	TOTAL PROJECT COST				\$450,585.09	

Name:	Softball Complex					
Type:	Community Park					
Size:	7.6 Acres					
				Unit	Total	Impact
	Improvements	Quantity	Units	Price	Cost	Fees
	Upgrade Lighting	1	Allowance	\$50,000.00	\$50,000.00	
	Trees	25	Ea.	\$200.00	\$5,000.00	
	Picnic Shelter	1	Ea.	\$35,000.00	\$35,000.00	
	Park Sign	1	Allowance	\$2,000.00	\$2,000.00	
	Subtotal				\$92,000.00	
	Add Contingency @ 10%				\$9,200.00	
	Total Construction Cost				\$101,200.00	
	Add Sales Tax 7.75%				\$7,843.00	
	Add A/E Fees @ 10%				\$10,120.00	
	TOTAL PROJECT COST				\$119,163.00	

Name:	Kofu Park					
Type:	Community Park					
Size:	10.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Upgrade Irrigation	1	Allowance	\$15,000.00	\$15,000.00	
	Upgrade Field Lighting	5	Ea.	\$4,000.00	\$20,000.00	
	Replace Sod	1	Allowance	\$5,000.00	\$5,000.00	
	New Interior Paving	3,200	Sf.	\$1.25	\$4,000.00	
	Picnic Shelter	1	Ea.	\$35,000.00	\$35,000.00	
	Picnic Tables/Sites	5	Ea.	\$850.00	\$4,250.00	
	New Playground	1	Ea.	\$15,000.00	\$15,000.00	
	Refinish Tennis Courts	5	Ea.	\$3,900.00	\$19,500.00	
	Misc. Improvements	1	Allowance	\$25,000.00	\$25,000.00	
	Subtotal				\$142,750.00	
	Add Contingency @ 10%				\$14,275.00	
	Total Construction Cost				\$157,025.00	
	Add Sales Tax 7.75%				\$12,169.44	
	Add A/E Fees @ 10%				\$15,702.50	
	TOTAL PROJECT COST				\$184,896.94	

Name:	Lodi Lake Park					
Type:	Regional Park					
Size:	40.0 Acres					
				Unit	Total	Impact
	Improvements	Quantity	Units	Price	Cost	Fees
	Central Park Improv.	1	Allowance	\$866,000.00	\$866,000.00	
	Lake Pensula	1	Allowance	\$375,000.00	\$375,000.00	
	13 Acre Site	1	Allowance	\$1,816,000.00	\$1,816,000.00	
	TOTAL PROJECT COST				\$3,057,000.00	

Name:	Salas Park					
Type:	Community Park					
Size:	26.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Temp. Soccer Fields	1	Allowance	\$50,000.00	\$50,000.00	
	TOTAL PROJECT COST				\$50,000.00	

Name: Pixley Park		Type: Special Use Area		Size: 33.0 Acres	
Improvements	Quantity	Units	Unit	Total	Impact
			Price	Cost	Fees
Street Improvements	1,200	Lf	\$95.50	\$114,600.00	\$80,220.00
Clearing/Grading (1)	7	Ac	\$6,500.00	\$45,500.00	\$31,850.00
On-Site Drainage	1	Allowance	\$25,000.00	\$25,000.00	\$17,500.00
Irrigation System (1)	7	Ac	\$105,000.00	\$735,000.00	\$73,500.00
Electrical Service	1	Allowance	\$65,000.00	\$65,000.00	\$45,500.00
Site Lighting	20	Poles	\$3,000.00	\$60,000.00	\$42,000.00
Field Lighting	7	Fields	\$65,000.00	\$455,000.00	\$318,500.00
Tennis Lighting	6	Ea.	\$9,500.00	\$57,000.00	\$57,000.00
Sewer Service	600	Lf	\$14.50	\$8,700.00	\$6,090.00
Water Service	600	Lf	\$12.50	\$7,500.00	\$5,250.00
Drinking Fountain	4	Ea.	\$700.00	\$2,800.00	\$1,960.00
Grading/Seeding (1)	7	Ea.	\$11,500.00	\$80,500.00	\$56,350.00
Trees	150	Ea.	\$200.00	\$30,000.00	\$21,000.00
Shrubs	100	Ea.	\$75.00	\$7,500.00	\$5,250.00
Pathway System	2,500	Lf	\$12.90	\$32,250.00	\$32,250.00
Parking	400	Spaces	\$400.00	\$160,000.00	\$112,000.00
Interior Paving	7,000	Sf	\$2.50	\$17,500.00	\$12,250.00
Picnic Shelter	1	Ea.	\$35,000.00	\$35,000.00	\$35,000.00
Picnic Tables/Sites	10	Ea.	\$850.00	\$8,500.00	\$8,500.00
Playground	1	Ea.	\$35,000.00	\$35,000.00	\$35,000.00
Tennis Courts	6	Ea.	\$21,000.00	\$126,000.00	\$126,000.00
Baseball Fields (2)	4	Ea.	\$20,000.00	\$80,000.00	\$56,000.00
Soccer Fields (2)	3	Ea.	\$30,000.00	\$90,000.00	\$71,200.00
Bleachers (5 Row)	8	Ea.	\$8,900.00	\$71,200.00	\$49,840.00
Scoreboards	4	Ea.	\$7,500.00	\$30,000.00	\$21,000.00
Restroom/Concession	1	Ea.	\$135,000.00	\$135,000.00	\$94,500.00
Park Furniture	1	Allowance	\$15,000.00	\$15,000.00	\$15,000.00
Misc. Improvements	1	Allowance	\$100,000.00	\$100,000.00	\$70,000.00
Subtotal			\$1,939,550.00	\$1,939,550.00	\$1,450,310.00
Add Contingency @ 5%			\$96,977.50	\$96,977.50	\$72,515.50
Total Construction Cost			\$2,036,527.50	\$2,036,527.50	\$1,522,825.50
Add Sales Tax 7.75%			\$157,830.88	\$157,830.88	\$118,018.98
Add A/E Fees @ 10%			\$203,652.75	\$203,652.75	\$152,282.55
Site Acquisition	8	Ac	\$100,000.00	\$800,000.00	\$800,000.00
TOTAL PROJECT COST				\$3,198,011.13	\$2,593,127.03
(1) 7 acres only: rest will be covered by another account					
(2) All other costs are included in other account					
Note: 2 of 7 fields will be paid by non residents. Therefore, 30% of applicable costs are not eligible for impact fees					

Name:	Lodi Lake Natural Area					
Type:	Open Space					
Size:	58.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	None					

Name:	Arnaiz Property					
Type:	Open Space					
Size:	11.1 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Misc. Improvements	1	Allowance	\$50,000.00	\$50,000.00	
	TOTAL PROJECT COST				\$50,000.00	

Name:	Park Maintenance Shop					
Type:						
Size:						
				Unit	Total	Impact
	Improvements	Quantity	Units	Price	Cost	Fees
	Remodel Offices	1	Allowance	\$55,000.00	\$55,000.00	\$38,500.00
	Clearing/Demolition	1	Allowance	\$45,000.00	\$45,000.00	\$31,500.00
	Main. Shops "A"	3,375	Sf.	\$70.00	\$236,250.00	\$165,375.00
	Main. Shops "B"	1,875	Sf.	\$35.00	\$65,625.00	\$45,937.50
	Electrical Service	1	Allowance	\$65,000.00	\$65,000.00	\$45,500.00
	Sewer/Water Service	1	Allowance	\$35,000.00	\$35,000.00	\$24,500.00
	Landscaping	1	Allowance	\$65,000.00	\$65,000.00	\$45,500.00
	Paving	30,000	Sf.	\$1.25	\$37,500.00	\$26,250.00
	Fueling Station	2	Ea.	\$12,000.00	\$24,000.00	\$16,800.00
	New Fencing	900	Lf.	\$16.50	\$14,850.00	\$10,395.00
	Misc. Improvements	1	Allowance	\$50,000.00	\$50,000.00	\$35,000.00
	Subtotal				\$693,225.00	\$485,257.50
	Add Contingency @ 10%				\$69,322.50	\$48,525.75
	Total Construction Cost				\$762,547.50	\$533,783.25
	Add Sales Tax 7.75%				\$59,097.43	\$41,368.20
	Add A/E Fees @ 10%				\$76,254.75	\$53,378.33
	TOTAL PROJECT COST				\$897,899.68	\$628,529.78
	Note: About 30% of the park users are non-resident. Therefore, 70% of the costs are eligible for impact fees					

Name:	Indoor Recreation Center					
Type:						
Size:	32,435 Square Feet					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Project Costs	32,435	Sf.	\$110.00	\$3,567,850.00	\$2,657,800.00
	TOTAL PROJECT COST				\$3,567,850.00	\$2,657,800.00

Name:	Indoor Swimming Pool					
Type:						
Size:	22,000 Square Feet					
				Unit Price	Total Cost	Impact Fees
	Improvements	Quantity	Units			
	Project Costs	22,000	Sf.	\$130.00	\$2,860,000.00	
	TOTAL PROJECT COST				\$2,860,000.00	

Name:	Emerson Park					
Type:	Neighborhood Park					
Size:	3.0 Acres					
	Improvements	Quantity	Units	Unit Price	Total Cost	Impact Fees
	Pathway System	300	Lf.	\$12.00	\$3,870.00	
	Restroom Building	1	Ea.	\$85,000.00	\$85,000.00	
	Site Lighting	8	Poles	\$3,000.00	\$24,000.00	
	Trees	20	Ea.	\$200.00	\$4,000.00	
	Fencing (4')	450	Lf.	6.5		
	Misc. Improvements	1	Allowance	\$25,000.00	\$25,000.00	
	Subtotal				\$141,870.00	
	Add Contingency @ 5%				\$7,093.50	
	Total Construction Cost				\$148,963.50	
	Add Sales Tax 7.75%				\$11,544.67	
	Add A/E Fees @ 10%				\$14,896.35	
	TOTAL PROJECT COST				\$175,404.52	

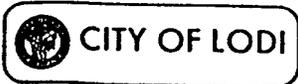
Name: Scenic Overlook		Type: Special Use Area		Size: 3.0 Acres		Impact	
Improvements	Quantity	Units	Unit Price	Total Cost	Impact		
Cleaning/Grading	3	Ac	\$6,500.00	\$19,500.00			
River Bank Protection	Allowance		\$75,000.00	\$0.00			
On-Site Drainage	1	Allowance	\$35,000.00	\$35,000.00			
Irrigation	2	Ac.	\$15,000.00	\$15,000.00			
Electrical Service	1	Allowance	\$15,000.00	\$15,000.00			
Site Lighting	4	Poles	\$3,000.00	\$12,000.00			
Sewer Service	500	Lt.	\$14.50	\$7,250.00			
Water Service	500	Lt.	\$12.50	\$6,250.00			
Drinking Fountain	1	Ea.	\$700.00	\$700.00			
Grading/Seeding	2	Ac.	\$11,500.00	\$11,500.00			
Trees	50	Ea.	\$200.00	\$10,000.00			
Shrubs	35	Ea.	\$75.00	\$2,625.00			
Pathway System	900	Lt.	\$12.90	\$11,610.00			
Parking	50	Spaces	\$400.00	\$20,000.00			
Special Paving Area	1,000	Sq.	\$2.50	\$2,500.00			
Picnic Tables/Sites	15	Ea.	\$850.00	\$12,750.00			
Playground (small)	1	Ea.	\$25,000.00	\$25,000.00			
Restroom Building	1	Ea.	\$85,000.00	\$85,000.00			
Park Furniture	1	Allowance	\$15,000.00	\$15,000.00			
Misc. Improvements	1	Allowance	\$75,000.00	\$75,000.00			
Subtotal				\$355,185.00			
Add Contingency @ 5%				\$17,759.25			
Total Construction Cost				\$372,944.25			
Add Sales Tax 7.75%				\$28,903.18			
Add A/E Fees @ 10%				\$37,294.43			
TOTAL PROJECT COST				\$439,141.85			

7

1

PARK, RECREATION
AND OPEN
SPACE PLAN

Lodi, California



ACTION SLIP

TO: <i>Terrific</i>	DATE: <i>4/13/93</i>
FROM: <i>Sharon</i>	TIME:

- FOR ACTION INDICATED:
- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> As Requested | <input type="checkbox"/> Phoned | <input type="checkbox"/> For Typing |
| <input checked="" type="checkbox"/> Information | <input type="checkbox"/> Returned Your Call | <input type="checkbox"/> For Filing |
| <input type="checkbox"/> Comment | <input type="checkbox"/> Was In Office | <input type="checkbox"/> For Mailing |
| <input type="checkbox"/> Approval | <input type="checkbox"/> Will Call Back | <input type="checkbox"/> Copy/Print Requested |
| <input type="checkbox"/> Return | <input type="checkbox"/> Please Contact | <input type="checkbox"/> For Your Signature |
| <input type="checkbox"/> Let's Discuss | <input type="checkbox"/> Please Take Care of This | <input type="checkbox"/> Due _____ AM/PM |

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Area Code Number Extension

REMARKS: *You have some updated material -*

SRB.

LODI PARKS & RECREATION
125 N. STOCKTON STREET
LODI CA 95240

PARK, RECREATION
AND OPEN
SPACE PLAN

LODI, CALIFORNIA

DRAFT PLAN

3



JAN. 22 1993

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Park and Recreation Department
125 N. Stockton Street 95240
Lodi, California
Phone (209) 333-6742**

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Phillip Pennino

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Bob Johnson (Chairman)
Elvera Melby
Chad Meyers
Ed Wall

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Marilyn Field - Recreation Superintendent
Layne Van Noy - Recreation Supervisor
Michael Reese - Recreation Supervisor
Tom Alexander - Recreation Supervisor
Lisa Rudoff - Recreation Supervisor
Scott Essin - Park Superintendent
Tim McGeorge - Parks Supervisor
Frank Pepper - Parks Supervisor
Steve Virrey - Draftsman

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JAN. 20 1993

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JAN. 20 1993

SECTION I

INTRODUCTION

SECTION I

INTRODUCTION

INTRODUCTION

Over the years Lodi has made a major effort to meet all of the recreation needs in the community, especially in the area of organized sports. In the past, when the City was smaller, non-city residents were encouraged to participate in recreation programs in order to fill the classes. Today, about 73,000 persons live in the area served by the City's recreation program and nearly 30% of all participants live outside the city limits. While this policy of serving all residents in the area has resulted in extremely high participation rates, it has also created an extremely large demand for major sports facilities and other recreation programs.

To meet this demand, nearly every park in Lodi was built to serve the needs of softball, baseball or soccer. The result is a park system emphasizing field sports at the cost of other more leisure activities and open space.

Lodi has met the demand for leisure activities by just building more facilities. Unfortunately, with major budget cuts in the forecast, business will not be the same as usual. The City can no longer maintain this level of service without some assistance by those users who live outside the city limits.

The real issue is: can or should the City continue to provide recreation services to those who live outside the city limits? To illustrate the impact that non-residents have on organized sports: if the city continues its present policy to serve non-residents, six more baseball fields, six more softball fields and 12 more soccer fields will be needed in the next 15 years. However, if the City chooses to serve its residents only, no softball or baseball fields will be needed and only 9 more soccer fields will be needed.

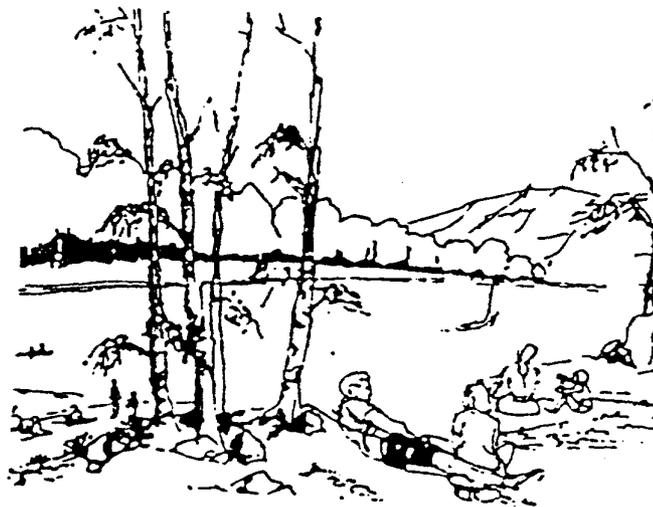
While the primary emphasis in the City has been to serve organized sports, the study revealed a need to temper this emphasis with a more balanced approach between active and passive recreation activities. The study also revealed an interest and need for recreation trails and open space. It is unfortunate that many opportunities for these types of facilities have been lost.

PURPOSE OF THE PLAN

The purpose of this plan is to identify the recreation needs in the Lodi area, develop a strategy for meeting these needs and establish management and operational policies for administering the program. This is a long term 15 year guide for the City to follow. The plan is based on the fundamental assumption that the city will continue to serve residents outside the city limits but within the current recreation service area (the area within the Lodi Unified School District north of Eight Mile Road). However, the plan also assumes that these non-residents will also pay their share of the costs.

PLANNING PROCESS

This plan was developed through the diligent efforts of the Park and Recreation Plan Review Committee who spent countless hours reviewing material and suggesting policies for future recreation services. The planning study also had considerable community involvement via public workshop meetings, a telephone survey and direct contacts with user groups.



SECTION II

COMMUNITY SETTING

SECTION II SETTING

HISTORY

Lodi, originally known as Mokelumne, was one of the first towns in the San Joaquin Valley. It was established in 1869 while the Central Pacific Railroad was under construction in the Valley. Mokelumne was one of several towns that emerged along the north-south route through the valley.

Because there were several towns in the vicinity that used the word "Mokelumne" in its description, confusion with town names sometimes caused delays in mail deliveries. As a result, on March 26, 1874, the Wells Fargo Company officially changed the name of the railroad station from Mokelumne to Lodi.

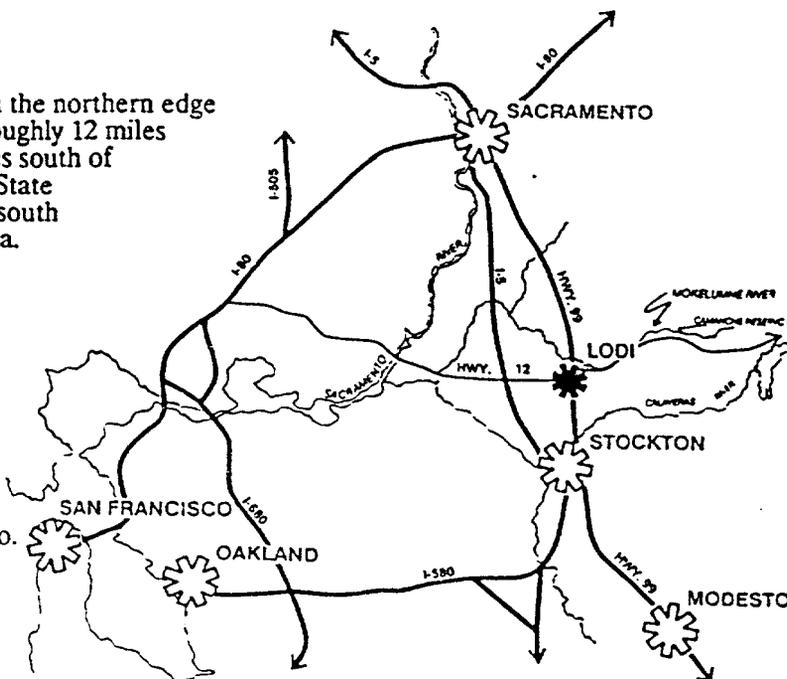
There are three theories as to how the name, Lodi, originated. The first theory is that some of the first settlers brought it with them from Illinois, duplicating a name of a city in the eastern United States. Another theory is that the town was named after a famous race horse of the time. The third theory is that an Italian railroad worker, involved in the bridge construction over the Mokelumne River, made references to a similar crossing over the Abba River in Lodi, Italy.

Like most towns in the San Joaquin Valley during that time, the Central Pacific Railroad was an integral part of the community. The railroad brought new settlers and provided a vital transportation linkage to other communities. The original townsite was developed along Main and Sacramento Streets on both sides of the railroad tracks. The town was officially incorporated in 1906.

REGIONAL LOCATION

The City of Lodi is located on the northern edge of the San Joaquin County, roughly 12 miles north of Stockton and 34 miles south of Sacramento. It is located on State Highway 99, a primary north-south highway in northern California.

Interstate 5 is about seven miles to the west. State Highway 12 which travels through Lodi, provides the major east-west connection between these two major freeways. The Southern Pacific Railroad passes through the center of the city and links Lodi with Stockton and Sacramento.



Lodi is located within a major agricultural area and is a center for food processing and other related services. In fact, its service area reaches far beyond Sacramento and Stockton. Lodi is considered to be the zinfandel capitol of the world.

PLANNING AREA

The planning area for this study includes the city limits of Lodi plus the unincorporated lands within the City's sphere of influence. The specific boundaries of the planning area include the Mokelumne River and the Woodbridge area on the north, a line one half mile west of Lower Sacramento Road on the west, Armstrong Road on the south and the Central California Traction Railroad Lines on the east. The planning area encompasses nearly 13 square miles of land area, of which 11.8 square miles are in the existing city limits of Lodi.

PHYSICAL FEATURES

The land around Lodi is quite flat. In fact, there is no more than 15 feet of elevation change in the entire city. As a result, rivers like the Mokelumne tend to meander and have a relatively slow velocity. Over the years as this river meandered back and forth across its floodplain it has created a wide riparian zone. Lodi Lake, which was likely an old meander of the river, was formed when the Woodbridge Irrigation District dam was constructed.

Because there is very little elevation change in the city, heavy rainfall tends to create surface runoff problems. To alleviate potential flooding, large storm water retention basins have been built throughout the community to temporarily store this runoff. These detention basins have also become major recreation and open space areas.

CLIMATE

Lodi has a diverse climate with warm dry summers and cool wet winters. The average summer temperatures range in the lower 80's to mid 90's and the winter temperatures range in the low to mid 40's. Annual precipitation is low and averages about 16.5 inches a year. Daytime humidity ranges from 45 to 60 percent. In the late afternoon/early evening, westerly winds from the San Francisco Bay effectively cool the area and are referred to as "the Delta breeze." Because of its low elevation, extensive fog conditions often occur for several months in the winter.

POPULATION CHARACTERISTICS

According to the U.S. Census, the City's 1990 population was placed at 52,874 persons. This is a 51% increase from the 1980 population of 34,300 and has been fairly steady over the 1980 decade. While a 5% population growth trend is expected to continue in the region, Lodi has placed a 2% growth restriction on new development which will effectively reduce its future growth rate.

Table 1 below shows population growth for the City of Lodi as well as for San Joaquin County since 1970. While the population growth rate in Lodi was less than the County as a whole between 1970 and 1980, Lodi showed a faster rate than the County between 1980 and 1990.

Table 1
Historical Population Growth 1970-1990
City of Lodi

Year	City of Lodi		San Joaquin County	
	Population	% Increase	Population	% Increase
1970	28,614		219,073	
1980	34,300	19.8%	347,342	58.6%
1990	51,874	51.2%	480,628	38.4%

Source: Lodi Planning Department
San Joaquin County Planning Department

Table 2 below, shows the population growth of Lodi by year for the 1980 decade. As can be seen, the greatest rate of increase occurred in 1986-1988.

Table 2
Population Growth 1980-1990
City of Lodi

Year	Population	% Change
1980	34,300	
1981	35,870	4.0%
1982	37,002	3.7%
1983	38,340	3.6%
1984	40,074	4.5%
1985	41,300	3.1%
1986	43,300	4.8%
1987	45,800	5.8%
1988	49,221	7.5%
1989	50,213	2.0%
1990	51,874	3.3%

Source: California State Department of Financial Management

The demographic profile for Lodi indicates an older population with less people in the under 18 age group. This characteristic is demonstrated in Table 3 on the next page.

Table 3
Age Distribution 1990
City of Lodi/San Joaquin County

	San Joaquin County	City of Lodi
Under 18	29.6%	25.2%
19 - 64	59.3%	59.1%
Over 65	11.1%	15.7%
Median Age	31.0	36.0

Source: 1990 U.S. Census

A specific age breakdown of the population profile is shown below. As previously noted, Lodi as compared to San Joaquin County has a higher percentage of population over the age of 65 and a lower population under the age of 18.

Table 4
Population Age Breakdown 1990
City of Lodi

Category	Percentage
0-5	9.4%
6-13	10.9%
14-17	4.8%
18-20	3.9%
21-24	5.8%
25-34	18.2%
35-44	14.2%
45-54	9.7%
55-64	7.9%
65-74	7.7%
75+	8.0%

Source: 1990 U.S. Census

An analysis of population age profiles is important because age is a major determinant of recreation participation levels and interests. In general, the older the population, the less they are likely to participate in active or competitive recreation activities. Overall, youth tend to participate more frequently than other age groups and tend to favor activities that are more active and competitive in nature. This would include activities such as basketball, baseball, soccer, swimming, bicycling, etc. Young adults (ages 18-35) are also active people and form the core of adult competitive sports.

Adults (ages 35-65) on the other hand, appear to have less time to devote to recreational activities. They tend to be more concerned about maintaining a home and a job. Recreational time is at a premium and often limited to weekends and occasional evenings. The senior age population have more available time once they approach retirement. They tend to favor more passive activities such as walking, gardening, picnicking and crafts.

Population Growth

In most communities, one of the primary elements that affects future recreation demand is population growth. Unlike many communities, Lodi has placed a limitation on residential growth at 2% per year. This amounts to about 1,000 persons per year. Based on this growth rate, saturation of the planning area will occur in the year 2007 and have a total city population of about 72,000 persons.

However, while the City continues to limit its growth rate, the Department of Parks and Recreation is serving a much larger area. Currently, the policy of the Department is to serve people who live within the boundaries of the Lodi School District excluding those who reside south of Eight Mile Road. This is called the Lodi Recreation Service Area. According to the Lodi Unified School District, this resident population living outside the city limits represents about 19,800 people.

The San Joaquin County Community Development Department has forecasted that by the year 2010 the population of the recreation service area living outside the city limits of Lodi will only grow by approximately 1,800 persons. It is our opinion that without growth controls in place in the County, but within Lodi itself, the rate of growth in the other communities will be substantially larger than what has been forecasted. Based on this assumption we make the following population forecast:

An analysis of population age profiles is important because age is a major determinant of recreation participation levels and interests. In general, the older the population, the less they are likely to participate in active or competitive recreation activities. Overall, youth tend to participate more frequently than other age groups and tend to favor activities that are more active and competitive in nature. This would include activities such as basketball, baseball, soccer, swimming, bicycling, etc. Young adults (ages 18-35) are also active people and form the core of adult competitive sports.

Adults (ages 35-65) on the other hand, appear to have less time to devote to recreational activities. They tend to be more concerned about maintaining a home and a job. Recreational time is at a premium and often limited to weekends and occasional evenings. The senior age population have more available time once they approach retirement. They tend to favor more passive activities such as walking, gardening, picnicking and crafts.

Population Growth

In most communities, one of the primary elements that affects future recreation demand is population growth. Unlike many communities, Lodi has placed a limitation on residential growth at 2% per year. This amounts to about 1,000 persons per year. Based on this growth rate, saturation of the planning area will occur in the year 2007 and have a total city population of about 72,000 persons.

However, while the City continues to limit its growth rate, the Department of Parks and Recreation is serving a much larger area. Currently, the policy of the Department is to serve people who live within the boundaries of the Lodi School District excluding those who reside south of Eight Mile Road. According to the Lodi Unified School District, this resident population living outside the city limits represents about 19,800 people. Based on this information, the following population forecast is made:

**Population Forecast
City of Lodi**

Year	City	Service area
1992	53,186	73,000
1993	54,250	75,200
1994	55,335	77,500
1995	56,441	79,800
1996	57,570	82,200
1997	58,722	84,200
1998	59,896	87,200
2007	72,000	113,800

Source: California Department of Finance
JC Draggoo & Associates

**Population Forecast
Lodi Planning Area and Service Area**

Year	City	Unincorporated Area	Total Service Area
1992	53,186	19,800	73,000
1993	54,250	20,400	74,650
1994	55,335	21,000	76,330
1995	56,441	21,640	78,080
1996	57,570	22,280	79,850
1997	58,722	22,950	81,670
1998	59,896	23,640	83,540
2007	72,000 (1)	30,850 (2)	102,850

Source: California Department of Finance
JC Draggoo & Associates

- (1) Based on a 2% growth rate
(2) Based on a 3% growth rate

Labor Force

An analysis of the labor force in Lodi reveals that the largest class of employment type is in the retail trade followed by manufacturing. This suggests that Lodi is a major market center for the region even though Stockton is close by. A breakdown of employment classifications is listed below.

**Table 5
Employment Classification 1990
City of Lodi**

Type	Percentage
Retail/Trade	24.7%
Manufacturing	21.9%
Professional Services	17.9%
Misc. Services	8.5%
Mining/Construction	6.8%
Finance/Insurance/Real Estate	5.2%
Transportation/Utilities	4.9%
Wholesale Trade	3.9%
Unclassified	2.6%
Agricultural/Forestry	2.1%
Business Services	1.5%

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Unclassified	2.6%
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Business Services	1.5%

Source: 1990 U.S. Census

Lodi income levels are roughly the same as the rest of San Joaquin County. The 1990 average median household income in Lodi was \$30,635, compared to \$30,739 for the County. Income levels are important clues in recreation planning because higher income populations tend to be more active and participate in the more expensive types of recreation activities.

LAND USE

The basic form of the city consists of a gridiron pattern of large "superblocks" defined by major arterial streets. These streets are generally located on section lines that formed major dividing points during the subdivision process.

The core or central business district of Lodi is located generally in the center of the city east west of the railroad tracks and north of Lodi Avenue. In addition to commercial uses in the downtown, major shopping centers, additional office space and high density housing are found along the major traffic corridors in the city. A significant amount of

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As might be expected, the majority of land in the city is devoted to single family housing. The next largest category of land uses is undeveloped land still used for agriculture purposes. A breakdown of the land use in the planning area is shown below.

Table 6
Distribution of Land Uses - 1987
Lodi Planning Area

<u>Land Use</u>	<u>Acres</u>	<u>Per Cent</u>
Single Family	2,131	31%
Multiple Family	334	5%
Commercial	369	5%
Office	65	1%
Industrial	584	9%
Public/Quasi Public	830	12%
Detention Basins/Parks	366	5%
Agriculture	1,553	23%
Vacant	563	8%
Total	6,795	

Source: City of Lodi Planning Department

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SECTION III

**EXISTING PARK AND
RECREATION FACILITIES**

1

SECTION III

EXISTING PARK AND RECREATION FACILITIES

INTRODUCTION

Listed below is a summary of public park and recreation facilities located within the Lodi area. This includes lands owned by San Joaquin County and the City of Lodi.

Table 7
Summary of Park and Open Space Areas
Lodi Planning Area

<u>Park Areas and Facilities</u>	<u>Acres</u>	<u>No. of Sites</u>
City Parks and Facilities		
Mini-Parks	2.7	2
Neighborhood Parks	83.2	11
Community Parks	36.0	2
Regional Parks	43.0	1
Natural Open Space Areas	58.0	1
Special Use Areas	42.3	6
Undeveloped Parkland	<u>68.6</u>	<u>4</u>
Total City Park Land	333.8	27
County Park Sites		
Neighborhood Parks	2.0	1
Total County Park Land	<u>2.0</u>	<u>1</u>
TOTAL PARKS AND OPEN SPACE	335.8	28

- Special use areas include miscellaneous sites that do not fit into any other category. They often include sites such as small landscaped parcels, sports field complexes, specialized single purpose areas and land occupied by major recreation structures.

Note: Micke Grove is a major County regional park site but is located just outside the planning area. For this reason it is not counted in the above inventory.

CITY PARK AND RECREATION FACILITIES

A unique circumstance in Lodi is that most parks are located along major arterial streets. In most communities neighborhood parks are located within a neighborhood so that it is easy to walk to them. In general, the parks seem to be rather evenly distributed throughout the community. Nine of the park sites are actually storm water detention basins. In the summer months, these basins function quite nicely as park areas but in the winter and spring months when rains occur, they are considered unsafe and fenced off from public use.

Nearly all of the parks are intensely developed and designed primarily for organized sports. Lodi Lake Park and the Lodi Lake Nature Area are the exception.

**Table 8
Summary of City Park Sites Owned by the
City of Lodi**

<u>Site</u>	<u>Acres</u>	<u>Activity/Facilities</u>
<u>DEVELOPED PARKS</u>		
American Legion Park	6.0 Acres	4 lighted tennis courts, playground area, restrooms, meeting room
Armory Park	3.2 Acres	1 lighted softball field, restrooms, concession building
Beckman Park	16.6 Acres	^{T-BALL} 2 Little League fields, 2 soccer field, par course, playground, restrooms, picnic area ?
Candy Cane Park	0.2 Acres	Playground ^{AREA}
Century Park	2.5 Acres	Basketball court, playground ^{AREA}
Emerson Park	3.0 Acres	Little League field, soccer field, restrooms, playground, ^{picnic} picnic area, horseshoe pits
English Oaks Park	3.7 Acres	Playground, ^{AREA} picnic area

Grape Bowl	15.0 Acres	Lighted football stadium, lighted softball fields (2), fieldhouse, restrooms, concession building, parking area
Hale Park	3.1 Acres	2 lighted tennis courts, lighted basketball court, meeting room, horseshoe pits, parking area <i>PLAY AREA</i>
Henry Giaves Park	15.0 Acres	2 soccer fields, playground, <i>AREA</i> restrooms, picnic area, par course
Hutchins Street Square	12.0 Acres	Fine Arts building, theater, multi-use room, senior complex, indoor swimming pool, child care facility, 2 basketball courts, soccer field, <i>X 1</i> sand volleyball courts, handball court, picnic area <i>PLAY AREA</i>
John Blakely Park	10.0 Acres	Swimming pools (2), Little League field, baseball field, playground, <i>AREA</i> group picnic area, basketball court, horseshoe pits, restrooms
Kofu Park	10.0 Acres	<i>lighted</i> Lighted baseball field, Little League field, lighted soccer field, 3 lighted tennis courts, playground, <i>AREA</i> picnic area, restrooms, meeting room
Lawerence Park	2.8 Acres	Group picnic area, playground, <i>AREA</i> restrooms, dog exercise area

Lodi Lake Park	43.0 Acres	Beach swimming area, boat rentals, RV camping areas, horseshoe pits, playground area, restrooms, Discovery Nature Center, group picnic areas, dog exercise area, boat ramp, parking
Lodi Lake Nature Area	58.0 Acres	Nature trails, wetlands area, amphitheater
Park and Recreation Office	1.3 Acres	Administrative Office
Softball Complex	7.6 Acres	2 lighted softball fields, concession stand, restrooms, picnic areas, parking area
Samuel Salas Park	26.0 Acres	3 Lighted softball field, 3 ³ LITTLE LEAGUE 1 lighted baseball fields, 3 lighted soccer fields, playground area, group picnic area, horseshoe pits, restroom, concession building
Tony Zupo Field	3.2 Acres	Lighted baseball field, batting cage, concession stand, restrooms
Van Buskirk Park	1.0 Acres	Playground area, multi-use field
Vinewood Park	16.0 Acres	Softball field, Little League field, 3 soccer fields, restroom, dog exercise area
Westgate Park	6.0 Acres	Playground area, open lawn area
TOTAL DEVELOPED PARKS	265.2 Acres	

UNDEVELOPED PARKS

Ed DeBenedetti Park	29.0 Acres	
Lake Park West	13.0 Acres	
Maple Square	.6 Acres	An old fire station site
Pixley Park	26.0 Acres	
TOTAL UNDEVELOPED PARKS	68.6 Acres	

Table 9
Summary of Park and Recreation Facilities by Type
City of Lodi

<u>Park Type</u>	<u>Acres</u>	<u>Status</u>
<u>Mini - Parks</u>		
Candy Cane Park	0.2 Acres	Developed
Century Park	2.5 Acres	Developed
TOTAL	2.7 Acres	
<u>Neighborhood Parks</u>		
American Legion Park	6.0 Acres	Developed
Beckman Park	16.6 Acres	Developed
Emerson Park	3.0 Acres	Developed
English Oaks Commons	3.7 Acres	Developed
Hale Park	3.1 Acres	(Under Construction) <i>NEWLY REHABILITATED</i>
Henry Graves Park	15.0 Acres	Developed
John Blakely Park	10.0 Acres	Developed
Lawrence Park	2.8 Acres	Developed
Van Buskirk Park	1.0 Acres	Developed
Vinewood Park	16.0 Acres	Developed
Westgate Park	6.0 Acres	Developed
TOTAL	83.2 Acres	

Community Parks

Kofu Park	10.0 Acres	Developed
Samuel Salas Park	26.0 Acres	Developed
TOTAL	36.0 Acres	

Regional Parks

Lodi Lake Park	43.0 Acres	Developed
TOTAL	43.0 Acres	

General Open Space Areas

Lodi Lake Natural Area	58.0 Acres	Developed
TOTAL	58.0 Acres	

Special Use Areas

Armory Park	3.2 Acres	Developed
Grape Bowl	15.0 Acres	Developed
Hutchins Street Square	12.0 Acres	Developed
Parks and Recreation Office	1.3 Acres	Developed
Softball Complex	7.6 Acres	Developed
Tony Zupo Field	3.2 Acres	Developed
TOTAL	42.3 Acres	

*GOLF DRIVE
RANKE?*

Undeveloped Sites

Ed DeBenedetti Park	29.0 Acres	Undeveloped
Maple Street Square	.6 Acres	Old Fire Station
Pixley Park	26.0 Acres	Undeveloped
Lodi Lake Park West	13.0 Acres	Undeveloped
TOTAL	68.6 Acres	

PRIVATE RECREATION AREAS AND FACILITIES

Private Parks and Facilities

**Table 11
Summary of Private Indoor Recreation Facilities
Lodi Planning Area**

<u>Recreation Facilities (Indoor)</u>	<u>Activity/Facility</u>
Arbor Square Cinema	Theater
Moore's Shou Shu Karate Studio	
Physicians Weight Training Center	
Cal Skate	Roller Skating Rink
Sunset Cinema	Theater
Tokay Bowl	Bowling lanes
Twin Arbors Athletic Club	3 pools (1 indoor), 13 racquetball courts, 11 tennis courts, basketball court, weightroom, aerobics
Valley Cinemas	Theater

**Table 12
Summary of Private Outdoor Recreational
Facilities/Misc. Facilities
Lodi Area**

<u>Recreation Facilities (Outdoor)</u>	<u>Activity/Facility</u>
Charlie's Batting Cage	Softball/baseball batting practice
Grape Festival Grounds	Small exposition center
Lodi Golf Range	Golf driving range <i>CONCESSION UNDER CITY DIRECTION</i>
Mojica Batting Cages	Softball/baseball batting practice

NEARBY RECREATION RESOURCES

There are other recreation areas or facilities in the region that serve Lodi residents as well. While these facilities are located outside the Planning Area, they need to be recognized. Some of these facilities include:

Comanche Reservoir	Water and day use recreation
Forest Lake Golf Course	Golf course
Micke Grove Golf Links	Golf course
Micke Grove Park	Day use park
Oak Grove Regional Park	Day use park
Sacramento/San Joaquin River Delta	River boating
Woodbridge Golf and Country Club	Private golf course
Woodbridge Regional Park	Nature preserve; trails

*PARADE ?
HONOR ?*

SUMMARY OF SPORTS FACILITIES

Table 13
Summary of Existing Sports Facilities
Lodi Area

Facilities	Comments
SENIOR BASEBALL FIELDS	
1 Blakely Park	
1 Kofu Park	Lighted
1 Lodi High School	Practice
1 Salas Park	Lighted
2 Tokay High School	Practice (1 skinned)
1 Zupo Field	Lighted
TOTAL	7 Fields
YOUTH BASEBALL/SOFTBALL FIELDS	
2 Beckman Park	Game <i>T-BALL ONLY</i>
4 Beckman Elementary School	Practice
1 Blakely Park	Game
1 Emerson Park	Game
1 English Oaks Commons	T-Ball only
2 Erma Reese Elementary School	Practice
3 George Washington Elementary School	Practice
2 Heritage Elementary School	Practice
5 Lakewood Elementary School	Practice
4 Leroy Nichols Elementary School	Practice

~~SACRAMENTO ?~~

4	Lodi High School	Practice
3	Needham Middle School	Practice
1	Kofu Park	Game
3	Salas Park	Game
7	Senior Elementary School	Practice
2	Seventh Day Adventist Elementary	Practice (Private)
2	Tokay High School	Practice
3	Woodbridge Middle School	Practice
2	Vinewood Park	Game
4	Vinewood Elementary School	Practice
	Westgate Park	(future)
TOTAL		56 Fields)

SOFTBALL FIELDS

1	Armory Park	Lighted
1	Erma Reese Middle School	Only partially used <i>PRACTICE</i>
2	Grape Bowl	Lighted
3	Lawrence Elementary School	Used for tournaments only (<i>USED FOR J.D. HANE</i>)
2	Lodi Academy	(Private)
1	Lodi High School	Not accessible
1	St. Peters School	(Private)
2	Softball Complex	Lighted
2	Temple Baptist	Church leagues only (Private)
1	Tokay High School	Not accessible
TOTAL		15 Fields

YOUTH SOCCER FIELDS

3	Beckman Park	
2	Century Park	
1	Emerson Park <i>GLAVES</i>	
2	Henry Graves Park	
1	Hutchins Street Square	
1	Kofu Park	Lighted
1	Lakewood Elementary School	
5	Lawrence Elementary School	
3	Leroy Nichols Elementary School	
2	Salas Park	Lighted
3	Vinewood Park	
TOTAL		24 Fields

ADULT SIZE SOCCER FIELDS

1	Erma Reese Middle School	
23	Lodi High School	
1	Salas Park	Limited access, lighted
4	Senior Elementary School	
1	Tokay High School	
1	Woodbridge Middle School	
TOTAL		10 Fields

FOOTBALL FIELDS

1	Grape Bowl	Stadium <i>LIGHTED</i>
2	Lodi High School	1 practice
1	Tokay High School	Stadium
TOTAL		4 Football Fields

TENNIS COURTS

2	Hale Park	Lighted
5	Kofu Park	Lighted
4	Legion Park	Lighted
8	Lodi High School	
10	Tokay High School	
TOTAL		29 Tennis Courts

BASKETBALL COURTS

1	Century Park	Outdoor
2	Festival Grounds	Indoor; temporary
1	Blakely Park	Outdoor
2	Hutchins Street Square	Outdoor
1	Hale Park	Outdoor, lighted
TOTAL		7 Basketball Courts

How about school courts since we address ball fields & soccer fields

SWIMMING POOLS

1	Blakely Park (Enze Pool)	25 yards X 15 yards
1	Blakely Park (Blakely Pool)	23 yards X 12 yards
1	Hutchins Street Square	25 yard X 10 yards (Indoor)
1	Lodi High School	25 yards X 25 yards "L"
1	Tokay High School	25 yards X 50 meter
TOTAL		5 Pools

SECTION IV

EXISTING OPERATIONS AND SERVICES

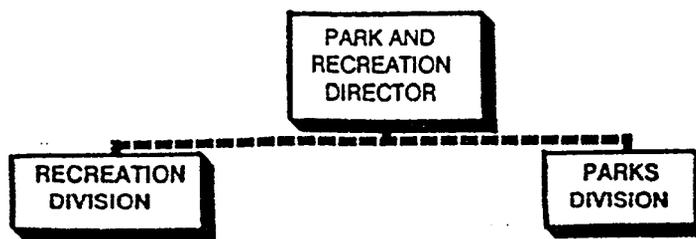
SECTION IV EXISTING OPERATIONS AND SERVICES

The Lodi Department of Parks and Recreation is the primary provider of park and recreation services in the region. Its park system includes sport facilities, neighborhood parks and community parks, one large regional park and a limited amount of natural open space.

Lodi is the provider of most adult classes and sports programs and shares the responsibility for youth sports. In youth sports, the City is responsible primarily for instruction and recreation sport programs. Private groups such as BOBS and the Lodi Swim Club manage the more competitive sports programs.

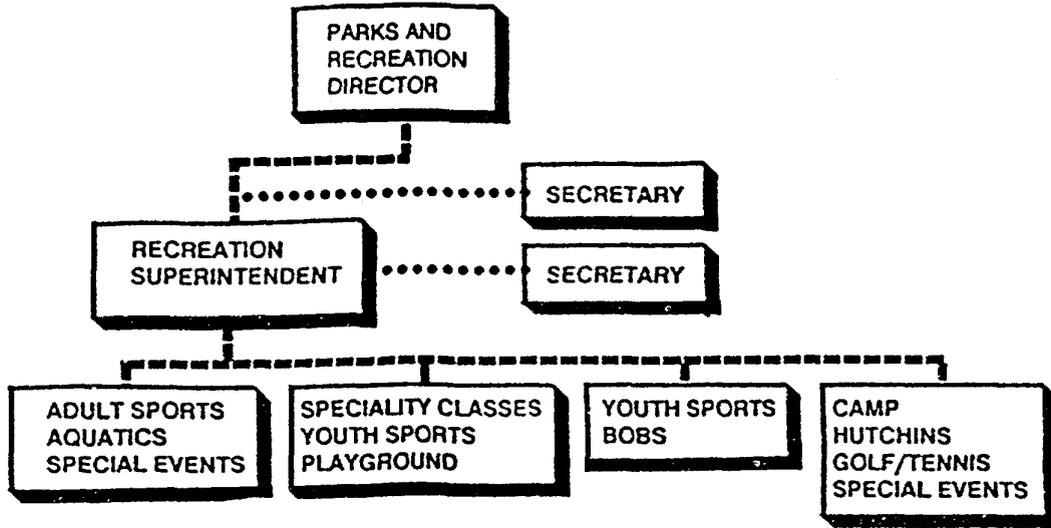
DEPARTMENT ORGANIZATIONAL STRUCTURE

The Lodi Department of Parks and Recreation is divided into the Recreation Division and the Parks Division. The Recreation Division is responsible for scheduling of programs, youth and adult sports and specialized activities. The Parks Division is responsible for maintaining the park system, sports fields and two swimming pools.



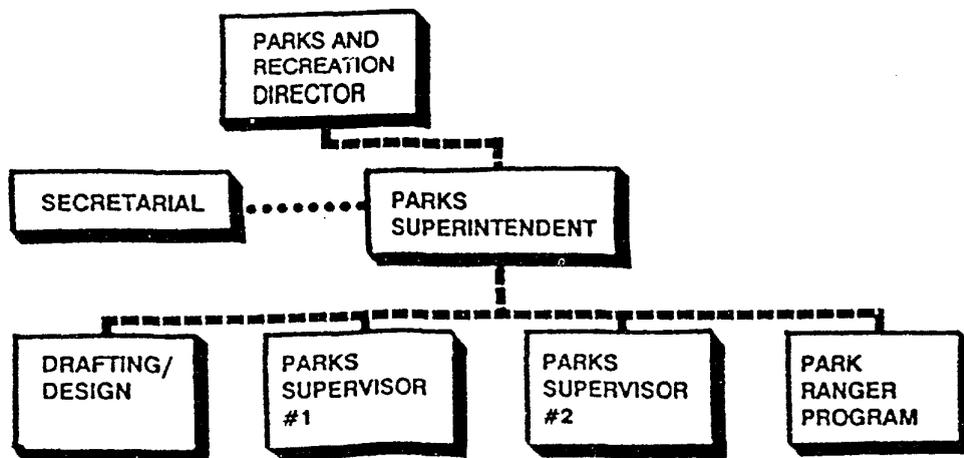
Recreation Division

The Recreation Division is divided into four basic areas of responsibility. Each area is headed by a recreation supervisor. It is organized as follows:



Parks Division

The Parks Division is responsible for the maintenance of all outdoor and indoor facilities and is divided into four areas of responsibility. These are indicated below.



The two parks supervisors are responsible for all park maintenance. Their work is divided as follows:

Parks Supervisor #1

Equipment repair/shop operator

Building maintenance

Maintenance of:

- o Lodi Lake Park
- o Emerson Park
- o Legion Park
- o Hale Park
- o Hutchins Street Square (including pool)
- o Pool maintenance at Blakely Park
- o Other parks without sports fields

Parks Supervisor #2:

Sports field maintenance and preparation

Grounds maintenance (other parks)

Maintenance of:

- o Blakely Park
- o Salas Park
- o Grape Bowl
- o Lawrence School field
- o Zupo Field
- o Armory Field
- o Softball Complex

Weekend sport field operations

Currently, the Parks Division has both roving crews and people assigned to specific parks. Parks that have people assigned to them include:

Zupo Field
Kofu Park
Softball Complex
Grape Bowl/Armory Park
Blakely Park
Lodi Lake Park (3 people)
Emerson/Legion Park
Salas (seasonal only)

The rest of the parks are maintained by roving crews.

Out of an average of 41 maintenance employees, 68% or 28 are permanent employees. Most of the seasonal employees work 7-8 months of the year and are involved in the rehabilitation of the ballfields, weekend field prep for games and tournaments, minor maintenance and cleanup and the collection of fees at Lodi Lake Park.

OPERATING BUDGET

Currently, the cost of providing park and recreation services in Lodi is about 9.6% of the total City budget. The park and recreation budget includes park and recreation administration, recreation programming and park maintenance. Table 14 below, shows the percent of the City budget that goes to park and recreation services.

Table 14
Ratio of the Park and Recreation Budget to Total City Budget
City of Lodi - 1987-1992

<u>Year</u>	<u>Total City Budget *</u>	<u>Parks & Rec Budget</u>	<u>% of Total</u>
87-88	17,953,522	1,695,378	9.4%
88-89	18,093,819	1,985,509	11.0%
89-90	23,291,626	2,127,973	9.1%
90-91	25,703,315	2,349,705	9.1%
91-92	27,780,345	2,601,765	9.4%

* Excludes Utility Department Budget

From the table above, one can see that the share of the parks and recreation department budget has been fairly constant in comparison to the City budget as a whole. Over the last five years, the parks and recreation budget has grown roughly 10% per year.

When compared to some cities in California, Lodi's share of the budget for park and recreation services is higher than some. In Oregon and Washington the average share of the total city budget for cities the size of Lodi is about 10-12%.

Table 15
Ratio of Park & Rec Budget to Total City Budget
Selected Cities - 1991

<u>City</u>	<u>Percent</u>	<u>Population</u>
Lodi	9.4%	53,000
Redding	5.8%	67,000
Santa Rosa	6.6%	120,000
Sunnyvale	7.7%	117,000
Roseville	4.2%	45,000
Davis	15.1%	72,000

Cost of Park and Recreation Services

Since the 1988-89 fiscal year, the greatest increase in the park and recreation budget occurred in the area of parks administration, which grew 65%. The next greatest increase occurred in recreation administration and organized sports, which grew 60% and 51% respectively. Aquatics, which grew 41%, experienced a sharp decline in the 1989-90 fiscal year, but has grown rapidly over the last few years. Lodi Lake operation and Camp Hutchins are the only two budget items that decreased from the 1988-89 fiscal year to 1991-92 fiscal year.

The growth of the park and recreation budget over the past several years can be partially attributed to new programs, such as the Park Ranger Program and the Camp Hutchins Day Care Program.

Table 16
Budget Trends 1988 to 1992
City of Lodi Park and Recreation Department

	Actual 1988-89	Actual 1989-90	Actual 1990-91	Budgeted 1991-92
Recreation Administration	\$285,774	\$348,128	\$392,195	\$456,410
Recreation Programs	116,087	202,616	125,610	148,695
Camp Hutchins	94,192	95,022	107,160	91,795
Organized Sports	156,101	140,841	198,615	235,495
Aquatics	108,204	81,616	142,170	152,600
Parks Administration	153,330	182,849	228,200	253,215
Lodi Lake Operations	229,503	222,819	174,455	177,560
Other Park Maintenance	842,318	854,082	904,840	982,395
Park Ranger	-	-	76,460	103,600
TOTAL	\$1,985,509	\$2,127,973	\$2,349,705	\$2,601,765

Note; Budget does not include maintenance for Hutchins Street Square

Approximately 42% of the total park and recreation budget is allocated to recreation programs. The table on the next page indicates how the department budget is divided by function. In Lodi, the salary and benefits of the Park and Recreation Director is evenly split between the Recreation Division and Parks Division. This cost is placed in their respective administrative accounts. While administration represents 42% of the cost in the Recreation Division, it should be noted that the salaries of the four recreation supervisors are also included in this account. Normally, these labor costs would be included in their respective programs.

Table 17
 Operating Budget 1991-92 FY
 Department of Parks and Recreation
 City of Lodi

Division	Amount	% of Division
Recreation Division		
Administration	\$456,410	42%
Playgrounds	72,360	7%
Camp Hutchins	91,795	8%
Teen/Youth Sports	88,455	8%
Misc. Indoor/Outdoor Activities	14,140	1%
Aquatics	152,600	14%
Adult Sports	147,040	14%
Speciality Classes	62,195	6%
Subtotal	\$1,084,995	
Parks Division		
Administration	\$253,235	17%
Stadium Maintenance	54,415	3%
Lodi Lake Park	177,560	12%
Other Parks	737,215	49%
Park Rangers	103,600	7%
Equipment Maintenance	190,765	12%
Subtotal	\$1,516,790	
Total Parks and Recreation Department	\$2,601,765	

The equipment maintenance account in the Parks Division is nearly \$200,000 and represents about 12% of the total budget. Part of the equipment maintenance budget goes to the repairing and maintenance of city meter reader vehicles, which is not part of the park and recreation program.

Operating Revenue

Revenue for park and recreation services comes from several sources. About 85% comes from program fees. Excluding BOBS, the largest single source of revenue for the Department is Camp Hutchins, which is followed closely by the adults sports program. A breakdown of revenue for the 1991-92 year is shown below.

Table 18
Revenue Sources from Program Services
Department of Parks and Recreation 1991-92 FY
City of Lodi

Activity	Amount	Percent
Adult Sports	\$83,222	18%
Softball	\$63,147	
Basketball	14,700	
Volleyball	5,375	
Playgrounds	3,433	1%
Youth Recreation Sports	7,244	2%
Aquatics	53,456	12%
Swim Lessons	15,760	
Public Swim	24,737	
Lake Boat Rentals	7,548	
Swim League	5,410	
Concessions	12,926	3%
Misc. Programs/Activities	8,493	2%
Speciality Classes	37,654	8%
Facility Rentals	48,474	11%
Camp Hutchins	99,412	22%
Misc. (1)	58,823	13%
Park Facility Rentals (2)	945	-
Lodi Lake Operations	39,844	9%
Subtotal	\$453,926	
BOBS Programs	\$265,048	
Swim Club	82,000	
Subtotal	\$347,048	

(1) Includes \$41,414 from the Lodi School District for mowing and \$17,409 from San Joaquin County for partial payment of county resident use of Lodi facilities.

(2) Income from picnic shelter rental.

Total revenue from programs managed by the Parks and Recreation Department was \$441,568 in the 1991-92 FY. It should be noted that the City also collected \$347,048 for BOBS and the Lodi City Swim Club through registration fees. However, this money was turned over to the two organizations. While this money is reflected in the budget, the City does not control how this money is spent.

The three basic functions in the Department of Parks and Recreation is administration, recreation programs and park maintenance. However, as stated earlier, except for capital improvement costs which vary from year to year, the budget is broken down into two basic divisions.

In this study, to make a true accounting of costs for recreation and park maintenance, the actual departmental administration costs have been separated into a separate account. This administrative cost includes the salaries of the Parks and Recreation Director and his secretary and costs for utilities, supplies and depreciation of equipment for the department. Based on this analysis, the actual cost of administration is shown in the table below. As can be seen, while the recreation division represents about 35% of the total operating costs, it generates about 85% of the total departmental revenue.

Table 19
Comparison of revenue to Expenditures - 1991-1992 FY
City of Lodi Department of Parks and Recreation

	Total Expenditures	Percent of Expenditures	Total Revenue	Percent of Revenue
Administration	\$222,969	8.5%	\$58,823	13.0%
Recreation Division	902,204	34.7%	345,684	76.1%
Parks Division	1,476,592	56.8%	49,414	10.9%
Total	\$2,601,765		\$453,926	

When compared to other similar communities in California, Lodi is lower than average in administrative and recreation program costs and higher in park maintenance costs. As a point of reference, the table below compares Lodi with the average of seven other comparable cities.

Table 20
Comparison of Park and Recreation Budget by Function
City of Lodi with Selected Cities - 1991

Function	Lodi	Average*
Administration	8.6%	19%
Recreation Programs	34.7%	41%
Park Maintenance	56.8%	32%
Other	--	9%

* Average of seven comparable cities in California

The table on the next page identifies the maintenance costs per acre for some selected parks in Lodi along with the cost for the entire park system. The total maintenance cost per acre for maintained land in Lodi is approximately \$5,885. This ratio is about average for California cities. However, it should be noted that a hiring freeze was put in place during this period and some positions were not filled as the budget might

indicate. One major reason for the higher cost of park maintenance in Lodi is because of the heavy emphasis in field sports.

Table 21
Expenditures for Park Maintenance
City of Lodi - 1991-92 FY

Area	Acres	Budget (1)	Cost/Acre
Stadium	15.0	\$54,415	\$3,628
Lake Lodi	43.0	177,560	4,129
Other Parks	192.9	737,215	3,822
Division Total	250.9 (2)	\$1,476,592	\$5,885

(1) Excludes administrative costs but includes the Ranger Program

(2) Excludes undeveloped park land

When compared to other cities in California, Lodi is about average in terms of per capita costs for park and recreation services. However, the relatively small amount of revenue Lodi raises from fees for park and recreation services is of some concern. Shown in the table below is a comparison of Lodi to other cities in terms of gross and net cost per capita for park and recreation services. Gross cost per capita is the total operating budget excluding capital outlay divided by the population served. Net cost per capita is net cost after revenue has been deducted.

Table 22
Operating Budget for Park and Recreation Services
Selected Cities (1991)

City	Size	Operating Budget *	Gross Cost Per Capita	Net Cost Per Capita	Revenue Rate
Lodi	53,186	\$2,601,765	48.92	41.05	16.1%
Redding	66,462	1,430,707	\$21.53	19.57	9.1%
Chico (CARD)	75,000	2,200,000	29.33	20.03	31.7%
Mission Oaks	60,000	2,144,541	35.74	29.20	18.3%
Fulton-El Camino	28,000	1,782,200	63.65	48.56	23.7%
Santa Clara	93,600	6,451,853	68.92	62.28	9.6%
Santa Rosa	120,000	6,680,251	57.17	42.95	24.9%
Sunnyvale	117,000	9,750,757	83.34	34.19	59.0%

* Excludes capital outlay

The table on the previous page illustrates that among the cities surveyed, Lodi is in the middle in terms of money spent for park and recreation services. However, its revenue rate is among the lowest. One reason for this low rate is that nearly all of the youth programs are managed by private groups such as BOBS and the Lodi City Swim Club. While registration fees for BOBS programs are collected by the City, it is passed directly to them and is not really part of the city budget. If the amount collected from this organization was included, the revenue rate for Lodi would be about 29%.

RECREATION PROGRAMS

Lodi offers a wide range of recreation programs and activities utilizing primarily its own facilities. In some cases, school fields and gymnasiums are used to offer tournaments and special programs but access to them is quite limited. In the table below, the number of participants for each major category of recreation activity is shown.

Table 23
Summary of Recreation Participation 1991-1992
City of Lodi

<u>Activity</u>	<u>Number of Participants</u>
Adult Sports	25,220
Aquatics	65,220
Camp Hutchins	1,465
Misc. Activities	1,057
Playgrounds	12,955
Specialized Classes	1,952
Youth Sports	4,475
TOTAL	112,344

A study was made of the resident location of all participants in city recreation programs for the 1991 year. The purpose of this effort was to determine the amount of non-resident participation. The results of that analysis is shown in the table on the next page. Youth sports, which includes the City's recreation oriented programs and the BOBS competitive leagues, are composed of roughly 30% non-city residents. The remaining programs average around 16% for non-city residents.

Table 24
Non-Resident Participation in City Sponsored Recreation Programs
City of Lodi (1991-92 FY)

Program	Total Participants	Non-Resident Participants	Percent
Youth Sports (Recreation-orientated)	628	207	33%
BOBS	6,163	1,674	27%
Aquatics	929	150	16%
Speciality Classes	1,582	258	16%
Adult Sports	5,137	1,275	15%

Table 25 below shows a comparison of costs to revenue for the various recreation programs and the various recovery rates.

Table 25
Comparison of Revenues and Expenditure (1)
City of Lodi Recreation Program (1991-1992)

Program	Cost (2)	% of Total	Revenue (2)	% of Total	Recovery Rate
Adult Sports	\$147,040	23.4%	\$83,222	28.4%	57%
Aquatics	152,600	24.3%	53,456	18.2%	35%
Camp Hutchins	91,795	14.6%	99,412	33.9%	108%
Misc. Activities	14,140	2.2%	8,493	2.9%	60%
Playground	72,360	11.5%	3,433	1.2%	5%
Specialized Classes	62,195	10.0%	37,654	12.9%	61%
Youth Sports	88,455	14.1%	7,244	2.5%	8%
Other (3)	1,973,180		125,448		-
TOTAL	\$2,601,765		\$418,362 (4)		

- (1) Does not include cost or revenue from BOBS or the Swim Club
 (2) Program costs only; does not include maintenance of sport facilities
 (3) Includes all other budget amounts that are not comparable
 (4) Excludes revenue from the BOBS and Swim Club program

The most profitable program in terms of offsetting operating costs is the Camp Hutchins program. In fact, this is the only program that basically breaks even.

Co-sponsored Sports Programs

The approach to youth sports in Lodi is rather unique and consists of a joint effort between two private sports clubs and the city of Lodi. Currently the Boosters of Boys/Girls Sports Organization (BOBS) manages all of the competitive youth sport programs excluding swimming. The city assists in their effort by collecting all of the registration fees and devoting one full time person to scheduling and other administrative duties. The Board of BOBS decides how the money will be distributed between the various sports, conducts fund raising programs and manages the leagues. While this approach is rather costly to the city, a major benefit is that the individual youth sport groups operate under one umbrella. This eliminates the problem of one group competing against another for fund raising programs or access to facilities.

The Lodi Swim Club is another private sport group oriented primarily towards competitive swimming. This group operates somewhat independently of the city but does use the city's two swimming pools.

BOOSTERS OF BOYS/GIRLS SPORTS ORGANIZATION

City Costs			
Salaries/benefits of umpires, etc.	\$62,397		
Recreation administration	95,984		
City overhead	16,151		
			\$174,532
BOBS Costs			\$246,479
Total Costs			\$421,011
Program Revenue			\$265,048

The above cost does not include field maintenance and preparation. A rough estimate is about \$200,000. The operating budget for the City Swim Club is as follows:

LODI SWIM CLUB

City Costs			
School rental and Blakely utilities	\$31,000		
Recreation administration	3,000		
			\$34,000
Swim Club Costs			\$81,000
Total Costs			\$115,000
Program Revenue			\$82,000

SECTION V

PARK AND FACILITY NEEDS

SECTION V

PARK AND FACILITY NEEDS

INTRODUCTION

Identifying recreation needs is a very important part of the park and recreation plan. However, quantifying these needs is difficult because many different variables influence recreation participation and demand. In addition, personal values and interests towards recreation vary. What might be right for one community will probably not be right for another. The problem is compounded by the fact that under-stating the need can result in excessive use of facilities whereas over-estimating the need can mean spending money for facilities that will not be used to their optimum level.

This section of the report analyzes the current and future need for recreation areas and facilities in the Lodi area. To quantify the needs, demand standards have been developed in terms of acres or facilities per 1,000 population. The planning process for identifying these needs was accomplished as follows:

1. A random telephone survey of Lodi residents
2. The holding of two public workshop meetings for the general public
3. Contacting user groups
4. Evaluating the existing supply of recreation facilities
5. The development of desired service standards for park areas and facilities
6. The forecasting of park and facility needs by comparing current supply of facilities with the demand.

NATIONAL TRENDS IN RECREATION PARTICIPATION

A significant number of shifts have occurred in recreation patterns in this country. Many of these changes have come about because of changing work habits, concern about health, population and household composition changes, rising energy costs and other factors. The end result is that recreation interests and participation levels change. Some of these changes and the reasons for these changes are discussed below.

- A. General Changes in Recreation Interests: According to the 1989 Gallup Poll, Americans now prefer more "back to nature" types of activities than in the past. Activities such as bicycle touring, camping, hiking and boating have shown significant increases over previous years. Conversely, there have been slight declines in some of the popular individual oriented "body images" activities such as aerobics and weight lifting.

On a national scale, the per cent of the population who participate in the more popular recreation activities are:

Activity	1989	1988
Swimming	38%	36%
Fishing	29	29
Bicycling	28	24
Camping	22	19
Hiking	20	16
Pool/Billiards	20	17
Running/Jogging	19	17
Weight training	16	19
Bicycle touring/racing	16	11
Softball	16	16

- B. **Recreation Participation Trends:** Some of the more interesting trends in recreation activity include:

Tennis: a slight decline in the last decade
Running/Jogging: interest has dropped in favor of walking
Skiing: a modest but steady increase
Hunting: dropped to an all time low
Volleyball: increased significantly in the last several years
Golf: a steady increase through the 1980 decade
Racquetball: a significant decline but now leveled off
In-line skating: a new fad
Co-ed sports: Increasing interest over single gender sports

- C. **Increase in leisure time:** The number of hours worked per week continues to decrease for certain segments of the population. The concept of flex time now makes it possible for more people to participate at non-peak hours of the week. This coupled with multiple work shifts means that recreation facilities can be utilized at a more constant level.
- D. **Increased interest in women's sports:** With the passage of the Title IX Amendment to the Education Act, women are now offered equal access to sport facilities. The result has been a dramatic increase in recreation interests and a nearly doubling of demand for some types of facilities.
- E. **Changes in technology:** Changes in technology have had a significant impact on recreation participation by making it easier to effectively participate. A good example is skiing, where new design in skis, bindings and clothing has made it easier, safer and more comfortable to ski. Tennis has also gone through this same transformation by developing a more flexible and forgiving racket.
- F. **Local interests:** Climate, availability of facilities and specific interests of one individual or group will often influence local participation in certain activities. For example, Auburn, Washington is one of the few cities that has pickleball courts and, as a result, is a popular activity in that community. Some cities have more than the average amount of certain

facilities making that activity more popular. In Lodi, interest in previous years to develop a major baseball program has resulted in an above-average level of play in youth baseball. In Redding, fast pitch softball is still popular because the city has had consistent national winning teams and continues to host national tournaments.

RECREATION SURVEY

During early August, a random telephone survey of over 400 households was conducted in the Lodi and Woodbridge area. Respondents were asked a series of questions concerning park and recreation participation and needs. Detailed information on the survey can be found in a separate document. Below is a brief summary of the results:

- o When respondents were asked to describe their most common recreation activities, the top responses were:
 - 1) Reading
 - 2) Fishing
 - 3) Walking
 - 4) Traveling
 - 5) Play
 - 6) Play Golf
 - 7) Gardening
 - 8) Camping
 - 9) Swimming
 - 10) Bicycling
- o About 12% of the respondents are involved in one way or another with organized sports.
- o When respondents were asked what they would like to do more of if the opportunity was available, the most common responses were:
 - 1) Walking
 - 2) Swimming
 - 3) Bicycling
 - 4) Golf
- o About 17% of the respondents participate in recreation programs offered by the city. The two most common activities were softball and soccer.

- o When asked to prioritize a list of nine major types of recreation projects, the priority was as follows:
 - 1) Additional trail systems
 - 2) Another senior center
 - 3) Additional Lodi Lake Park facilities
 - 4) A recreation center
 - 5) A performing arts center
 - 6) Additional Mokelumne River open space
 - 7) An indoor swimming pool
 - 8) More community parks
 - 9) A public golf course

- o When asked what type of parks they preferred, the respondents preferred small neighborhood parks.

- o When asked how they would like to see the parks developed, the responses were evenly split between the creation of passive recreation areas and active sports areas.

COMMUNITY WORKSHOP MEETINGS

In addition to the recreation survey, two community workshops meetings were held in July, 1992 to give residents an opportunity to identify issues and needs related to recreation facilities and programs in Lodi. The meetings were organized so that people working in groups of 6-8 persons were asked to respond to some specific issues. The results are shown below. The number of comments relate to the number of groups that responded to a specific issue.

WHAT DO YOU FEEL ARE THE MOST NEEDED RECREATION OR PARK PROGRAMS IN LODI?

No. Comments	Comment
7	Large multi-use indoor recreation complex
6	Sports field complex
5	Bicycle trails
5	Youth activities
3	Basketball courts
3	Additional outdoor swimming pool (Olympic size)
3	Natural open space
2	Teen center
2	Youth sports complex
1	Use high schools for arts and performances
1	Auditorium
1	Basin parks - free form with walking trails; plant banks

- 1 Golf course
- 1 Horseshoe pits
- 1 Lodl Lake - bike trails with no cars
- 1 Indoor Shooting Range
- 1 More parks
- 1 Open space area with river access
- 1 Picnic tables and BBQ's
- 1 Places to walk without traffic i.e., railroad tracks near General Mills
- 1 Regional greenbelts
- 1 Roller-skate and skateboard areas
- 1 Senior center complex
- 1 Senior activities

HOW SHOULD THE PARK AND RECREATION BUDGET BE BALANCED?

<u>No.</u>	<u>Comments</u>	<u>Suggestion</u>
5	Registration fees should be raised	
3	Renovate and design parks for lower maintenance	
3	Cut staff levels where productivity is not efficient	
3	Charge non-resident fees	
2	Better coordination between city and schools	
2	Increase user fees for adults	
2	Encourage more private corporate involvement	
2	Park maintenance - prioritize tasks, use less turf	
2	Prioritize funds - children served first then adults	
2	Apply for state or federal grants	
1	Balance priorities	
1	Present a tax measure	
1	Contract out services for park maintenance	
1	Utilize coin operated lights at parks	
1	Increase taxes	
1	Cut programs - prioritize	
1	Do not reduce park maintenance	
1	Encourage more involvement by private groups	
1	Utilize fund raisers	
1	Increase fees for day care	
1	Increase user fees for tournaments and outside events	
1	Involve church group (share facilities)	
1	Look at entire costs	
1	No cuts - raise money through sponsoring organizations	
1	Apply a parking fee	
1	Poor management	
1	Offer only self supporting programs	

WHAT TYPE OF PARKS SHOULD BE DEVELOPED IN THE FUTURE?

No.	Comments	Comment
3	Community Parks (between 10-25 acres) with:	<ul style="list-style-type: none"> o natural area o teen center o senior activities o rental facilities
2	Major Community Park (50+ Acres)	
2	Neighborhood Parks with:	<ul style="list-style-type: none"> o soccer fields o baseball fields o playgrounds o family activities o trails
2	Mini parks should be the responsibility of service clubs and developers	
1	All three types of parks are needed	
1	Develop Lodi Lake (including west side)	
1	Developer dedicated neighborhood parks	
1	No mini park - too costly	
1	Preserve Lodi Lake Wilderness area	
1	Regional parks	
1	Golf course	
1	Trail on the north bank of the River	
1	Reserve space for the future	
1	Riverfront park (25 acres)	

PREFERRED ACTIVITIES

For this exercise, each participant was asked to vote for their favorite projects from a list of seven major facilities. Each person was given four dots and could place on any project(s) in which they chose. The voting tally was as follows:

No. Votes	Facility
64	Sports Field Complex
46	Multi-Use Recreation Center
32	City-Wide Trail System
28	Multi-Use Aquatic Center
16	18 Hole Golf Course
11	Acquire Land Along Mokelumne River
6	Additional Neighborhood Parks

In addition to the four questions above, participants at the workshops were asked to fill out two forms dealing with the current recreation program. On the first form, participants were given the existing level of program emphasis (based on a per cent of the budget) in nine different recreation areas. They were then asked to suggest changes to the program recognizing that the total had to be 100%. The results of that effort are shown below.

**RECOMMENDED CHANGES TO THE EXISTING RECREATION PROGRAM
(Tally by Participants at the Workshop Meetings)**

<u>Program Type</u>	<u>Existing Level</u>	<u>Recommended Level</u>	<u>% Change</u>
Youth/Teen Sports	12%	22%	+10%
After School Playgrounds	9%	11%	+2%
Special Events	2%	4%	+2%
Senior Citizens Services	11%	11%	-
Cultural Arts	6%	5%	-1%
General Interest Classes	7%	5%	-2%
Aquatics (Outdoor)	19%	16%	-3%
Adult Sports	17%	13%	-4%
Camp Hutchins	17%	12%	-5%

On the second form, participants were asked to identify the share of the recreation program for each group that should be subsidized by the City. The results were:

**RECOMMENDED LEVEL OF PROGRAM SUBSIDY
(By Age Group)**

<u>Age Group</u>	<u>Level of Subsidy</u>
Children	58%
Teens	51%
Adults	23%
Senior Citizens	36%

IMPACT OF POPULATION GROWTH ON RECREATION DEMAND

One of the primary elements that affects future recreation demand is population growth. As stated earlier, Lodi has placed a limitation on residential growth of 2% per year but areas managed by the county have no such population restrictions.

A substantial number of non residents also use the City's programs and sport facilities. While recognizing the impact these non residents have on the demand for these facilities, it is the policy to continue serving them if an equitable funding mechanism can be developed. As a result, for assessing park land needs, demand will be based on the population within the planning area. For assessing specialized facility needs such as sport fields, demand will be based on the current service area which is the same boundary of the Lodi School District north of Eight Mile Road. With these assumptions in mind, the following population characteristics will be used.

**Table 26
Population Forecast
City of Lodi and Service Area**

Year	City	Service Area
1992	53,186	73,000
2007	72,000	102,850

ALTERNATIVE APPROACHES TO IDENTIFYING NEEDS

There are several approaches to estimating needs for park and recreation facilities. They include the use of national standards, measurement of participation levels, user trend analysis, input from surveys and public meetings, goal setting and participation models. Since most will be used, each is briefly described below.

National Standards

Standards were first created by a group of professionals who established an easily understood format of what "seemed to be right" based on their practical experience in the field. These standards were felt to be most useful if stated in quantifiable terms of acres or facilities per given population level, i.e., 10 acres of park per 1,000 population. The most recognized standards are those published by the National Recreation and Park Association (NRPA). In 1983 they published a report titled "Recreation, Park and Open Space Standards", that is well recognized in the recreation field. This document is currently being updated to reflect changes in park and recreation use patterns.

The problem with using national standards is that they do not reflect local conditions. What is right for one community will probably not be correct for another. In addition, a

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The problem with using national standards is that they do not reflect local conditions. What is right for one community will probably not be correct for another. In addition, a

standard for a large city in southern California would not be suitable for Lodi. Because of this, national standards are only used as guidelines.

Participation Levels Analysis

Recognizing the need to reflect local conditions, approximately 15 years ago, JC Draggoo & Associates began measuring per capita recreation participation levels in every community studied. This participation level is measured in terms of number of occasions in a given 30 day period when that activity is in season. The activity level is then compared to other similar communities or with the average of all recent communities surveyed. This overall average is called *The Participation Average*.

User Trend Analysis

With this approach, facility demand estimates are developed by extrapolating historical use statistics for each facility. If local statistical information is used, the results can be reasonably accurate because they reflect use in the specific community. However, the trend analysis approach can be influenced by local conditions or current trends in recreation interests. As an example, if one charts tennis playing over the last twenty years, a cycle of interest and level of play emerges. Also, operating conditions such as quality of the facility, its location, user fees and hours of operation can all play an important role in the level of use. This method is sometimes used to forecast team registration if the number of facilities remains constant.

Recreation Surveys

Using the questionnaire approach, future facility needs are sometimes developed from telephone survey information on user characteristics, participation patterns, opinions and perceived needs. If the questionnaires are drawn from a statistically valid sample, a good reliable sampling of information can be derived.

Public Meetings

Some communities rely quite heavily on input from the general public to assess the needs. However, this approach may not reflect the true community need because special interest groups often do not represent the true community's interest. Note that the results from the telephone survey sometimes varied considerably from the results of the workshop meetings.

Goals

In some instances, community goals are expressed as the need without quantifiable or statistical analysis to support the goal. An example might be, "It is our goal to maintain a standard of 10% of the community in parks and open space". Goals reflect a community's desire. While this approach is not the most ideal, in some instances it is the only option possible. It is a valid approach if the goal can be supported by a true evaluation of community values and desires.

Participation Models

Participation models are refined statistical formulas used to establish a quantifiable standard. They are based on actual participation characteristics taken from diaries of individual participants. When a large sampling is taken, a fairly accurate statistical profile can be made.

The most accurate participation models are developed for a specific type of area or facility. Unfortunately, these models are very costly to develop because of the data needed and they usually only deal with one type of facility.

METHODOLOGY OF ASSESSING NEEDS IN LODI

The method used to forecast park and facility needs in the Lodi area was to develop a service level standard. This standard was then used to estimate in quantifiable terms the number of acres or facilities needed to meet the recreation demand in the area. By attaching the standard to a population variable, it is easy to forecast future needs as the population grows.

Approach Used to Assess Park Land Needs

Developing a statement of land needs for park areas and open space is the most difficult of all types of needs analysis because it is dependent upon many community values and variables. Even the classification of park and open space is sometimes hard to define. What constitutes a park or open space area? Should school playgrounds be considered; or private golf courses, commercial landscaped areas, roof top patios or church recreation areas? Once one defines park and open space as that beyond the traditional recreation area, the possibilities become endless. To keep away from this problem, it is recommended that only normal public land used primarily for recreation or open space use be counted in the standard. This is not to say that school playgrounds, for example, cannot be used for recreation purposes.

In Lodi, drainage detention basins were built for storing storm water. However, because the need to store storm water mainly occurs during the winter months, the detention basins have been designed to serve recreation purposes as well. Because of this, the recommended standards reflect the land acreage in these basins.

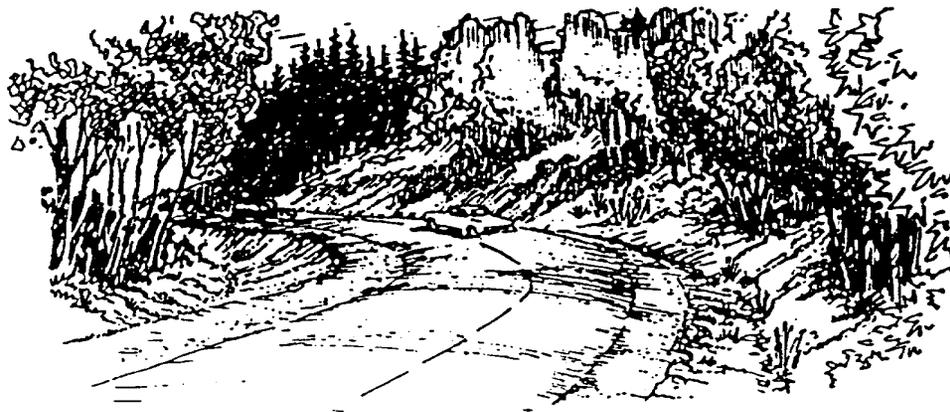
To determine specific park land needs for Lodi, several analytical methods were used. These included a comparison to the NRPA Standards, a comparison to other similar communities, land availability, results of the survey, national trends, financial feasibility and a look at areas of Lodi that are not now being served by parks and open space. It should be noted that even with all the statistical information available, a certain amount of subjective analysis and professional experience must be used to quantify the standards.

Approach Used to Assess Specialized Facility Needs

Establishing needs for specialized facilities such as sport fields, trail systems, swimming pools, etc. was also derived from several analytical approaches. They included information on present recreation participation levels, needs expressed in the survey, NRPA Standards, input from user groups, trends identified at the national level, existing numbers of sport teams, play and practice time requirements and mathematical models developed over the years from other studies.

PARK LAND NEEDS

Starting below, recommended standards for specific types of park areas are given. In many cases, comparisons to the NRPA Standard or other communities are given. These comparisons are given in the form of the "existing ratio". This is the ratio of existing park land divided by the existing population and is expressed in terms of acres per 1,000 population. This information is provided to give the reader some indication of what other communities have in terms of park land but should not be used by itself to establish a standard.



Existing Inventory

There are currently 27 park and open space sites located in Lodi. These are summarized below.

**Table 27
Existing Park Inventory
City of Lodi**

<u>Park Type</u>	<u>No. Sites</u>	<u>No. Acres</u>	<u>Acres in Detention Areas</u>
Mini-Parks	2	2.7	—
Neighborhood Parks	11	83.2	48.7
Community Parks	2	36.0	35.0
Regional Parks	1	43.0	—
Natural Open Space Areas	1	58.0	—
Special Use Areas *	6	42.3	—
Undeveloped Areas	<u>4</u>	<u>68.6</u>	54.0
TOTAL	27	333.8	137.7

- Special use areas include miscellaneous sites that do not fit into any other category. They include small landscaped parcels, single purpose facilities, sport complexes and land occupied by major recreation structures.

Mini-Parks

Definition:

Mini-parks, tot lots and children's playgrounds are all small single purpose playlots designed primarily for small children. Because of their size, facilities are usually limited to a small open grass area, a children's playground and an occasional picnic site.

Currently, there are two mini-parks in Lodi. They are:

Candy Cane Park	0.2 Acres	Developed
Century Park	2.5 Acres	Developed
TOTAL	2.7 Acres	

On a per acre basis, they are very expensive to construct and maintain and generally attract a very limited population. Sometimes this type of park is popular in new subdivisions which have a high ratio of young children. However, as the neighborhood grows older, this type of park will attract very little use due to the limited size and types of facilities.

Recommended standard:

No standard for this type of park is recommended. Only when no other options are available should additional mini-parks be acquired or developed. This should only occur in areas that are fully developed or where vacant land is scarce.

Neighborhood Parks

Definition:

Neighborhood parks are a combination playground and park designed primarily for non-supervised, non-organized recreation activities. In addition to their recreation value, they also provide a source of open space and aesthetic quality in the neighborhood. See page VI-1 for a further definition of neighborhood parks.

Analysis:

Currently, there are 11 park sites in Lodi that fit this category. The average size is about seven acres. Three of the existing neighborhood park sites are less than three acres in size but because of facilities they contain and the function they serve, have been classified as neighborhood parks. The existing neighborhood parks include:

American Legion Park	6.0 Acres
Beckman Park	16.6 Acres
Emerson Park	3.0 Acres
English Oaks Commons	3.7 Acres
Hale Park	3.1 Acres
Henry Graves Park	15.0 Acres
John Blakely Park	10.0 Acres
Lawrence Park	2.8 Acres
Van Buskirk Park	1.0 Acres
Vinewood Park	16.0 Acres
Westgate Park	6.0 Acres
TOTAL	83.2 Acres

While it is sometimes difficult to compare communities in terms of park land, a look at other cities does help to show the range that is possible. When the ratio of neighborhood parks to population is analyzed, Lodi is about average.

Table 28
Existing Neighborhood Park Service Levels
Selected Cities

City	1991 Population	Existing Ratio(1)
Lodi	52,700	1.5
Chico(2)	75,000	0.1
Davis	47,600	1.0
Manteca	41,650	2.5
Merced	57,400	0.5
Redding	69,900	0.4
Roseville	47,050	2.1
Turlock	43,900	0.5
Woodland	41,200	0.5
NRPA Recommendation		1-2 Acres

- (1) Existing ratio of acres/1,000 population
(2) Population of Park District

Determination of the standard:

1. *Comparison to other standards:* The NRPA recommends 1-2 acres per 1,000 population. Lodi's current ratio of 1.6 acres/1,000 is well within this standard. When compared to other communities in the region, it is about average, although the range varies considerably.
2. *Service area:* The service area of a neighborhood park is about a half mile radius. Users of a neighborhood park should not have to cross a major arterial street or other barrier to reach a park. However, in Lodi, most of the neighborhood parks are located on arterial streets and thus do not meet this requirement. Using the service area of a half mile radius, several existing areas of Lodi are not being served by neighborhood parks. This includes the extreme north area of Lodi, the areas just west of Highway 99 and the unincorporated area along the western edge of the city.
3. *Survey/Workshops:* The participants at the community workshop meetings expressed an interest in the larger community parks because they can accommodate more facilities. However, the results of the telephone survey indicated more interest in the smaller neighborhood parks.
4. *User trends:* The trend in most growing communities where land is available is to develop larger parks because they can accommodate more facilities, are cheaper on a per acre basis to maintain and can be more easily programmed. In older communities where park land is scarce, the smaller neighborhood park is more popular.

- 5. *Goals/Policies:* The current City practice is to develop neighborhood parks in conjunction with storm water detention basins. The City has established a standard of 3.9 acres per 1000 population for community and neighborhood park facilities. This standard excludes school sites and detention basins.

Recommendations: (Neighborhood Parks)

<i>NRPA Standard:</i>	<i>1-2 Acres/1,000 Population</i>
<i>Present ratio:</i>	<i>1.6 Acres/1,000 Population</i>
<i>Recommended Standard:</i>	<i>2.5 Acres/1,000 Population</i>

Comments:

Based on the service area analysis, about nine additional neighborhood park sites are needed to completely serve the city and its planning area. Using an average of eight acres per site, this is equivalent to roughly 72 acres of additional land. However, in some portions of the city, land suitable for park development is scarce.

The standard of 2.5 acres/1,000 population means that about 50 acres of neighborhood park land is presently needed.

However, if the City chooses to maintain its present standard of 1.6 acres/1,000 population, either fewer parks will be developed or they will be smaller. The standard of 1.6 acres/1,000 population is a reduction of 72 acres of neighborhood park at buildout.

Community Park Needs

Definition:

A community park is planned primarily to provide active and structured recreation opportunities for young people and adults. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Where there are no neighborhood parks, the community park can also serve this function. While the City of Lodi has one community park of ten acres, they usually exceed 20 acres in size and often have sport fields or similar facilities as the central focus of the park.

7

Analysis:

The two community parks in Lodi are Salas Park and Kofu Park. The existing community park sites are:

Kofu Park	10.0 Acres
Samuel Salas Park	26.0 Acres
TOTAL	36.0 Acres

When compared to other cities, Lodi is considerably short in community park land.

Table 28
Existing Community Park Service Levels
Selected Cities

<u>City</u>	<u>1991 Population</u>	<u>Existing Ratio(1)</u>
Lodi	52,700	0.6
Chico(2)	75,000	1.3
Davis	47,600	2.2
Manteca	41,650	0.4
Merced	57,400	1.0
Redding	69,900	1.1
Roseville	47,050	0.4
Turlock	43,900	1.1
Woodland	41,200	0.8
NRPA Recommendation		5-8 Acres

(1) Existing ratio of acres/1,000 population
(2) Population of Park District

Determination of the standard:

1. *Comparison to other standards:* The NRPA recommends 5-8 acres per 1,000 population. Lodi's current ratio of 0.7 acres/1,000 is well below this standard. When compared to other communities in the region, Lodi is below average.
2. *Service area:* The service area of a community park averages about a 1-2 mile radius. In Lodi, the northern and eastern portions of the City are not currently served by community parks.

3. *Survey/Workshops:* While the community workshop meetings revealed a preference of the larger community parks over the smaller neighborhood parks, the telephone survey indicated just the opposite.
4. *User trends:* The larger multi-service community parks have become popular because they provide a wider range of activities, are easier to program and are cheaper to maintain on a per-acre basis.
5. *Goals/Policies:* The city has established a standard of 3.9 acres per 1,000 population for community and neighborhood park facilities, which excludes school sites and detention basins.

Recommendation: (Community Parks)

<i>NRPA Standard-</i>	<i>5-8 acres/1,000 population</i>
<i>Present Ratio:</i>	<i>0.7 acres/1,000 population</i>
<i>Recommended Standard:</i>	<i>1.8 acres/1,000 population</i>

Comments:

The recommended standard of 1.8 acres per 1,000 population means that the City currently needs about 60 additional acres of land for community parks. By the year 2007, the number will rise to about 94 acres.

Regional Parks Needs

Definition:

Regional parks are large recreation areas that serve the entire region. Often they attract visitors far beyond the boundaries of the City. They usually exceed 100 acres in size and may focus on one unique feature or offer a wide range of activities and facilities. Typical regional parks include areas for golfing, picnicking, boating, fishing, swimming, camping and hiking. State and county parks often fit this category.

Analysis:

Lodi currently has one regional park, which is Lodi Lake Park. The major features that make this a regional park are the lake, Mokelumne River, swimming beach and the large picnic areas. While this 43.0 acre site is small for a regional park, it is very unique and attracts visitors well beyond the city limits of Lodi.

Table 29
Existing Regional Park Service Levels
Selected Cities

<u>City</u>	<u>1991 Population</u>	<u>Existing Ratio(1)</u>
Lodi	52,700	0.8
Chico(2)	75,000	31.3
Merced	57,400	0.7
Redding	69,900	1.1
Roseville	47,050	3.2
Woodland	41,200	1.5
NRPA Recommendation		5-10 Acres

(1) Existing ratio of acres/1,000 population

(2) Includes Bidwell Park, which contains over 2,000 acres of land

Determination of the standard:

1. **Comparison to other standards:** The NRPA recommends 5-10 acres per 1000 population. The 0.8 acres/1,000 population is substantially lower than most comparable communities.
2. **Service area:** The service area of a regional park depends upon the facilities and activities it offers. In the case of the Lodi Lake Park, it serves the entire community and areas beyond.
3. **Survey/Workshops:** The participants at the community workshop meetings expressed a need for additional land adjacent to Lake Lodi Park and for the development of the west side of the Lake.
4. **User trends:** Opportunities to develop large regional parks seldom occur. A city should consider itself fortunate to have such a park.
5. **Goals/Policies:** There are no city policies concerning regional park development.

Recommendation: (Regional Parks)

<i>NRPA Standard:</i>	<i>5-10 acres/1,000 population</i>
<i>Present Ratio:</i>	<i>0.8 acres/1,000 population</i>
<i>Recommended Standard:</i>	<i>0.8 acres/1,000 population</i>

Comments:

The recommended standard reflects the same ratio as what now exists. When the City reaches saturation population, an additional demand of 17 acres of regional park land will exist. This is equivalent to the amount of undeveloped land found west of Lodi Lake.

Natural Open Space Needs

Definition:

Open space is defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, large wooded areas or other similar spaces. In some cases, environmentally sensitive areas are considered as open space and can include wildlife habitats, stream and creek corridors, or unique or endangered plant species.

Analysis:

The 58 acre Lodi Lake Nature Area is the only site that meets this category.

It is difficult to compare open space because the definition of open space varies widely between communities. Listed on the following page are some comparative ratios for several communities.

**Table 30
Existing Open Space Service Levels
Selected Cities**

<u>City</u>	<u>1991 Population</u>	<u>Existing Ratio(1)</u>
Lodi	52,700	1.1
Davis	47,600	1.5
Redding	69,900	9.8
NRPA Recommendation		None

(1) Existing ratio of acres/1,000 population

Determination of the standard:

1. *Comparison to other standards:* The NRPA does not have a standard for open space. Many communities in California have very little open space. In the northern states of Oregon and Washington, open space is considered very important in large urban areas.
2. *Service area:* There is not a defined service area for open space. It is dependent upon the function it serves.
3. *Survey/Workshop:* Several of the participants indicated that there was some interest in preserving land along the Mokelumne River as natural open space.
4. *User trends:* In large urban areas there has become a greater awareness of the value of open space. In Lodi, there are very few opportunities left for preserving open space areas. The last remaining area in the vicinity is along the Mokelumne River.
5. *Goals/Policies:* The City's current policy is to preserve and protect significant open space areas and natural habitat. The City also intends to encourage the County to preserve the north bank of the Mokelumne River. However, to this point virtually no land has been acquired or preserved along the River.

Recommendation: (Natural Open Space)

<i>NRPA Standard Present Ratio:</i>	<i>None</i>
<i>Recommended Standard:</i>	<i>1.1 acres/1,000 Population</i>
	<i>2.1 acres/1,000 Population</i>

Comments:

The recommended standard of 2.1 acres/1,000 population means that there is a current need for about 54 acres of land and that this number will rise to about 93 acres by buildout. Because there are very few opportunities for open space preservation, acquisition of additional sites should occur as soon as possible.

Special Use Areas

Definition:

Special use areas are miscellaneous public recreation areas or land occupied by a specialized facility. Some of the uses that fall into this classification include small or special landscaped areas, community gardens, single purpose sites used for field sports or sites occupied by recreation buildings such as a senior or community center.

Analysis:

In Lodi, this classification includes the following sites:

Armory Park	3.2 Acres
Grape Bowl	15.0 Acres
Hutchins Street Square	10.0 Acres
Parks and Recreation Office	1.3 Acres
Softball Complex	7.6 Acres
Tony Zupo Field	3.3 Acres
TOTAL	42.3 Acres

Determination of the standard:

1. *Comparison to other standards:* There is no specific NRPA standard for special use areas.
2. *Service area:* There is not a defined service area for special use areas considering the various types of facilities it could encompass.
3. *Survey/Workshop:* There were many participants in the community workshops that expressed an interest in developing a sports field complex and another swimming pool facility. Both of these facilities would fall under the category of special use areas.

Recommendation: (Special Use Areas)

<i>NRPA Standard:</i>	<i>None</i>
<i>Present Ratio:</i>	<i>0.8 acres/1,000 population</i>
<i>Recommended Standards:</i>	<i>0.8 acres/1,000 population</i>

Comments:

The standard maintains the present ratio. This amount plus the DeBenedetti park would provide enough space for a community center, a sports field complex plus some miscellaneous areas.

Total Park Land

Park sites can be classified into three basic types: (1) sites that are close to most residents such as neighborhood and community parks, (2) sites that serve an area beyond the city such as regional parks and open space areas and (3) special use sites. NRPA suggests that a "core" system of parks consisting primarily of type 1 should range from 6.25 to 10.5 acres per 1,000 population. For Lodi, the present ratio is 2.2 acres and the standard recommended in this report is 3.4 acres.

In addition to the present inventory of park land, there is an additional 68.6 acres of undeveloped park sites. These include:

Ed DeBenedetti Park	29.0 Acres	Undeveloped
Maple Square	.8 Acres	Undeveloped
Pixley Park	26.0 Acres	Undeveloped
Lake Park West	13.0 Acres	Undeveloped
TOTAL	68.8 Acres	

While the amount of park land varies between communities, it is sometimes helpful to make comparisons. Table 31 provides this information for reference purposes only.

**Table 31
Total Park Land Service Levels
Selected Cities**

City	1991 Population	Existing Ratio(1)
Lodi	52,700	6.5
Chico(2)	75,000	33.1
Davis	47,600	6.9
Manteca	41,650	4.1
Redding	69,900	13.81
Roseville	47,050	5.7
Turlock	43,900	2.8
Woodland	41,200	2.7
NRPA Recommendation		15-20 Acres

(1) Existing ratio of acres/1,000 population
 (2) Population of the Park District, includes Bidwell Park

While the recommended standard of 8.0 acres per 1,000 population means that an additional 313.3 acres of land is needed at buildout, nearly 70 acres of land already exists as undeveloped park sites and 151 acres would be natural open space.

Comments:

<i>NRPA Standard:</i>	<i>15-20 acres/1,000 population</i>
<i>Present Park Ratio:</i>	<i>6.3 acres/1,000 Population</i>
<i>Recommended Standard:</i>	<i>8.0 acres/1,000 Population</i>

Recommendation: (Total Park Land)

SPECIALIZED FACILITY NEEDS

Senior Youth Baseball Fields
90' bases; 300 - 320' outfield dimension

Analysis:

This is one of the youth sports programs that is managed by the Boosters of Boys/Girls Sports Organization (BOBS). In this program there are 23 baseball teams ranging in age from 13-18.

Senior Babe Ruth (ages 16-18)	2 Teams
Babe Ruth (ages 13-15)	21 Teams

The senior youth baseball program utilize seven fields, three of which are used only for practice. However, Zupo Field is often rented out to private groups and has very limited availability for the Senior Youth Baseball program. Listed below are the fields used for this baseball program:

1	Blakely Park	Unlighted
1	Kofu Park	Lighted
1	Lodi High School	Practice only
1	Samuel Salas Park	Lighted
2	Tokay High School	Practice only
1	Zupo Field	Lighted
7	TOTAL	

Determination of the standard:

1. *Comparison to other standards:* The NRPA standard for baseball fields is one field per 5,000 population. The City of Lodi has a ratio of one field per 3,650 population if both senior and youth baseball fields are combined.
2. *Service area:* The NRPA standard recommends a service area of 1/4 to 1/2 mile radius. In Lodi, the distribution of fields appears to be fairly well dispersed throughout the City.
3. *Survey/Workshop:* The participants at the community workshops identified a sports complex as a high priority.
4. *User trends:* On the national scale, baseball has increased by nearly 50% since 1984.
5. *Participation:* Participation in youth baseball is extremely high in Lodi. In Chico, which has about the same population as Lodi, the program is 75% smaller.

6. *Field demand:* Nearly all of the teams play 1-2 games a week and practice 2-3 times a week. A breakdown of the teams and the number of games or practices is listed below.

League	No. Teams	No. Practices per Week	No. Games per Week	Total/Week
Senior Babe Ruth (age 16-18)				
Practice	23	—	6	
Games	2—	1	1	
Babe Ruth (age 13-15)				
Practice	21	2	—	42
Games	21	—	2	21

From the above analysis, there is an existing demand for 70 games per week. Supply is based on the amount of practice and play a field can accommodate in a week. Currently, unlighted fields can accommodate one game a night during the week and 4 games on Saturday. Lighted fields can accommodate two games a night. There are currently three lighted fields and four unlighted fields used for baseball. With these assumptions in mind, we have:

70	games/practice per week demand
98	games/practice fields can accommodate

Based on the analysis above, there is a current surplus of 18 games a week, which is equivalent to roughly one field. However, if Zupo field is removed from the inventory for most play, there are just enough fields.

Recommendations: (Senior Youth Baseball fields)

<i>NRPA Standard:</i>	<i>1 field per 5,000 population</i>
<i>Present Inventory:</i>	<i>7 fields</i>
<i>Present Facility Ratio:</i>	<i>1 field per 10,430 population</i>
<i>Recommended Standard:</i>	<i>1 field per 10,000 population</i>

Comments:

The above recommended standard recommends retaining the current ratio of senior baseball fields.

Youth Baseball/Softball Fields
 60' bases; 200-250' outfield dimension

Analysis:

The youth baseball program is also managed by the Boosters of Boys/Girls Sports Organization (BOBS). Below is a list youth baseball/softball teams in the Lodi area.

Boys:	Bambino - Junior Babe Ruth (ages 11-12)	26 Teams
	Farm League (age 10)	14 Teams
	Rookie League (age 9)	13 Teams
	Instruction League (age 8)	14 Teams
	T-Ball League (ages 7 and under)	30 Teams
Girls:	Softball (ages 13-16)	7 Teams
	Softball (ages 11-12)	10 Teams
	Softball (ages 9-10)	7 Teams
	Softball (ages 8-9)	6 Teams
	Total	127 Teams

The 127 teams currently play their games on 13 fields. The remaining 46 fields are used for practice only. Below is a breakdown of the fields used for youth baseball/softball.

2	Beckman Park	T-Ball only
4	Beckman Elementary School	Practice
1	Blakely Park	Game
1	Emerson Park	Game
1	English Oaks Common	T-Ball only
2	Erma Reese Elementary School	Practice
3	George Washington Elem. School	Practice
2	Heritage Elementary School	Practice
1	Kofu Park	Game
5	Lakewood Elementary School	Practice
4	Leroy Nichols Elem. School	Practice
4	Lodi High School	Practice
3	Needham Middle School	Practice
3	Salas Park	Game; Lighted
7	Senior Elementary School	Practice
2	Seventh Day Adventist School	Practice
2	Tokay High School	Game
2	Vinewood Park	Game
4	Vinewood Elementary School	Practice
3	Westgate Park	(future)
3	Woodbridge Middle School	Practice
59	TOTAL (13 Game Fields)	

Determination of the standard:

1. *Comparison to other standards:* The NRPA standard for all baseball fields is one field per 5,000 population. If both senior and youth baseball fields are combined, Lodi has a ratio of one field per 3,650 population. For youth baseball only, the current ratio is one field per 5,615 persons.
2. *Service area:* The NRPA standard recommends a service area of 1/4 to 1/2 mile radius. In Lodi, practice youth baseball/softball fields are located primarily at middle and elementary schools, and the game fields are located at city parks. For the most part, the distribution of fields appears to be evenly dispersed throughout the City.
3. *Survey/Workshop:* In the community workshop meeting, there was some interest in developing a youth sports complex. This could include several baseball or softball fields developed at one location. Youth baseball fields could be one of several facilities located at the sports complex.
4. *User trends:* On the national scale, youth baseball has increased by nearly 50% since 1984. It is assumed that this interest will carry over into the older age groups such as American Legion or Senior Babe Ruth Baseball.
5. *Goals/Policies:* Like baseball, there are no specific goals or policies on the development of youth baseball fields.
6. *Participation:* Due to the local enthusiasm in youth sports, organized sports, such as baseball, is expected to have a higher participation level.
7. *Field demand:* Most of the teams play one to two games a week and practice once or twice a week. Based on the information above, we have:

	No. Teams	No. Practices Per Week	No. Games Per Week	Total/Week
Bambino - Jr. Babe Ruth (age 11-12)				
Practice	26	2	—	52
Game	26	—	2	26
Farm League (age 10)				
Practice	14	1	—	14
Game	14	—	1.5	10.5
Rookie League (age 9)				
Practice	13	1	—	13
Game	13	—	1.5	9.75
Instruct. League (age 8)				
Practice	14	3	—	42
Game	14	—	1	7

	No. Team	No. Practices Per Week	No. Games Per Week	Total/Week
T-Ball (age 7 & under)				
Practice	30	3	—	90
Game	30	—	1	15
Girls Softball (age 13-16)				
Practice	7	1	—	7
Game	7	—	2	7
Girls Softball (age 11-12)				
Practice	10	1	—	10
Game	10	—	2	10
Girls Softball (age 9-10)				
Practice	7	2	—	14
Game	7	—	1	3.5
Girls Softball (age 8-9)				
Practice	6	2	—	12
Game	6	—	1	3

Currently, unlighted fields for this group can accommodate one game a night during the week and 6 games on Saturday. Lighted fields can accommodate two games a night. Of the 13 fields used for games, three of the fields are lighted. With these assumptions in mind, we have:

92 games per week demand
 158 games fields can accommodate

Based on the analysis above, there is a surplus of 66 games per week which is equivalent to roughly 3 fields.

Recommendations: (Youth baseball/softball fields)

<i>NRPA Standard:</i>	<i>1 field per 5,000 population</i>
<i>Present Inventory:</i>	<i>13 fields</i>
<i>Present Facility Ratio:</i>	<i>1 field per 5,615 population</i>
<i>Recommended Standard:</i>	<i>1 field per 6,000 population</i>

Comments:

The recommended standard recognizes a surplus of youth baseball/softball fields. Based on the recommended standard, no additional fields are needed to meet the current demand within the Lodi Unified School District service area. Likewise, no additional facilities are needed to meet the demand of the city.

Adult Softball Fields

275-300' outfield for slow pitch; 225' for men's fast pitch and 250' outfield for women's slow pitch.

Analysis:

The adult softball program is managed by the Lodi Parks and Recreation Department. In addition to providing its own recreation program, the City is also responsible for the scheduling of the church leagues and the senior softball program. A breakdown of the summer adult softball teams is shown below.

<u>League</u>	<u># Teams (Summer League)</u>
Church Teams	16 Teams
Senior Teams	5 Teams
Women (fast pitch)	14 Teams
Men (fast pitch)	22 Teams
Women (slow pitch)	25 Teams
Men (slow pitch)	132 Teams
Total	214 Teams

While there are 15 fields in the Lodi area, only 10 fields are used for softball, which includes two fields used exclusively for church league teams and three that are used only for tournaments.

1	Armory Park	Lighted
2	Grape Bowl	Lighted
3	Lawrence Elementary School	Used for tournaments only
2	Softball Complex	Lighted
2	Temple Baptist Church	Used for church league only

The ten fields represent a ratio of one field per 7,300 population and is about the same as Chico (CARD), which also has a very large adult softball program.

Lodi	1 field per 7,300 population
Redding	1 field per 9,495 population
CARD	1 field per 7,500 population
Roseville	1 field per 3,000 population
Vacaville	1 field per 2,059 population

The five senior teams play during the daytime hours, which does not interfere with the prime evening hours. For purposes of this evaluation, an inventory of seven fields and 209 teams will be used.

Determination of the standard:

1. *Comparison to other standards:* The NRPA standard for softball is 1 field per 5,000 population. With Lodi's ratio of one field per 10,428 population, it is well below the recommended standard.
2. *Service area:* According to the NRPA, the service area for softball fields is 1/4 to 1/2 mile radius. In terms of distribution, the existing softball fields are concentrated in the northeast portion of the City.
3. *Survey/Workshop:* The participants at the two community workshops indicated a great need for softball fields, particularly in a complex.
4. *User trends:* Interest in softball has remained somewhat constant for the last ten years.
5. *Field demand:* Most of the teams play one game a week and have no practices. There are currently five lighted fields used for softball play. Assuming four games a night can be played on lighted fields, we have:

League	No. Teams	No. Practices per Week	No. Games per Week	Total Week
Women (fast pitch)	14	--	1	7
Men (fast pitch)	22	--	1	11
Women (slow pitch)	25	--	1	12.5
Men (slow pitch)	132	--	1	66
Church leagues	16	--	1	8

96.5 games per week demand
 100 games fields can accommodate

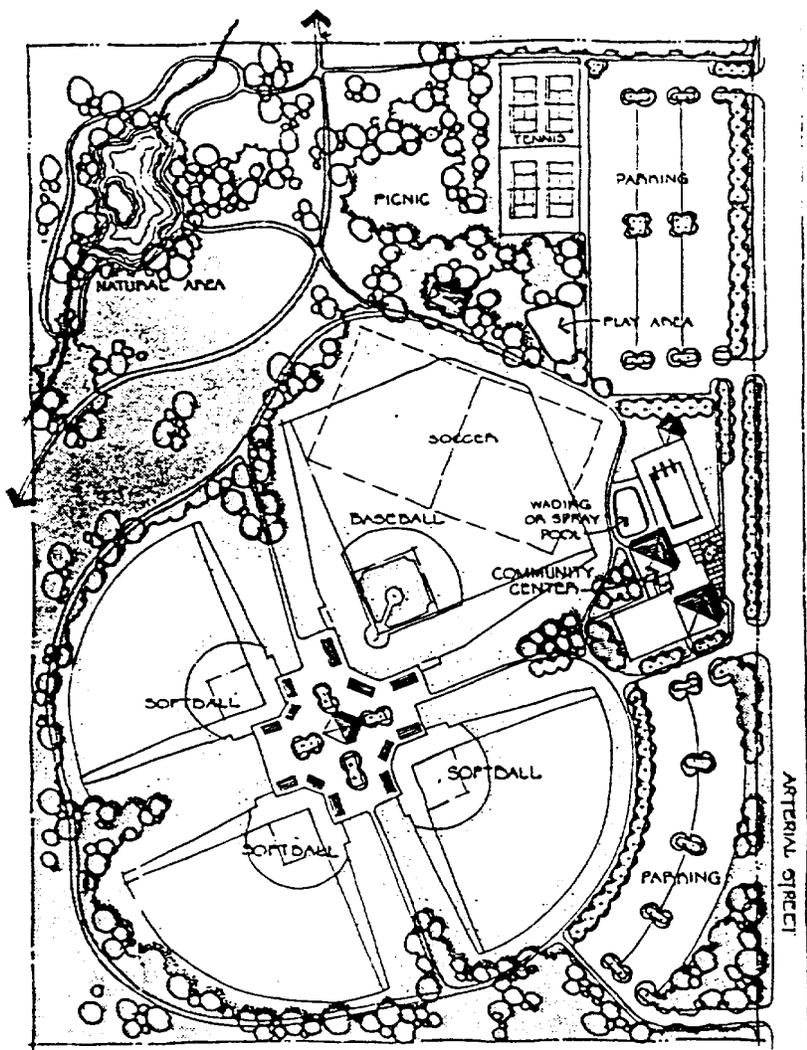
Recommendation: (adult softball fields)

<i>NRPA Standard:</i>	<i>1 field per 5,000 population</i>
<i>Present Inventory:</i>	<i>7 fields</i>
<i>Present Facility Ratio:</i>	<i>1 field per 10,428 population</i>
<i>Recommended Standard:</i>	<i>1 field per 9,100 population</i>

7

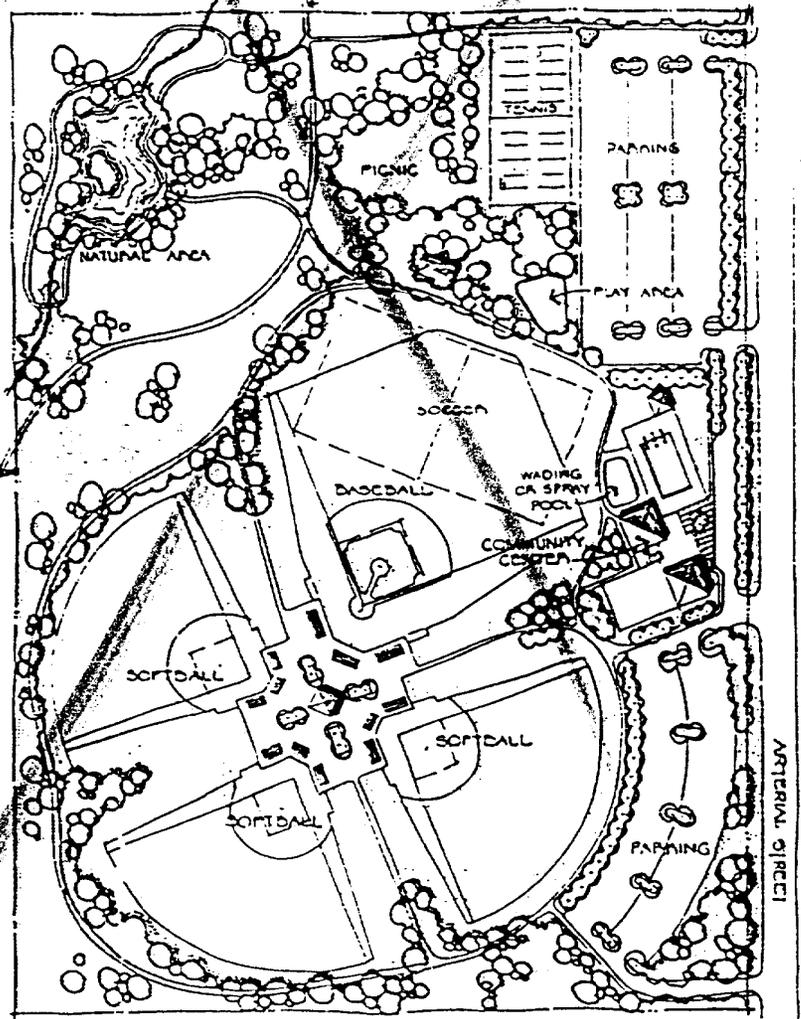
Comments:

While the City is currently playing four games per night on lighted fields, it is our recommendation that only three games be played. This allows more time per game and does not create as much wear on the facility. The recommended standard of one field per 9,100 persons reflects only three games per field. This standard means that one more field is needed at the present time to serve the service area. By ultimate buildout, a total of 11 fields or four new fields will be needed.



Comments:

While the City is currently playing four games per night on lighted fields, it is our recommendation that only three games be played. This allows more time per game and does not create as much wear on the facility. The recommended standard of one field per 9,100 persons reflects only three games per field. This standard means that one more field is needed at the present time to serve the service area. By ultimate buildout, a total of 13 fields or six new fields will be needed.



Soccer Fields

Field Dimensions: youth soccer 55 x 100 yards; junior soccer 65 x 110 yards; adult soccer 75 x 120 yards

Analysis:

The youth soccer program is managed by the Boosters of Boys/Girls Sports Organization (BOBS). There are 96 boys and girls teams in the program.

Currently, the City does not offer an adult soccer program. However, there are some Lodi teams that participate in the soccer program through the City of Stockton. There are three soccer leagues in the region. They are the Stockton United League, which contains 2 coed teams, 2 men's teams and 1 women's team; the Stockton Metro Soccer League, which contains 2 men's teams; and the Central California Soccer League, which contains 2 men's teams. It is also anticipated that there are individual Lodi residents who play on Stockton teams as well. Listed below is a breakdown of soccer teams in the Lodi area.

Adult:	Stockton United Soccer League	5 Teams
	Stockton Metro Soccer League	2 Teams
	Central California Soccer League	2 Teams
Boys:	Under 7	10 Teams
	Under 8	11 Teams
	Under 9	12 Teams
	Under 10	7 Teams
	Under 12	11 Teams
	Under 14	6 Teams
	16-19	1 Team
	Competitive	1 Team
Girls:	Under 8	10 Teams
	Under 10	10 Teams
	Under 12	7 Teams
	Under 14	6 Teams
	16-19	1 Team
	Competitive	3 Teams

Unlike other field sports, soccer practice can occur on almost any field dimension. With the use of portable goals, any level, open grass area will do. In Lodi as in many communities, soccer is also played on softball and baseball fields. While this multi-use of sport fields is an excellent use of facilities, year round soccer is now creating a greater demand for field use.

Currently, eleven youth fields and six adult sized fields are used for games. These fields are listed on the following page.

Adult Fields	2	Lodi High School
	4	Senior Elementary School
	1	Tokay High School
	1	Salas Park
Youth Fields	1	Kofu Park
	5	Lawrence Elementary School
	3	Leroy Nichols Elementary School
	2	Salas Park
	19	TOTAL

Determination of the standard:

1. *Comparison to other standards:* The NRPA standard recommends a ratio of 1 field per 10,000 population. Lodi has a much lower ratio at one field per 3,100 population.
2. *Service area:* The NRPA recommends a service area of 1 to 2 miles for soccer fields. It appears that the fields are fairly well dispersed throughout the community.
3. *Survey/Workshops:* The participants of the community workshops did not specifically identify soccer fields as a having a high priority.
4. *User trends:* In the last ten years soccer has increased significantly in popularity.
5. *Field demand:* Although adult soccer is not offered in Lodi, the City should offer enough field space for this program. Most adult teams play once a week and practice once a week. The nine existing teams, therefore, create a demand of nine games/practices per week. An unlighted adult soccer field will accommodate about 15 games per week assuming three games on Saturday.

Most of teams play/practice three times a week. Up to 18 games a week can be played on a soccer field. With these assumptions, we have:

	No. Teams	No. Practices Per Week	No. Games Per Week	Total/Week
Adult				
Practice	9	1		9
Game	9		1	4.5
Boys/Girls (16-19) Comp.				
Practice	6	2		12
Game	6		1	3
Youth (Boys/Girls 7-14)				
Practice	90	2		180
Games	90		1	45

Youth: 225 games/practice per week demand (Youth)
 165 games/practice fields can accommodate (Youth)

Adult: 27.5 games/practice per week demand (Adult)
 60 games/practice fields can accommodate (Adult)

The above analysis indicates that there is a shortage of youth fields and surplus of adult fields.

Recommendations: (soccer fields)

<i>NRPA Standard:</i>	<i>1 field per 10,000 population</i>
<i>Present Inventory:</i>	<i>11 fields (Youth)</i>
<i>Present Inventory:</i>	<i>8 fields (Adult)</i>
<i>Present Facility Ratio:</i>	<i>1 field per 3,850 population</i>
<i>Recommended Standard:</i>	<i>1 field per 3,800 population</i>

Comments:

The existing soccer program is adversely impacted by the limited daylight hours and poor weather conditions. During the late fall, the amount of available daylight hours for soccer play is reduced. Since many of the fields are located in detention basins, flooding is sometimes a problem, which delays the games by as much as a week. It is recommended that any additional game fields be located outside the detention basin areas.

Football Fields

Analysis:

Currently, there are two football programs in the Lodi area. The tackle football program is managed by the Delta Valley Football League. The season runs from September to November. Presently, there are four teams from the Lodi area with the ages of the participants ranging from novice to 10-14 years.

In addition to the tackle football program, there is a flag football program offered by the City. This program contains 16 teams with the ages of the participants ranging from 8-14 years.

The two programs use a total of four fields for games. These are:

- 1 Grape Bowl (tackle)
 - 2 Needham Middle School (flag)
 - 1 Zupo Field (tackle)
- PRACTICE SITE ONLY - HARDBALL PARK*

Determination of the standard:

1. *Comparison to other standards:* The NRPA standard for football fields is 1 field per 20,000 population. Lodi has a slightly lower ratio at one field per 18,250 persons.
2. *Service area:* The NRPA recommends a service area of 15 to 30 minutes travel time. Nearly all the fields in Lodi can be reached within this period of time. In terms of the distribution, the fields are concentrated in one portion of the city.
3. *Survey/Workshops:* None of the comments addressed the need for additional football fields.
4. *User trends:* While interest in tackle foot is decreasing, interest in flag football is increasing. At the present time, the flag program in Lodi is at capacity.
5. *Field demand:* Tackle football teams play once a week and practice four times a week. Games are played at the stadium and practices are held at the stadium and at Zupo field. The flag football teams practice twice a week and play games on Saturday. Practices and games are played at Needham School.

	No. Teams	No. Practices Per Week	No. Games Per Week	Total/Week
Tackle				
Practice	4	4	-	16
Game	4	-	1	2
Flag				
Practice	16	2	-	32
Game	16	-	1	8

The above analysis indicates a slight shortage of fields.

Recommendations: (football fields)

<i>NRPA Standard:</i>	<i>1 field per 20,000 population</i>
<i>Present Inventory:</i>	<i>4 fields</i>
<i>Present Facility Ratio:</i>	<i>1 field per 18,250 population</i>
<i>Recommended Standard:</i>	<i>1 field per 18,000 population</i>

Comments:

While the above analysis indicates a slight shortage in football fields, the real need is for practice space. This could be satisfied by using additional school fields. However, if the flag football program continues to grow at the rate it has in the past, one additional field will be needed. Based on a standard of 1 field per 18,000 population, one additional field is recommended at the present time.



Tennis Courts

Analysis:

There currently are 29 tennis courts in Lodi located at school sites or in city parks. There are no public indoor tennis facilities in the Lodi area but there are nine private courts at a racquet club. The existing inventory is as follows:

2	Hale Park	Lighted
5	Kofu Park	Lighted
4	Legion Park	Lighted
8	Lodi High School	
10	Tokay High School	
29	Total	

The 29 courts in Lodi represent a ratio of one court per 1,834 persons (based on the city population). This ratio is low when compared to other cities.

Lodi	1 court per 1,834 population
Redding	1 court per 2,593 population
CARD	1 court per 1,875 population
Fulton-El Camino	1 court per 1,938 population
Mission Oaks	1 court per 2,714 population
Santa Clara	1 court per 3,744 population
Santa Rosa	1 court per 5,454 population
Sunnyvale	1 court per 2,127 population

Determination of the standard:

1. *Comparison to other standards:* Lodi has a lower ratio than recommended by NRPA.
2. *Service area:* Eighteen of the 29 courts are located on school grounds. None are located in the northwest or southwest portions of the city.
3. *Survey/Workshop:* There were no comments in the community workshop meetings that specifically addressed the need for additional tennis courts.
4. *User trends:* On a national scale, interest in tennis has remained about the same for the last ten years.
5. *Participation:* It appears from the number of courts that tennis has a fairly high participation level.

7. *Court demand:* Lodi has about the same ratio of tennis courts as Chico (CARD). This agency felt with that ratio they were meeting the demand. It should be kept in mind that a private racquet club with nine courts is serving part of the demand in Lodi.

Recommendations: (Tennis Courts)

<i>NRPA Standard:</i>	<i>1 court per 2,000 population</i>
<i>Present Inventory:</i>	<i>29 courts</i>
<i>Present Facility Ratio:</i>	<i>1 court per 1,834 population</i>
<i>Recommended Standard:</i>	<i>1 court per 1,850 population</i>

Comments:

While the recommended standard indicates an adequate supply of courts, they are not evenly distributed around the city. Areas in the southwest and northwest are currently without tennis courts. When the City reaches saturation, an additional 33 courts will be needed. These new courts should be located in the above described areas.

Outdoor Basketball Courts

Analysis:

Currently, there are two full size basketball court in Lodi. In addition, there are several shooting hoops at school sites and other city parks. The existing courts are listed below.

1	Hale Park	Full court
1	Blakely Park	Full court
1	Century Park	Full court
2	Hutchins Street Square	Full court
5	Total Basketball Courts	

In the last several years, outdoor basketball has become very popular. The most heavily used facilities are those that simulate the full indoor court conditions. This is one of the reasons that the courts at Hutchins Street Square and Blakely Park are so popular.

One problem with quality outdoor basketball courts is that they often attract users from outside the neighborhood. This sometimes creates tension between the local residents as well as local user groups.

Recommendations: (Outdoor Basketball Courts)

<i>NRPA Standard:</i>	<i>1 court per 5,000 population</i>
<i>Present Inventory:</i>	<i>5 courts</i>
<i>Present Facility Ratio:</i>	<i>1 court per 10,600 population</i>
<i>Recommended Standard:</i>	<i>1 court per 9,000 population</i>

Comments:

The recommended standard of one court per 10,000 is based on a service ratio of about 1-1 1/2 miles. This standard means that five additional courts will be needed when the city reaches saturation.

Swimming Pools (indoor)

25 meter 6 lane pool = 3,608 sq. ft. water area; 25 yard x 25 meter "L" pool = 4,996 sq. ft. water area; 50 meter x 8 lane pool = 8,610 sq. ft. water area.

Analysis:

The only public indoor pool in the Lodi area is located at Hutchins Street Square. It is a 25 yard x 10 yard pool and used primarily for senior programs. While public indoor swimming in Lodi is very limited, the swimming season is only a few days longer than in the Pacific Northwest where indoor pools are very popular.

Determination of the standard:

1. *Comparison to other standards:* The NRPA standard is 1 pool per 20,000 population.
2. *Service area:* The NRPA service area is 15 - 30 minutes travel time.
3. *Survey/Workshops:* Several comments were received on need for a large outdoor pool.
4. *User trends:* Swimming is usually one of the top recreation activities in the country.
5. *Demand model:* The survey indicated a somewhat lower than average amount of swimming participation in Lodi. As an example, per capita participation for recent cities we have studied are:

Lodi	3.4 occasions
Redding	5.2
Chico	5.5
FEC	2.4

The per capita outdoor swimming rate in Lodi is currently 3.4 occasions. However, only about 5-10% of the swims would take place in a public pool in a winter month. An indoor pool should be designed for winter use demand. Based on an existing population of 53,186 we have:

5.2 x 53,186 x 5% = 13,828 Swims

It is a fact that 75% of all swimming takes place in shallow water (water 5 feet or less). Using this information, we shall first determine shallow water requirements and then deep water requirements.

Shallow Water Demand

Multiply 14,467 monthly swims x 75%	= 10,850 shallow swims
Divide by average of 30 days per month	= 362 daily swims
Multiply by the 60% peak load factor	= 217 peak swimmers
Multiply by 12 sq. ft. per swimmer	= 2,604 sq. ft. water area demand

Deep Water Demand

Multiply 14,467 monthly swims x 25%	= 3,617 deep water swims
Divide by average of 30 days per month	= 121 daily swims
Multiply by the 60% peak load factor	= 73 peak swimmers
Multiply by 27 sq. ft. per swimmer	= 1,971 sq. ft. water area demand

Total Indoor Pool Area Demand: 4,575 sq. ft. water area

Recommendations: (indoor pool area)

<i>NRPA Standard:</i>	<i>1 pool per 20,000 population</i>
<i>Present Inventory:</i>	<i>1 pool (2,250 sq ft.)</i>
<i>Present Facility Ratio:</i>	<i>42.3 sq ft per 1,000 population</i>
<i>Recommended Standard:</i>	<i>86.0 SF/1,000 population</i>

Comments:

The recommended standard means that there is a present demand for 4,575 square feet of indoor pool area. If the Hutchins Street Square pool area is deducted from this amount, it means that there is a net unmet demand of 2,325 square feet of pool area. This amount is not enough to justify another pool at this time.

Gymnasium Space
 Basketball - 50'x84'; Volleyball - 30'x60'

Analysis:

The City of Lodi offers an adult basketball and volleyball program by renting space and installing two temporary floors at the Grape Pavilion. Below is a breakdown of teams in the two programs:

	No. Teams	No. Practices Per Week	No. Games Per Week	Total/Week
Adult Basketball Game	42	-	1	21
Youth Basketball Game	40	-	2	40
Adult Volleyball Game	32		1	16
Youth Volleyball Practice	4	1	-	4
Game	4	-	1	2

The basketball program is played on the two courts at the Grape Pavilion. The season begins in mid-October and runs through mid-January. These courts provide two games each per night plus four games per court on Friday. These two courts will support up to 24 games per week.

The demand for adult basketball is currently 21 games per week. The youth league plays during the early evening so as not to interfere with the adult programs.

The volleyball program begins once the basketball program is finished. This consists of 12 men's teams and 20 coed teams. The season begins in mid-January and extends through mid-March. The demand for volleyball is 16 games a week. In addition, the high school program has 4 teams that play through March and April.

A summary of the demand for basketball and volleyball is shown below.

Basketball:

Adult:	21	games/practice per week demand (Adult)
	24	games/practice gyms can accommodate (Adult)

Volleyball:

Adult:	16	games/practice per week demand
	36	games/practice gyms can accommodate
Youth:	6	games/practice per week demand
	36	games/practice gyms can accommodate

Based on the above analysis, there is a slight surplus of gym time for basketball as well as volleyball. Currently, the basketball program could accommodate an additional 3 games a week or 6 teams. The volleyball program could accommodate an additional 20 games a week.

Recommendations: (gymnasiums)

<i>NRPA Standard:</i>	<i>1 court per 50,000 population</i>
<i>Present Inventory:</i>	<i>2 courts</i>
<i>Present Facility Ratio:</i>	<i>1 court per 26,600 population</i>
<i>Recommended Standard:</i>	<i>1 gym per 18,000 population</i>

Comments:

One of the problems with the courts at the Grape Pavilion is that they are only available for a limited time of the year. In addition, a gym floor must be assembled for the facility to be useable. The two gym floors provide enough space for either volleyball or basketball but not at the same time. Other gym-related activities are quite restricted. If a permanent structure was constructed, a much larger year-round program could be offered in volleyball, basketball and other activities.

Access to school facilities has been severely restricted. School gyms are used for their programs and by the youth basketball program. Unfortunately, demand for school gyms occurs at the same time as for the recreation programs offered by the City.

Based on the standard of 1 court per 18,000 population, one additional gymnasium court is presently needed.

Recreation Trails

Analysis:

Currently, there are 0.5 miles of paved bicycle trails and 1.8 miles of unpaved nature trails in the Lodi area. All are located in the Lake Lodi Wilderness area.

Determination of the standard:

1. *Comparison to other standards:* There are no national standards for recreation trails
2. *Survey/Workshops:* The workshop meetings revealed some interest in trails. The telephone survey indicated considerable trail activity at the present time.
3. *User trends:* Interest in trail related activities (walking, hiking, bicycling, rollerblading, jogging etc., have shown a remarkable increase in the last five years. Most trail activity is now occurring on sidewalks or in the streets. The trails at Lake Lodi Wilderness Area receive considerable use because they are the only trails in the entire Lodi area.
4. *Demand model:* The following analysis and recommendations are for recreation related off-street pedestrian and bicycle paths. The mathematical model we have developed for identifying trail need activities is shown below. This information has been developed over the years by comparing participation and trail systems in other communities. The total annual occasions shown is for nature walks, walking for pleasure, bicycling and jogging/running.

A. Total participation:	798,000 annual occasions
B. % of use on average peak day:	1.3%
C. % who wish to use trail:	15%
D. Occasions per mile:	12
E. Turnover rate:	10

Formula: $\frac{A \times B \times C}{D \times E} =$ miles of trail presently needed

Standard: 0.24 miles per 1,000 population

Recommendations: (trails)

<i>Present Inventory:</i>	<i>2.3 miles.</i>
<i>Present Facility Ratio:</i>	<i>0.04 miles per 1,000 population</i>
<i>Recommended Standard:</i>	<i>0.24 miles per 1,000 population</i>

Comments:

The recommended standard reflects a total current demand of 12.8 miles of off-street recreation trails. Because Lodi has little opportunity to acquire natural open space which would be suitable for non-paved hiking trails, approximately 90% of the trails should be paved.

The recommended standard means that an additional 10.5 miles of trail are presently needed.



SUMMARY OF LAND AND FACILITY NEEDS

Table 32
Summary of Park and Facility Needs
City of Lodi

Park Area or Facility	Recommended Standard	Existing Inventory	Demand ⁽¹⁾		Additional Need	
			1992	Buildout	1992	Buildout
Neighborhood Parks	2.5 Ac./1,000 Pop.	83.2	133.0 Ac.	180.0 Ac.	49.8 Ac.	96.8 Ac.
Community Parks	1.8 Ac./1,000 Pop.	36.0	95.7	129.6	59.7	93.6
Regional Parks	0.8 Ac./1,000 Pop.	43.0	42.5	57.6	(0.5)	14.6
General Open Space	2.1 Ac./1,000 Pop.	58.0	111.7	151.2	53.7	93.2
Special Use Areas	0.8 Ac./1,000 Pop.	42.3	42.5	57.6	0.2	15.1
TOTAL PARK LAND	6.0 Ac./1,000 Pop.	262.5 Acres *	425.4 Ac.	576.0 Ac.	162.9 Ac.	313.3 Ac.
Senior Baseball Fields	1 per 10,000 Pop.	7	7	10	-	3
Youth Baseball Fields	1 per 6,000 Pop.	13	12	17	-	4
Softball Fields	1 per 9,100 Pop.	7	8	11	1	4
Football Fields	1 per 18,000 Pop.	4	4	6	-	2
Soccer Fields	1 per 3,800 Pop.	19	19	27	2	8
Tennis Courts	1 per 1,850 Pop.	29	40	62	11	33
Basketball Courts (outdoor)	1 per 9,000 Pop.	5	6	8	1	3
Indoor Pool Area	86.0 SF/1,000 Pop.	2,250	4,575 SF	6,192 SF	2,325 SF	3,942 SF
Gymnasium Space	1 per 18,000 Pop.	2 Gyms	3 Gyms	4 Gyms	1 Gym.	2 Gyms
Recreation Trails	0.24 miles/1,000 Pop.	2.3 Mi.	12.6 ML	17.3 ML	10.5 ML	15.0 ML

(1) Assumes a 1992 population of 53,186 and a Buildout population of 72,000. For organized sports assumes a 1992 population of 73,000 and a year 2007 population of 102,850

* Excludes 2.7 acres of mini-parks and 68.6 acres of undeveloped park land.

SUMMARY OF LAND AND FACILITY NEEDS

Table 32
Summary of Park and Facility Needs
City of Lodi

Park Area or Facility	Recommended Standard	Existing Inventory	Demand (1)		Additional Need	
			1992	Buildout	1992	Buildout
Neighborhood Parks	2.5 Ac./1,000 Pop.	83.2	133.0 Ac.	180.0 Ac.	49.8 Ac.	96.8 Ac.
Community Parks	1.8 Ac./1,000 Pop.	36.0	95.7	129.6	59.7	93.6
Regional Parks	0.8 Ac./1,000 Pop.	43.0	42.5	57.6	(0.5)	14.6
General Open Space	2.1 Ac./1,000 Pop.	58.0	111.7	151.2	53.7	93.2
Special Use Areas	0.8 Ac./1,000 Pop.	42.3	42.5	57.6	0.2	15.1
TOTAL PARK LAND	8.0 Ac./1,000 Pop.	262.5 Acres *	425.4 Ac.	576.0 Ac.	162.9 Ac.	313.3 Ac.
Senior Baseball Fields	1 per 10,000 Pop.	7	7	12	-	5
Youth Baseball Fields	1 per 6,000 Pop.	13	12	19	-	6
Softball Fields	1 per 9,100 Pop.	7	8	13	1	6
Football Fields	1 per 18,000 Pop.	4	4	7	-	3
Soccer Fields	1 per 3,800 Pop.	19	19	30	2	13
Tennis Courts	1 per 1,850 Pop.	29	40	62	11	33
Basketball Courts (outdoor)	1 per 9,000 Pop.	5	6	8	1	3
Indoor Pool Area	88.0 SF/1,000 Pop.	2,250	4,575 SF	6,192 SF	2,325 SF	3,942 SF
Gymnasium Space	1 per 18,000 Pop.	2 Gyms	3 Gyms	4 Gyms	1 Gym	2 Gyms
Recreation Trails	0.24 miles/1,000 Pop.	2.3 ML	12.8 ML	17.3 ML	10.5 ML	15.0 ML

(1) Assumes a 1992 population of 53,186 and a Buildout population of 72,000. For organized sports assumes a 1992 population of 73,000 and a year 2007 population of 113,800

* Excludes 2.7 acres of mini-parks and 68.6 acres of undeveloped park land.

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SECTION VI

RECREATION SERVICE LEVELS

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RECREATION SERVICE LEVELS

INTRODUCTION

An important element of this study was the determination of alternative recreation service levels for the City. In the past, Lodi offered a very high level of service, particularly in organized sports. However, with an impending budget shortfall in the forecast, these service levels needed to be re-evaluated.

In this section, an evaluation of current service levels are made. The City of Lodi cannot and should not attempt to meet all the needs demanded by residents in the area. Other suppliers of service including private sport groups, other public agencies and commercial operators need to also assume part of the responsibility. The issue is then, *what services and to what level should the city offer?*

CURRENT SUPPLIERS OF RECREATION SERVICES

One of the first steps in establishing service levels was to identify the current providers of recreation services in the Lodi area and note where voids and overlaps occur. To help identify where duplication and services are missing, the following recreation facility and service matrixes were prepared. These illustrate the role that each provider currently assumes in terms of providing land, development and operations, programming, funding and/or planning. Each of the major providers has been evaluated according to the following level of responsibility.

- o Primary responsibility is defined as a leadership role.
- o Partial responsibility is defined as a limited involvement.
- o Secondary role is defined as a supportive role.

EXISTING RECREATION PROVIDERS Facility Evaluation

RECREATION FACILITIES	SAN JOAQUIN COUNTY					CITY OF LODI PARKS AND REC. DEPT.					HUTCHINS STREET SQUARE					LODI SCHOOL DISTRICT					PRIVATE ORGANIZATIONS/ CLUB/CHURCHES				
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
Neighborhood Parks	●	●		●		●	●	●	●	●		○													
Community Parks						●	●	●	●	●															
Regional Parks						●	●	●	●	●															
General Open Space						●	●	●	●	●															
Sport Fields						●	●	●	●	●						○	○				○	○	○	○	
Swimming (indoors)											●	●	●	●											
Swimming (outdoors)						●	●	●	●	●						●	○	○			●	●	○		
River Access							●	●	○			●													
Hiking Trails (unpaved)						●	●	●	●	○															
Bicycle Trails						●	●	●	●	○															
Cultural Arts Facility							○	○	○		●	●	●	●	●										
Golf Courses																									
Indoor Rec. Facility																○	○				○	○	○	○	
Senior Center Facility											●	●	●	●	●						●	●	●	●	

● PRIMARY ○ PARTIAL ○ SECONDARY

1 Land 2 Development and/or Operation 3 Programming 4 Funding 5 Planning

• Micke Grove Park serves the Lodi area but is located outside the planning area

Observations of the Facility Service Matrix:

1. The City is the principle provider of neighborhood park facilities in the Lodi area. However, San Joaquin County owns and operates one park site in the Woodbridge area. In addition, Hutchins Street Square, which is managed by another city department, also provides some neighborhood park facilities.
2. The City of Lodi Parks and Recreation Department is the only provider of community parks in the region.

3. Lodi Lake Park is the only regional park in the planning area. However, it is also important to note that San Joaquin County operates Micke Grove Park which is located just outside the Lodi planning area.
4. The only natural open space in the planning area that is under public ownership is Lodi Lake Nature Area.
5. Except for several church fields, the Lodi Unified School District and the City provide all of the sport fields in the region. When the sport is in season, the City maintains most of the school fields.
6. The only public indoor pool in Lodi is located at Hutchins Street Square. This pool is used for adult programs.
7. There are four outdoor pools in Lodi including two at Blakely Park and one each at the two high schools.
8. Lodi Lake Park and the Lodi Lake Nature Area provide the only public access to the Mokelumne River. Except for Lodi Lake Park, there are no developed parks along the river.
9. Lodi Lake Nature Area has the only off-street hiking and biking trails in the area.
10. Hutchins Street Square is the primary provider of cultural arts within the planning area.
11. There are two private senior centers in Lodi and one at Hutchins Street Square.

EXISTING RECREATION PROVIDERS Program Evaluation

RECREATION PROGRAMS OR SERVICES	CITY OF STOCKTON					CITY OF LODI PARKS AND REC. DEPT.					HUTCHINS STREET SQUARE					LODI SCHOOL DISTRICT					PRIVATE ORGANIZATIONS/ CLUB/CHURCHES				
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
Aquatics (outdoor)						●	●	●	●	○							○		○		●	●	●	●	
Aquatics (Indoor)											○	●	○	●											
Adult Programs/Classes						●	●		●	●	○	○													
Youth Programs/Classes						○	○	○	○	○															
Adult Sports (Indoor)						○	○		○	○											○	○		○	
Adult Sports (outdoor)	○	○				●	●	●	●	●											○	○			
BOBS (Youth Comp. Sports)						●	●		○												○	○	●	○	○
Youth Recreation Sports						○	○	○	○	○						○	○	○	○						
Fitness Classes											○	○		○							○	○	○	○	○
Senior Programs											○	○		○							○	○	○	○	
Special Events						○	○	○	○	○	○										○	○	○	○	○
Child Care Programs						●	●	●	●	●											●	●	●	●	●
Playground Programs						●	●	●	●	●															
Outdoor Programs						○	○	○	○	○															
Cultural Arts Programs						○	○	○	○	○	●	●	●	●	●										

● PRIMARY ○ PARTIAL ○ SECONDARY

1 Administration 2 Scheduling 3 Instruction 4 Funding 5 Planning

Observations of the Recreation Program Service Matrix

1. Aquatic programs are shared by the City and the Lodi Swim Club. The City is primarily responsible for lessons and general recreation swimming. The Swim Club manages the competitive swimming program.
2. Indoor adult sports, such as basketball and volleyball are primarily offered by the Parks and Recreation Department. Church organizations provide space for some indoor sports.

3. The Park and Recreation Department is responsible for most of the outdoor adult sports programs. The exception is the adult soccer program which is managed by the City of Stockton.
4. The competitive youth sports program is jointly provided by the Parks and Recreation Department and the BOBS organization.
5. Low key competitive youth sports programs and general sport instruction are mostly provided by the Parks and Recreation Department. The Lodi Unified School District plays a supportive role by providing most of the fields.
6. Health and fitness classes are offered mostly by private clubs and organizations. Hutchins Street Square offers space for some privately-offered fitness programs.
7. The Parks and Recreation Department is a major provider of child care in the area.
8. The City of Lodi Parks and Recreation Department offers a limited program in the area of outdoor nature activities and programs.
9. The cultural arts program is almost exclusively offered by Hutchins Street Square. However, most of the programs are oriented towards performances and exhibits. Very few programs by them are offered in the area of instruction, art appreciation or general interest.

RECOMMENDED SERVICE LEVELS FOR PARK FACILITIES

Currently, the City of Lodi requires developers to pay a fee for the impacts created by their projects. These fees go towards the acquisition and development of streets, sewer and water systems, drainage facilities, parks, etc. In order to determine the fee associated for park impacts, the City has set a desired standard of 3.4 acres of park land per 1,000 persons served. This means that by buildout (about the year 2007), the development community will have paid park fees to purchase and develop about 81 acres of land. If the City wishes more than that amount of park land, it must either raise the impact fee charged to the developer or find its own source of funds to acquire land and build park facilities.

RECOMMENDED SERVICE LEVELS FOR NON RESIDENTS

The Lodi Department of Parks and Recreation currently has a policy of serving all residents living in the Lodi Unified School District residing north of Eight Mile Road. About 30% of all users of city programs come from outside the city limits. As the city grows, these non residents will create an even greater demand for recreation programs and facilities.

	1992	2007
City Population	53,188	72,000
Service Area Population	73,000	102,850

To illustrate how much additional demand will be created, the following table indicates future sport facility requirements based on just city resident demand and for demand of the entire service area.

**Table 33
Additional Sport Facility Needs
Planning Area Vs. Entire Service Area**

Sports Facility	Planning Area Only	Current Service Area
Senior Youth Baseball Fields	1	3
Junior Youth Baseball Fields	0	4
Adult Softball Fields	1	4
Football Fields	0	2
Soccer Fields	9	8
Gymnasiums	1	2

As can be seen, providing recreation services to the current service area means a greater demand for facilities. There are two financial issues associated with serving the larger area. The first is that non-residents do not pay most city taxes and as a result do not pay an equitable amount of the recreation program costs. The registration fee for most programs, for example, does not cover the actual cost of the program. The second issue is that non residents do not pay any of the capital cost of building facilities.

Following meetings with user groups, the Park and Recreation Review Committee and a preliminary discussion with the City Council, the consensus was that the City should continue to serve non residents living within the Lodi Unified School District as long as these residents pay their share for capital and maintenance costs. A suggested approach to pay for these services is found on page _____

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	1992	2007
City Population	53,186	72,000
Service Area Population	73,000	113,000

To illustrate how much additional demand will be created, the following table indicates future sport facility requirements based on just city resident demand and for demand of the entire service area.

Table 33
Additional Sport Facility Needs
Planning Area Vs. Current Service Area

Sports Facility	Planning Area Only	Current Service Area
Senior Youth Baseball Fields	1	5
Junior Youth Baseball Fields	0	6
Adult Softball Fields	0	6
Football Fields	1	4
Soccer Fields	9	13
Gymnasiums	1	2

As can be seen, providing recreation services to the current service area means a greater demand for facilities. There are two financial issues associated with serving the larger area. The first is that non-residents do not pay most city taxes and as a result do not pay an equitable amount of the recreation program costs. The registration fee for most programs, for example, does not cover the actual cost of the program. The second issue is that non residents do not pay any of the capital cost of building facilities.

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RECOMMENDED SERVICE LEVELS FOR YOUTH SPORTS

Currently, the youth sports program is managed as a joint effort between the City and two private sport organizations: the Boosters of Boys/Girls Sports Organization (BOBS) and the Lodi City Swim Club. For the most part, the City's sport programs are oriented towards instruction and recreation sports, whereas the two private clubs stress a higher competitive level.

The Lodi City Club is independently run and only looks to the City for financial help to rent pool time from the Lodi Unified School District. The joint partnership between the City and BOBS, however, is rather unique. For this program, the City collects the registration fees and turns it directly over to the Board of Directors of BOBS. A city staff member sits on the BOBS Board and has ultimate veto power. One full time and one part time staff member is assigned to this program. The city cost to run BOBS is about \$174,000 annually and for the City Swim Club it is about \$34,000.

While expensive, the real benefit of BOBS is that the individual sports groups operate under one umbrella thereby eliminating the problem of groups competing against each other for fields or operating revenue.

To help reduce the cost to the City for these two program, the following options are available:

1. **Exclude youth sports from the City program:** This means that the individual team sports would be on their own to build and manage fields. The issue with this approach is what to do with the existing fields.
2. **City provide fields and scheduling only:** This approach would leave field preparation and the management of the individual sports to the individual private organizations.
3. **Create a completely independent organization to run youth sports:** This approach would leave BOBS intact but they would need to hire an executive director to manage the program. Registration fees would be raised to pay for this cost.
4. **Reduce the amount of subsidy paid to BOBS and the Lodi Swim Club.**

Recommendation: It is recommended that the City reduce its subsidy to both programs and evaluate the subsidized amount each year.

GOALS AND OBJECTIVES

The preparation of goals and objectives is an important part of the planning process because they provide a sense of direction and intent in providing leisure services. They also form the basic framework for the park and recreation plan itself.

A goal is essentially a broad statement describing a level of service the City wishes to achieve. As a rule, goals do not change over time unless community values or economic conditions force a change. Objectives, on the other hand, are more precise statements that describe a means of achieving a stated goal. Objectives may change over time and if stated with time limits can be an effective way to measure the success and effectiveness of the park and recreation program.

Goal:

A goal is a statement of the City's aspirations as it relates to park and recreation services. It is the desirable quality which the City wishes to achieve. A goal must be realistic and flexible enough to allow a discussion of how it is to be achieved. Goals are long range and usually remain unchanged throughout the practical life of the plan.

Objectives:

Objectives are working and measurable statements which identify specific steps needed to achieve the stated goal. Often one goal will have a number of objectives.

The following is a list of recommended goals and objectives oriented to park and recreation services for the City of Lodi.

GENERAL RECREATION SERVICES

Goal:

Provide a wide range of park and recreation services for all interests and age groups.

Objectives:

1. Maintain an operating budget reflective of what the community needs and can afford.

1. Maintain an operating budget reflective of what the community needs and can afford.
2. Continue to serve all residents within the Lodi Unified School District living north of Eight Mile Road as long as these residents pay for their share of maintenance and capital costs.
 - a. Develop a financing mechanism for the cost of new facilities and their ongoing operations.
3. Be the primary coordinating agency for recreation services in the Lodi area.
4. Continue to coordinate with the Lodi Unified School District for utilization of school facilities for recreation purposes.
5. Pursue joint ventures with private groups or individuals to develop new recreation opportunities.
6. Maintain a high profile in the community to promote recreation activity in Lodi.
7. Provide an equitable distribution of recreation resources among organized sports, general recreation programs and park operations.
8. Assist special interest groups to organize and offer their own programs and services.
9. Promote community involvement in establishing and monitoring the leisure services program.
10. Provide park facilities and recreation programs that meet the needs of special populations, especially the elderly and disabled.

ADMINISTRATION AND OPERATIONS

Goal:

Develop a staff organization that provides professional services at an efficient financial level.

Objectives:

1. Promote personal staff growth and development by encouraging participation in educational classes and training seminars.
2. Teach and promote good public relations among all staff members.
3. Promote the use of volunteers in park operations and recreation programs to help extend overall recreation services to the community.

4. Strengthen public relations and publicity efforts to better inform citizens of the recreation opportunities available in the community. Develop annual reports and other information that identifies the operations conducted by the Department.
5. Develop methods to promote staff involvement and communications between the various operations of the Department.
6. Encourage the use of advisory boards to help encourage public involvement and participation.

PARK AND OPEN SPACE SYSTEM

Goal:

Provide a high quality park system offering a wide variety of recreation opportunities.

Objectives:

1. Develop a neighborhood park system that is conveniently located to most residents in Lodi.
2. Develop and maintain a high quality of improvements for park areas and facilities.
3. Develop different types of parks to meet specific community needs.
4. Develop facilities that are interesting to visit and use and are an attractive part of the community.
5. Actively seek ways to provide neighborhood park opportunities in developed portions of the community.
6. Develop a multi-use trail systems to serve as linkages between parks, neighborhoods and other parts of Lodi.
7. Upgrade existing parks to meet neighborhood and ADA requirements.
8. Preserve areas along the Mokelumne River for nature preservation and public enjoyment. Increase the number of public access points to the River.

RECREATION PROGRAMS AND ACTIVITIES

Goal:

Provide a wide variety of indoor and outdoor recreation opportunities to meet leisure needs.

7

Objectives:

1. Be a catalyst to see that all recreation interests are met. Where possible, encourage others to meet part of the demand.
2. When possible, provide space and opportunity for private groups and commercial interests to conduct recreation programs.
3. On an annual basis evaluate individual recreation programs in terms of persons served, overall community interests and costs.
4. Increase the revenue ratio for recreation services.
5. Expand the recreation program when facilities and staffing levels permit.
6. Organize and conduct special recreation programs which contribute to ethnic identity and pride.
7. Be innovative in offering new and interesting recreation programs.
8. Develop a fees and charges policy that balances the cost and ability to pay. This means that the fees for some programs might help to defer the cost of others.

PARK OPERATION AND MAINTENANCE

Goal:

Provide a high quality and efficient level of maintenance for all park areas and facilities in Lodi.

Objectives:

1. Maintain park and recreation facilities in a manner to make them safe, attractive and a positive part of the neighborhood.
2. Encourage the use of volunteers for some special park maintenance projects.
3. Develop a police-sponsored neighborhood block watch program to increase a feeling of safety in the parks and reduce vandalism.
4. Develop a parks maintenance management system that places the emphasis on the safety, comfort and satisfaction of the park users.
5. Provide or offer training programs for permanent employees to enhance professional maintenance operations.
6. Increase the ratio of seasonal help to permanent employees.

7. Explore the feasibility of contracting out some maintenance tasks.
8. Preserve and enhance areas of environmental and historical value.
9. Encourage the development of county and state regional park development in the area.
10. Work with all jurisdictions and levels of government to help maximize public use of existing and potential recreation resources.

SECTION VII

DEVELOPMENT POLICIES AND STANDARDS

SECTION VII

PARK DESIGN POLICIES AND STANDARDS

MINI - PARKS

Definition:

Mini-parks, tot lots or children's playgrounds are all small single purpose playlots designed primarily for small children. They are small in size and are often limited to a single residential lot. Usually they do not exceed one acre in area. Because of their size, facilities are usually limited to a small grass area, a children's playground and a bench or picnic table.

On a per acre basis, they are very expensive to construct and maintain, and generally attract a very small population. This type of park is popular in new subdivisions where young children are prominent. However, as the subdivision grows older, the usage of this type of park will decrease due to its single purpose facilities.

Policies and Development Criteria:

1. No parks of this type should be developed unless there are no other options available for adequate park land. In no case should the site be less than one acre in size.



Definition:

Neighborhood parks are a combination playground and park designed primarily for non-supervised, non-organized recreation activities. They are generally small in size (3-10 acres) and usually serve a radius of approximately one half mile. At average residential densities, this amounts to about 5,000-7,500 residents.

Since these parks are located within walking and bicycling distance of most users, the activities they offer become a daily pastime for the neighborhood children. While it is not necessarily the rule, neighborhood parks sometimes provide space for organized community events. Often neighborhood parks are located adjacent to or on school property. If this is the case, a smaller park site will be adequate.

In general, facilities recommended for a neighborhood park include a children's playground, picnic facilities, trails, natural/landscaped areas and a multi-use open field for soccer, little league baseball, etc. While restrooms are sometimes located in neighborhood parks, it is recommended that they only be provided in the larger parks where users may come from an area beyond the immediate neighborhood. In many instances, single-occupancy restroom units should be considered. If possible, residential lots should not directly abut the park.

implemented. Placing a recreation center in this location would require a modification to the master plan. With this in mind, it is recommended that Hutchins Street Square not be considered as the site for the proposed indoor recreation center.

Page VIII-34 - Remove third paragraph that starts with "Another problem with this site". Replace with the following:

"Because of the anticipated high cost to remodel, it is recommended that the portion of the building now being used for administrative purposes be removed to make way for a new recreation structure. The existing classroom section would remain. A sketch of how this complex might be developed is shown on the next page."

6. Page VIII-42 *Review of the City's Role in the Private Sports Program*

Remove second paragraph that starts out with "In the short term" and replace with the following:

"Because this is a budget vs. service issue, it is recommended that the City review this subsidy issue each year at budget time."

7. Page VII-1 *Neighborhood Parks*

Add to the third paragraph; sixth line and just before the sentence that starts out "If possible"

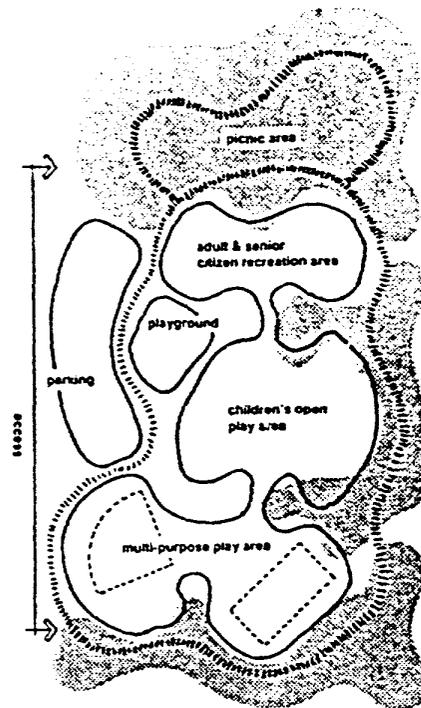
"All new restrooms should conform to ADA standards."

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Except for what now exists, sport fields in neighborhood parks should be limited to practice only. Field lighting should be prohibited.

Policies and Development Criteria:

1. Neighborhood parks should be no smaller than three acres in size with five to seven acres being the optimum. If located adjacent to a school, they can be much smaller. If developed as part of a detention basin, at least 25% should be located above normal flooding conditions.
2. Parks should provide space for both active and passive uses.
3. Multi-use sport fields for competitive play should be discouraged from neighborhood parks and be located in special complexes or community parks.
4. If possible, neighborhood parks should have considerable visibility from public streets.
5. Appropriate facilities for a neighborhood park include:
 - o Multi-use practice fields for softball, soccer and youth baseball
 - o Children's playground
 - o Unstructured open play area for pick-up games
 - o Paved games court for (basketball, volleyball etc.)
 - o Tennis courts
 - o Picnic area with shelter building
 - o On-site paved trail systems
6. Parking requirements: Minimum of 3 spaces per acre of active park area. However, if the site has adequate on-street parking, that does not conflict with adjoining uses then the parking ratio can be reduced. The park should be designed to encourage access by foot or bicycle.



NEIGHBORHOOD PARK

7. Site selection criteria:
 - o The site should be reasonably central to the neighborhood it serves.
 - o Locating parks immediately adjacent to residential homes should be avoided in order to reduce light and noise impacts on adjoining properties.
 - o Access to the site should be via a local residential street. If located on a busy arterial street, appropriate fencing and other safety steps should be taken.
 - o If possible, walking distance should not exceed one half mile for the area it serves and the need to cross busy arterial streets or other physical barriers should be discouraged.

COMMUNITY PARKS

Definition:

A community park is primarily oriented towards active and structured recreation uses. In general, community parks are designed for organized sports and community-wide events. In some cases, community parks also provide indoor facilities or specialized facilities of a community-wide interest.

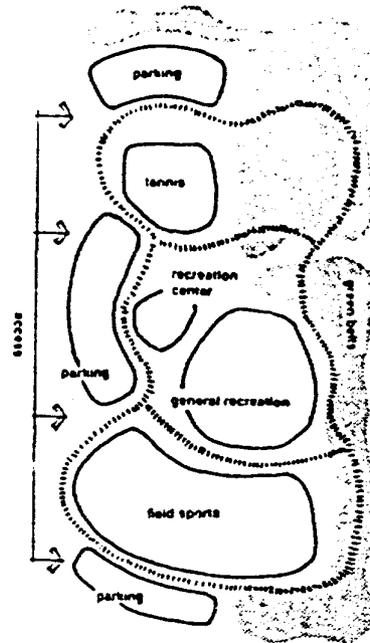
Where there are no neighborhood parks, the community park can also serve this function. Community parks serve a much larger area and offer more facilities. Their service area is about a one mile radius and will support a population of approximately 12,000-15,000 persons depending upon the size and nature of facilities. As a result, they require more in terms of support facilities such as parking, restrooms, play areas, etc. They usually exceed 20 acres in size and often have sport fields or similar facilities as the central focus of the park.

Community parks are also good locations for a grouping of facilities. For example, while a neighborhood park might have one or two tennis courts, it is appropriate to group 5-6 tennis courts in a community park. This approach results in more efficient way to build and manage facilities.

Policies and Development Criteria:

1. Excluding detention areas, the minimum size should be 15 acres with the optimum being about 25 acres.
2. At least 25% of the site should be usable at all times of the year for recreation use.
3. The park should contain land for both active and passive uses. Adequate quiet spaces should be provided.

4. Appropriate facilities include:
- o Sport fields for league play
 - o Tennis courts
 - o Passive open play areas
 - o Restrooms
 - o Picnic facilities and shelter buildings
 - o Trail systems
 - o Special landscaped areas
 - o Paved games court for basketball and volleyball
 - o Children's playground
 - o Space for special outdoor events



5. Parking requirements:

- o Dependent upon the activities: Use 50 spaces per ballfield plus 5 spaces per acre of other active use.

6. Site selection criteria:

- o The site should be reasonably central to the area it serves.
- o The park should have excellent access and be located on an arterial or collector street.
- o If possible, the site should have heavy landscaped setbacks to help buffer active uses from residential areas.
- o Locating parks immediately adjacent to residential homes should be avoided in order to reduce light and noise impacts on adjoining properties.

REGIONAL PARKS

Definition:

Regional parks are large recreational areas that serve an entire region. They are usually large in size and often include one specific use or feature that makes the park unique. Most these parks are limited to passive uses only and can attract large numbers of people from a wide region.

Policies and Development Criteria:

1. The Regional Park should be designed to meet a wide range of activities and interests but should emphasize the features that makes it unique.
2. If the site will attract large volumes of traffic, access should be via an arterial street.
3. Facilities in the park will be dependent upon its natural features and its intended use. Possible facilities could include:
 - o Viewpoints
 - o Trail systems
 - o Special or unique physical natural features, such as a lake or river
 - o Picnic areas
 - o Open play areas
 - o Nature interpretative areas
 - o Horticultural gardens
 - o Group picnic areas
4. Parking requirements will be dependent upon the activities offered.
5. Location criteria:
 - o Location is most often determined by the features it can offer.
 - o Access should be from an arterial street if traffic volumes may be high.
 - o Heavily wooded sites can be appropriate.
 - o Environmentally sensitive sites are appropriate if protected from active visitor use.

NATURAL OPEN SPACE AREAS

Definition:

Natural open space is land left in an undeveloped state and where public use is limited. In many cases, environmentally sensitive areas are designated as open space and include wetlands, wildlife habitats, river and creek corridors or land containing unique or endangered plant species.

Policies and Development Criteria:

1. Prior to acquiring an open space site, a thorough site analysis should be made to determine if unique qualities and conditions exist that warrant the open space designation.
2. Where feasible, public access into these areas should be permitted but environmentally sensitive areas protected from public over-use.
3. Improvements should be kept to a minimum with protection of the natural environment emphasized. Trail systems are permitted.
4. The City should place its emphasis on acquiring open space that is environmentally sensitive or otherwise valuable for outdoor recreation.
5. Farm land can be identified as open space if its use is to separate urban areas or provide other separation.

SPECIAL USE AREAS

Definition:

Special use areas are public recreation land occupied by a special activity or uses that do not fit into any other category. Some of the present facilities that fall into this classification include special landscaped areas, the softball complex, Zupo Field, the Grape Bowl and Hutchins Street Square.

Policies and Development Criteria:

1. Prior to the addition of any type of special use area, the City should prepare a detailed analysis of maintenance and operational costs.

SUMMARY OF PARK DEVELOPMENT STANDARDS

Type	Service Area	Size	Standard	Characteristics
Mini-Parks/ Tot Lots	1/4 mile radius of most residences	Less than 3 acres	None	Small, very few facilities
Neighborhood Parks	1/2 mile radius of most residences	5-15 Acres	2.5 acres per 1,000 population	50% of site should be flat and usable; contains active and passive spaces
Community Parks	1-2 mile radius of most residences	20-30 Acres	1.8 acres per 1,000 population	At least 10 acres should be utilized for active recreation
Regional Parks	Community or region	50 acres or more	0.8 acres per 1,000 population	Centered around a unique feature
Natural Open Space Areas	Community	Varies	2.1 acres per 1,000 population	Environmental sensitive areas and agricultural lands
Special Use Areas	Community or region	Varies	0.8 acres per 1,000 population	Areas that contain indoor facilities, single-use facilities and miscellaneous areas

PATHWAYS AND TRAILS

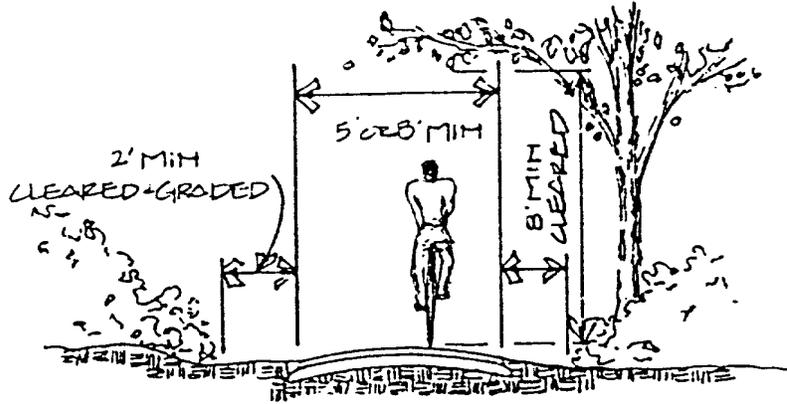
Definition:

Pathways and trails are designed to provide walking, bicycling and other non-motorized means of linking various parts of the community. Trails can be designed for a single type of activity or be multi-purpose in nature. They should be more recreation-oriented in nature rather than emphasizing a transportation system. Both paved and unpaved trails are appropriate. In this study, trails of a recreation nature are being emphasized. This is not to say that some recreation trails might be on a street in order to complete a segment.

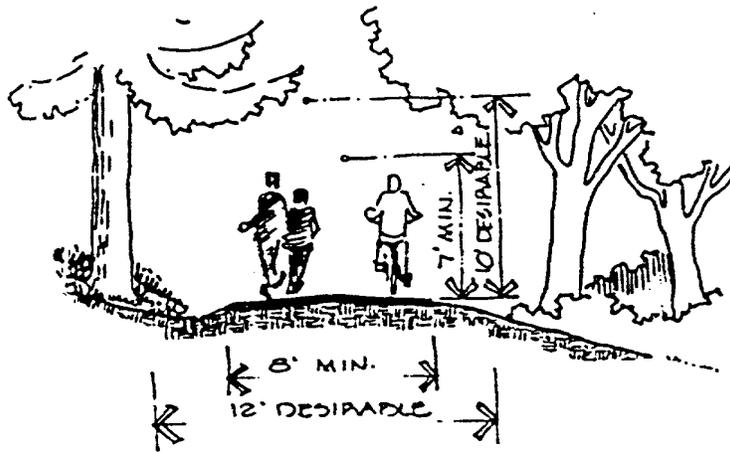
Some of the possible recreation trail uses include: bicycle and mountain bike riding, walking, hiking, horseback riding and nature walks.

Policies and Development Criteria:

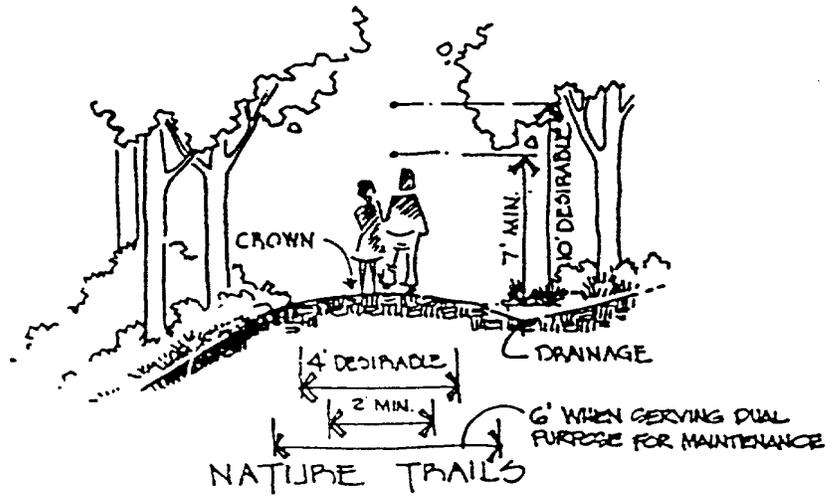
1. The primary purpose of recreation trails is to provide a recreation experience. Transportation to other parts of the community should be the secondary objective.
2. Whenever possible, recreation trails should not be part of a street roadway.
3. Recreation trails should be interesting to the user and capitalize on scenery or other enjoyable sights. Trails which follow natural water courses, traverse interesting scenery or cross areas of outstanding beauty should provide an interesting and enjoyable experience for the trail user.
4. Trails should be looped and interconnected to provide a variety of trail lengths and destinations.
5. Trail routes should take into account soil conditions, surface drainage and other physical limitations that could impact the area from over-use.
6. Where trail routes use existing streets, the pathway should be designed to minimize the conflicts between motorists and the user.
7. Some trails should be designed for the physically disabled.
8. The trail system should be designed to link various parts of the community as well as existing park sites.
9. Where off-street trails are routed through a proposed project, the developer should be required to dedicate the land but not pay for its construction costs.



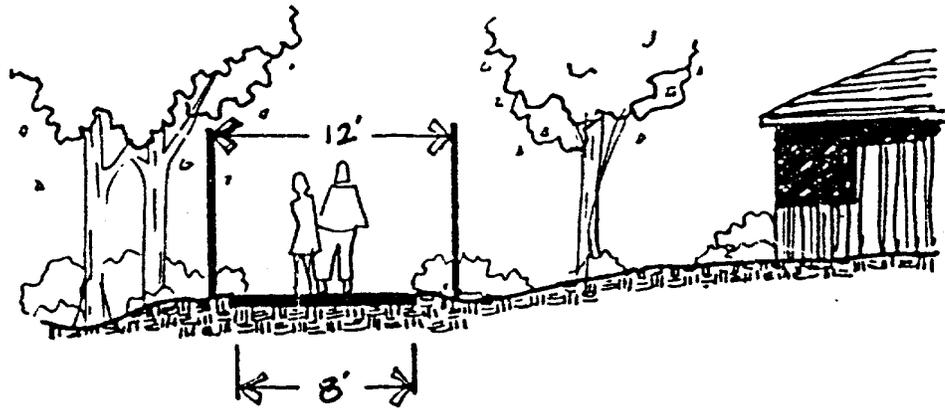
BIKE PATH



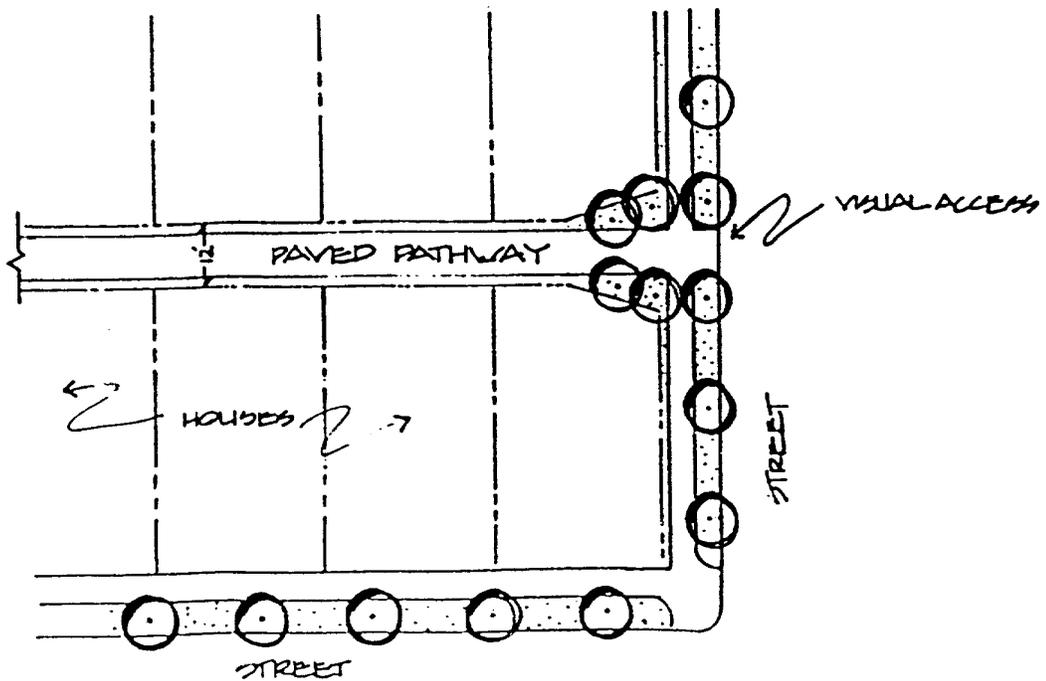
MULTI-PURPOSE TRAILS



NATURE TRAILS



TRAIL THROUGH SUBDIVISION



SECTION VIII

RECOMMENDATIONS

RECOMMENDATIONS

INTRODUCTION

In this section, specific recommendations are made for the acquisition, development, operation and management of the park and recreation system in Lodi. These recommendations are divided into the following elements:

1. Park Facility Plan
2. Natural Open Space
3. Trails and Pathways
4. Miscellaneous Outdoor Recreation Areas and Facilities
5. Indoor Recreation Center
6. Administration and Management Recommendations
7. Park Maintenance Operations
8. Recreation Program and Service Recommendations
9. Meeting ADA Requirements

The recommendations contained in this section are guided by seven primary objectives. These are:

1. **Develop a plan that reflects the City's ability to finance the construction and management of recreation services.**

The plan recognizes the fact that reduced operating budgets will face the Department of Parks and Recreation. It specifically addresses ways to reduce operating costs and increase operating revenues. At the same time the park facility plan reflects a long term solution to satisfying park and open space needs for Lodi residents.

2. **Develop a balanced approach to providing park and recreation facilities in existing parks.**

Currently the City's park system is heavily oriented towards organized sports. In order to provide more interest and meet a wider range of recreation needs in the community, the plan recommends new approaches to park design and development.

3. Develop more opportunity for indoor recreation activities.

The Plan makes specific recommendations for additional indoor recreation space.

4. Increase public access to the Mokelumne River.

This unique open space area is one of the most important but underutilized recreation resources in the Lodi area. Recognizing its importance, the plan makes a strong commitment to preserving this open space area and making it more accessible to the public.

5. Develop a city-wide trails plan.

The recreation survey and public workshop meetings revealed a strong desire for walking and bicycling trails. The Plan recognizes this need by developing a city-wide system of paved and unpaved trails.

6. Meeting Sports Field Demand.

In general, there are enough sport fields to serve city residents but a shortage will occur if the City continues to serve non residents. However, the city's present policy is to provide organized sport facilities and recreation programs to non-residents. While the plan does not recommend changing this policy, it does recommend ways for non-residents to help pay for these facilities.

7. Provide park facilities convenient to all persons living in Lodi.

The Plan recommends the location of new park sites to serve the developing portions of the community. It also addresses ways to provide recreation areas in developed neighborhoods of Lodi where parks are not currently found.

8. Develop new park facilities in areas outside the storm drainage detention basins.

Many of the parks in Lodi have been developed in drainage basins. While these basins make good park sites in the summer months, during the rainy season they become unusable. This particularly becomes a problem in the fall for soccer and spring baseball. Recognizing this problem, the Plan recommends new grading concepts in drainage basins and the development of sport facilities outside the basins.

1. PARK FACILITY PLAN

The park facility plan is a physical layout of parks, open space, trail systems and other recreation areas. The ideal park system for a community is one that is composed of several different types or classifications of parks, each offering a different type of recreation experience. By recognizing that different types of parks serve different purposes, a park system can be developed that is easy to manage, more efficient to maintain and tends to reduce conflicts between park users and adjoining neighbors.

In Lodi, most of the parks were intended to function as neighborhood parks but because of their location, use and facilities, have become primarily a place for organized sports commonly found in community parks. The result is significant impacts to adjoining neighborhoods in terms of noise, light and traffic. In addition, these sport parks are not meeting all of the recreation and leisure needs in the community. One of the objectives of this plan is to provide a more balanced system between active and passive space and provide new recreational opportunities not currently found in Lodi.

Starting on the next page are recommendations for five types of park areas for Lodi. Each park site is given a reference number indicating the type of park and its location in the following text. The following code is used to identify the type of park area.

- | | |
|----------|---------------------------|
| M | Mini-Parks |
| N | Neighborhood Parks |
| C | Community Parks |
| R | Regional Parks |
| S | Special Use Areas |

It is the intent of this plan to only show the general location of future park sites and open space areas. The exact size and shape will be determined at the time of acquisition. However, when acquisition and development occurs, the site should meet the design policies and standards developed in Section VII.

PARKS AND RECREATION MASTER PLAN

CITY OF LODI,
CALIFORNIA

LEGEND

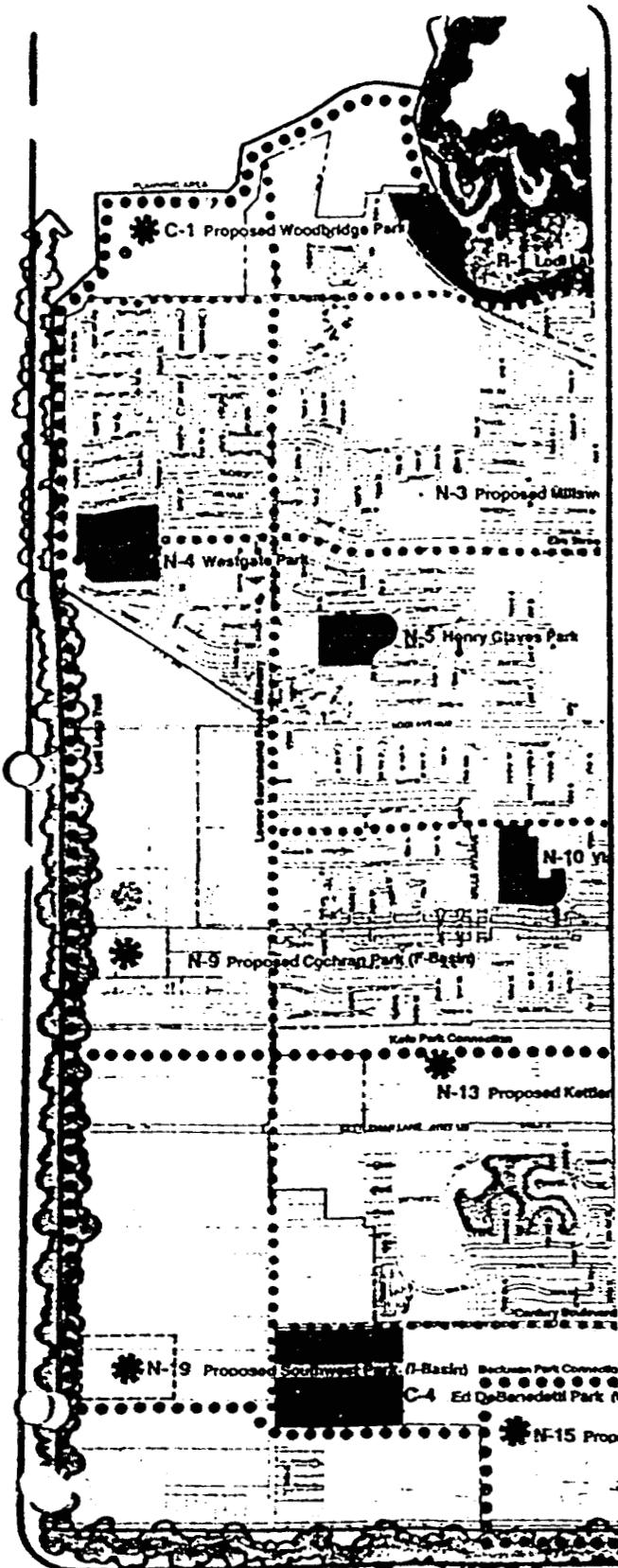
-  EXISTING PARK AND RECREATION FACILITIES
-  UNDEVELOPED PARK LAND
-  PROPOSED PARK AND RECREATION FACILITIES
-  OPEN SPACE AREAS
-  COMMUNITY GREENBELT
-  OFF-STREET RECREATION TRAILS
-  ON-STREET BICYCLE PATH

(Site numbers are for identification purposes only. Please refer to the text for specific discussion on individual sites.)

FACILITY PLAN

JAN. 20 1999

VIII-5



Possible facilities for this new neighborhood park area could include:

- o New children's playground
- o Multi-use paved court
- o Open grass play area
- o Site fencing along Turner Road

Van Buskirk Park

Site N-2

1.0 Acres

This park is located off Pleasant Avenue and Daisy Avenue and is found in a portion of the city deficient in neighborhood park facilities. It is unfortunate that no other park land is available in the area and that the park itself is so small. Until recently the park was essentially a small baseball field. However, because of the size of the park, the ballfield created many problems with long balls hit over the fence into adjacent homes.

The ballfield has been removed and other facilities now need to be added. Because of its size, the park should be restricted to passive uses only. Before any development occurs, a master plan should be completed. Recommended improvements to the park should include:

- o Expand the playground and add curbing, walls and seating areas
- o Add a small multi-purpose paved court
- o Plant new turf
- o Add trees and landscaping
- o Install a new park sign
- o Construct a low fence around the site for safety purposes

Proposed Park (Millswood School)

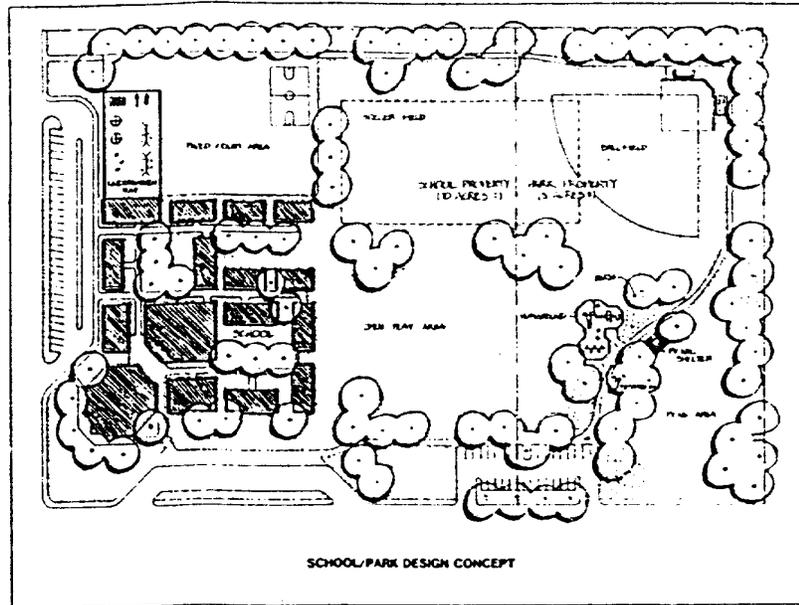
Site N-3

5 Acres

It is recommended that the City and the Lodi Unified School District jointly develop this site for a middle school and neighborhood park. It is a 20 acre site already owned by the School District and is located west of Mills Avenue and north of Elm Street. If five acres of the site could be reserved for primarily recreation use, a very suitable neighborhood park could be developed. In addition, by jointly developing and sharing facilities, less land would be needed for common spaces such as parking, playgrounds, sport fields, etc.

Recommended facilities for this park should include:

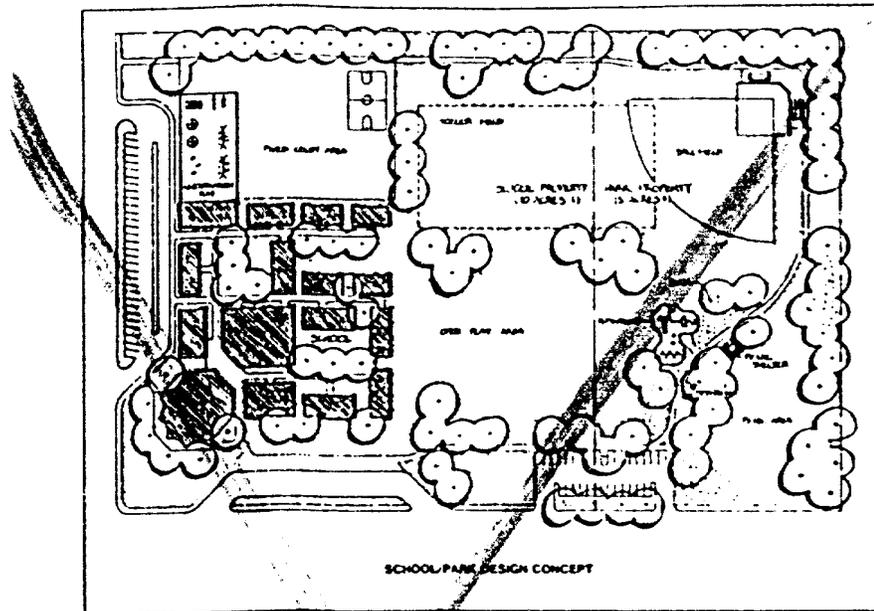
- o Youth baseball field
- o Soccer field
- o Children's playground
- o Basketball court
- o Picnic area with shelter
- o Paved trail system

**Westgate Park****Site N-4****22.0 Acres**

This site is a storm water detention basin and will be expanded by approximately 14 acres when the land to the south is developed. As it now exists, the site has been graded to a rectangular shape with a flat bottom. The site's only redeeming feature now is that it is all in grass. As the remaining land is excavated to complete the basin, it is recommended that the entire site be contoured to create a more pleasing and useable shape. In order to maintain the same amount of storm water retention, some of the park area now designated outside the basin will need to be slightly excavated as well. By using this approach, the bottom can be contoured so that it drains more rapidly.

The proposed Lodi Loop Trail is found just west of this park site. While the area around this park has been subdivided, it is recommended that a 25' right of way or easement be acquired west of the park site so that this park can be connected to the trail system. Other facilities for this park should include:

- o A paved and lighted pathway around and through the park
- o Two youth baseball fields
- o Expansion of the playground area
- o A multi-use paved court for volleyball, etc.
- o An area for passive use including picnicking, open play, etc.
- o 3 tennis courts
- o Restroom building



Westgate Park

Site N-4

20.0 Acres

This site is a storm water detention basin and will be expanded by approximately 14 acres when the land to the south is developed. As it now exists, the site has been graded to a rectangular shape with a flat bottom. The site's only redeeming feature now is that it is all in grass. As the remaining land is excavated to complete the basin, it is recommended that the entire site be contoured to create a more pleasing and useable shape. In order to maintain the same amount of storm water retention, some of the park area now designated outside the basin will need to be slightly excavated as well. By using this approach, the bottom can be contoured so that it drains more rapidly.

The proposed Lodi Loop Trail is found just west of this park site. While the area around this park has been subdivided, it is recommended that a 25' right of way or easement be acquired west of the park site so that this park can be connected to the trail system. Other facilities for this park should include:

- o A paved and lighted pathway around and through the park
- o Two youth baseball fields
- o Expansion of the playground area
- o A multi-use paved court for volleyball, etc.
- o An area for passive use including picnicking, open play, etc.
- o 3 tennis courts
- o Restroom building

building, a restroom building, a lighted basketball court and two horseshoe pits.

Proposed Park (Lincoln School) Site N-8 3.0 Acres

A neighborhood park is badly needed west of Cherokee Lane and south of Pine Street. While the ideal location would be in the vicinity of Tokay Street, no vacant land exists in this area. As an alternative, it is recommended that the City consider acquiring a portion of the old Lincoln School site. While it would be preferred to acquire the whole site, the frontage of this property has considerable commercial value. With this in mind, it is recommended that the west 200-300' be acquired. This would yield a park site of approximately two acres. While this size is smaller than what is normally recommended, it is better than no park at all. Recommended facilities for this site could include:

- o Children's playground
- o Open multi-purpose lawn area
- o Picnic area with shelter
- o Trees and landscaping
- o 2 tennis courts

Proposed Cochran Park Site N-9 30 Acres

This proposed park includes a future 25 acre storm water detention basin. One acre of the site has been allocated for park purposes and another five acres is recommended for more active park space.

Because this site will primarily be drainage basin, it is recommended that a permanent water feature be a part of the park concept. With this as the theme, the park could then be graded to several levels so that a portion of the site is above normal storm water conditions most of the time. This approach will require a deeper basin in some areas but can result in some interesting and useable spaces.

At the lowest level it is recommended that a 2-3 acre water feature become a permanent part of the park. This small lake should have some shoreline with direct access to the water but some portions should be planted with aquatic plant materials to help treat the water through the biofiltration process. A large water fountain or bubbler could also be added that would add interest and motion and also help treat the water. It is not the intent of this concept to develop a lake for swimming or boating. Its primary function is to provide scenic views and passive enjoyment. The upper level of the park could be devoted to more active activities. Features in the park should include:

- o Children's playground
- o Multi-use grass area (cricket, soccer etc.)
- o Picnic areas with shelter
- o Paved trails and pathway system
- o Indoor swimming pool
- o Restroom building
- o 3 tennis courts
- o Multi-use basketball/rollerblade/hockey court

Sketch - Site Master Plan for Cochran park

Vinewood Park

Site N-10

16.0 Acres

The site is another storm water detention area. However, unlike the other park/detention basins, this one is adjacent to a school site. Currently two competitive youth baseball fields are found in the basin itself. Between the basin and the school grounds is a restroom building. Because nearly all of the site is a detention area, little additional recreation area can be developed.

The bottom of the detention basin is used for baseball and soccer play when conditions permit. However, during the rainy season, much of this site is unplayable because the ground tends to remain wet after the rains occur. To reduce this problem, it is recommended that the bottom of one end of

- o Children's playground
- o Multi-use grass area (cricket, soccer etc.)
- o Picnic areas with shelter
- o Paved trails and pathway system
- o Soccer field
- o Restroom building
- o 3 tennis courts
- o Multi-use basketball/rollerblade/hockey court

Sketch - Site Master Plan for Cochran park

Vinewood Park

Site N-10

16.0 Acres

The site is another storm water detention area. However, unlike the other park/detention basins, this one is adjacent to a school site. Currently two competitive youth baseball fields are found in the basin itself. Between the basin and the school grounds is a restroom building. Because nearly all of the site is a detention area, little additional recreation area can be developed.

The bottom of the detention basin is used for baseball and soccer play when conditions permit. However, during the rainy season, much of this site is unplayable because the ground tends to remain wet after the rains occur. To reduce this problem, it is recommended that the bottom of one end of

the basin be dug to a lower level creating a greater slope for drainage. This approach will help to drain the fields more quickly and also create more storm water retention.

The current restroom building receives considerable vandalism. Part of this problem is caused by its poor location and part can be attributed to the design of the building itself. To offset this problem, the city should consider a single occupancy type of restroom building with a location closer to the street. Other minor improvements recommended for this site include:

- o Develop an area for passive recreation use such as picnic facilities, seating areas, tables, etc.
- o Install a new backstop on the northeast diamond
- o Construct a paved and lighted pathway around the edge of the park
- o Upgrade the irrigation system
- o Add/replace trees
- o Install new park signs

American Legion Park

Site N-11

6.0 Acres

This site is located at the corner of Hutchins and Vine Streets and is one of the few parks in the City that is orientated primarily towards passive recreational use. This park has several operational problems. One is that the playground equipment is quite old and spread out over a large area. A second problem is that there is no off-street parking. Under normal conditions, on-street parking is adequate but when the recreation building is used, some choose to use the walkway as a vehicle access and park adjacent to the building.

Because of these problems and the need for a basketball court in the area, the city should first develop a master plan for the site. From an operational view, the playground equipment should be replaced and condensed into a smaller area. Because of the existing walls, berms and other features, a very interesting playground could be achieved.

Some off-street parking and a basketball court should be provided but their exact location will take some study. While there has been some discussion to expand the recreation building, this is not recommended. In fact, this space might not be needed when a new indoor recreation building is developed in another location. Other improvements should include:

- o Consolidate and replace playground equipment
- o Construct a lighted basketball court
- o Resurface tennis courts
- o Upgrade the irrigation system
- o Add off-street parking (12-15 spaces)

John Blakely Park

Site N-12

10.0 Acres

This site is a single large block of land bordered by Stockton Street on the west, Mission Street on the north, Washington Street on the east and Poplar Street on the south. It currently has two swimming pools, two youth baseball fields, a basketball court, children's playground and a restroom building. Current plans call for placing a Boys and Girls Club Building on the site where the basketball court now exists.

Because few parks are found in this part of town, the park serves a population beyond its capacity. Adding to the problem is the fact that the two baseball fields are fenced, so while part of the park is operating beyond capacity, a portion of the park sits idle.

In the long run, it is recommended that the senior baseball field be replaced with a soccer field. This will help to open up the park for other activities. While this will create a hardship for high school baseball practice, there are other fields proposed that will serve this purpose.

Recognizing that the City has made a commitment To the Boys and Girls Club to allow the construction of their building on this site, other alternative locations should continue to be explored. Some other options might include the Needham School Site, the old Lincoln School site or Maple Street Square.

Minor improvements recommended at Blakely Park should include:

- o Relocate the horseshoe pits
- o Remove the senior baseball field and replace with a soccer field
- o Add small individual picnic areas
- o Add shelter building in group picnic area
- o Upgrade the irrigation system (some areas not covered)
- o Add second basketball court
- o Add a large multi-use paved area for special events

Proposed Kettleman Lane Park

Site N-13

5 Acres

This proposed site should be located north of Kettleman Lane between Lower Sacramento Road and the extension of Mills Avenue. It is recommended that a five acre neighborhood park site be acquired in this area to serve this future subdivision. Possible facilities for this park could include:

- o Multi-use practice playfields for soccer and baseball
- o Children's playground
- o Multi-use paved court
- o Two tennis courts
- o Picnic area
- o Paved trail and pathway system

Proposed Village Street Park Site N-14 2 Acres

It is recommended that the City acquire a park site to replace Century Park when the street is extended. The recommended location is off the extension of Village Street adjacent to the railroad tracks. While this is not an ideal location and the site is long and narrow, it can become a workable park facility through some innovative design efforts. Recommended facilities for this park should include:

- o Children's playground
- o Multi-use paved court
- o Picnic areas
- o Multi-use open grass play area
- o 2 tennis courts

Proposed Century Meadows Park Site N-15 5 Acres

This proposed park should be located south of Kettleman Lane and east of the proposed DeBenedetti Park site. It should be located somewhat in the center of this undeveloped area and be designed to serve just this neighborhood. It may be possible to locate this park adjacent to the proposed Century Meadows Elementary School. By developing a park adjacent to the proposed elementary school, some joint use of facilities could occur.

Recommended facilities should include:

- o Children's playground
- o Basketball court
- o Picnic area with shelters
- o Paved trail and pathway system
- o General passive area for picnicking, etc.

Beckman Park Site N-16 16.6 Acres

This site is primarily a storm water detention basin. Only 1.6 acres of land is located outside the basin. Because the basin is subject to flooding every year, the types of recreation facilities that can be placed here are quite limited.

The bottom of the detention basin is used for soccer play when conditions permit. However, the fall soccer season and the rainy season coincide, thereby making this area unplayable much of the time. Compounding this problem is the fact that once the basin becomes wet, it takes quite some time to dry. To reduce this problem, it is recommended that the bottom of one end of the basin be dug to a lower level creating a greater slope for drainage. This approach will help to drain the fields more quickly and also create more storm water retention.

Recommended improvements to this park site should include:

- o Construct a lighted and paved pathway around the park, restroom and playground (outside the fence)
- o Upgrade restroom facilities
- o Add/replace trees and landscaping
- o Install new park sign

English Oaks Commons

Site N-17

3.7 Acres

This park site is irregular in shape and is one of the few that is not bordered on all sides by streets. The park has a direct connection to Beckman School and is in good condition. Because the park adjoins many homes, any increase in activity in the park could be met by resistance from the neighborhood. In light of this, it is recommended that the T-ball field be removed from this park. Minor improvements should include:

- o Add benches along the walkways
- o Add trees and landscaping along the abutting properties
- o Install new park signs
- o Add picnic tables

Proposed Eastside Park

Site N-18

8 Acres

This proposed park site should be located west of Cherokee Lane and north of Harney Lane. It is recommended that the City acquire and develop a neighborhood park of approximately eight acres to serve this neighborhood. This park site is especially important because no other parks designed for leisure activities are found in this entire quadrant of the city. Facilities at this site should include:

- o Children's playground
- o Basketball court
- o Two practice youth soccer fields
- o Restroom building
- o Open multi-purpose lawn area
- o Picnic area/shelter
- o 2 tennis courts

Proposed Southwest Park

Site N-19

25 Acres

This site is another designated detention basin with only one acre of the 25 reserved for recreation use. As with the other sites, it is recommended that it be graded for more useable space. Because the proposed DeBenedetti Community Park is nearby, the proposed neighborhood park should be passive in nature with the emphasis placed on non-sport facilities. This

would be a good location for group picnic facilities. Possible facilities for this site could include:

- o Large group picnic areas
- o Multi-use open grass areas
- o Picnic shelter buildings
- o Off-street parking
- o Small children's playground
- o Paved walkways and trails
- o Trail connection to the Lodi Loop Trail

COMMUNITY PARKS

The intent of the plan is to develop five community parks that will serve the entire Lodi area. These parks will be larger than the traditional neighborhood park and provide more recreation facilities and activities. One of the major changes to the city's present park system is to combine the Grape Bowl, the Softball Complex, Zupo Field and Lawrence Park into one recreation area. This concept is further described in this section.

Proposed Woodbridge Park Site C-1 20 Acres

A large community park containing sport fields is needed in the northwest part of the community. Unfortunately, the only two land options are north of Turner Road and west of Woodhaven Road or an area outside the Planning Area. While it must be recognized that this park would also serve county residents, it is assumed that in the future this entire area will be annexed to the City. If a site is acquired, it will require the cooperation of the County. This park when completed could connect directly to the Lodi Loop Trail System. Recommended facilities for this park site should include:

- o Children's playground equipment
- o Four lighted tennis courts
- o Multi-use paved court
- o Two senior youth baseball fields
- o Three adult softball fields
- o One youth soccer field
- o Open multi-purpose grass area
- o Internal trail system
- o Restroom/concession building

Proposed Lodi Recreation Complex Site C-2 31.8 Acres

This proposed park site would serve the entire northeast part of the city. The concept is to combine the facilities of Lawrence Park, Armory Park, Zupo Field and the Grape Bowl into one recreation complex. Currently

each of these park areas function independently of each other. The heart of this approach is to vacate portions of Lawrence Avenue and Washington Street and to remove the softball field from Armory Park. By eliminating the two streets, more parking can be developed and direct linkages can be formed between the various recreation areas. A sketch of how this can be achieved is shown below.



The current field at Armory Park is much too short for softball and the space now occupied by the field could be converted to more passive spaces in support of the other surrounding activities.

In the long run, the City should consider trading or selling the Grape Bowl to the Lodi Unified School District. This facility is oriented more towards competitive programs and is more appropriate for the school district to manage. The loss of the recreation use for softball and football could easily be replaced at a community park.

Additions and improvements to the recreation complex should include:

Armory Field

- o Remove softball field
- o Add a major piece of playground equipment
- o Develop two lighted tennis courts
- o Create an open multi-use grass area
- o Add a small group picnic area with a shelter
- o Vacate Washington Street and Lawrence Avenue
- o Add trees and landscaping
- o Add park sign

Softball Complex

- o Upgrade the lighting and electrical system
- o Add shelter building for concessions
- o Add more trees and landscaping
- o Install new sign

Grape Bowl

- o Improvements should be kept to the minimum
- o Transfer to the Lodi Unified School District

Zupo Field

- o Upgrade lighting and electrical system
- o Replace outfield fence
- o Replace backstop and bleachers

Kofu Park

Site C-3

10.0 Acres

Kofu Park is one of the two existing community parks in the Lodi area. As with many of the other existing parks in Lodi, its primary emphasis is on organized sports. There does exist, however, an open area that is only used for soccer and unstructured play. While there has been some thought to place a baseball or soccer field in this area, it is recommended that it remain as unrestricted open space and used for general leisure activity.

In addition, it is recommended that a pedestrian bridge be constructed across the Woodbridge Irrigation Canal to link this park with a proposed trail system to the west. With this trail connector it will then be possible to link Kofu Park with the Lodi Loop Trail located west of the park. Other improvements to the site should include:

- o Resurface the tennis courts
- o Remove fence that separates tennis courts from the practice area
- o Upgrade the lighting on the tennis courts
- o Replace the infield grass on the senior baseball field
- o Relocate and replace the children's playground
- o Replace the paving from the street to the center of the site
- o Upgrade the irrigation system
- o Develop a group picnic area

DeBenedetti Park

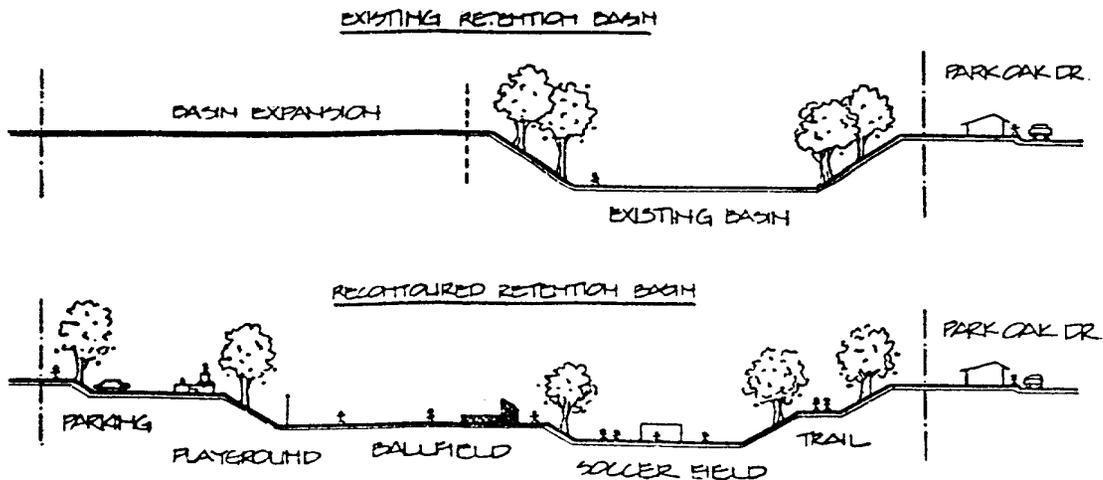
Site C-4

45 Acres

The City currently owns 29 acres of this site and will need a minimum of six additional acres for a detention basin. A total of 50 acres was once considered for a golf course but that idea was recently abandoned. It is recommended that the city acquire an additional 16 acres to bring it to a total of 45 acres for a detention basin and park site. With the extra land, a grading concept can be developed that will make a large portion of the site useable under most flooding conditions. A sketch of how this site might be graded is shown on the next page. The primary purpose of this park site should be for ballfield development.

Recommended facilities at this site should include:

- o Children's playground
- o Eight lighted tennis courts
- o Lighted basketball court
- o Two lighted senior youth baseball fields
- o Two lighted youth baseball fields
- o Two youth soccer fields
- o Open multi-use grass area for unstructured play
- o Picnic area/shelter



- o Resurface the tennis courts
- o Remove fence that separates tennis courts from the practice area
- o Upgrade the lighting on the tennis courts
- o Replace the infield grass on the senior baseball field
- o Relocate and replace the children's playground
- o Replace the paving from the street to the center of the site
- o Upgrade the irrigation system
- o Develop a group picnic area

DeBenedetti Park

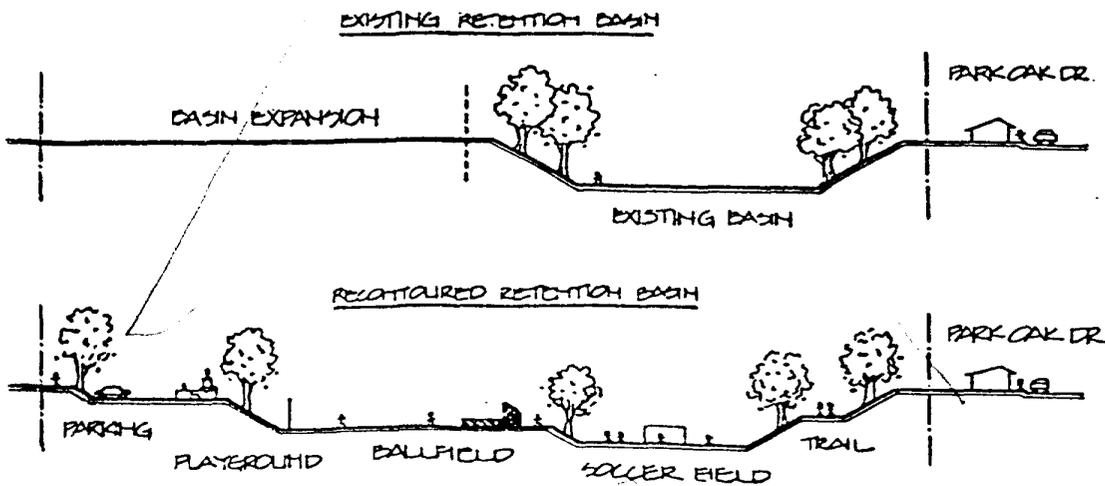
Site C-4

45 Acres

The City currently owns 29 acres of this site and will need a minimum of six additional acres for a detention basin. A total of 50 acres was once considered for a golf course but that idea was recently abandoned. It is recommended that the city acquire an additional 16 acres to bring it to a total of 45 acres for a detention basin and park site. With the extra land, a grading concept can be developed that will make a large portion of the site useable under most flooding conditions. A sketch of how this site might be graded is shown on the next page. The primary purpose of this park site should be for ballfield development.

Recommended facilities at this site should include:

- o Children's playground
- o Eight lighted tennis courts
- o Lighted basketball court
- o Three lighted senior youth baseball fields
- o Three lighted youth baseball fields
- o One youth soccer field
- o Open multi-use grass area for unstructured play
- o Picnic area/shelter



Salas Park

Site C-5

26.0 Acres

This park is primarily used as a youth sports complex and is relatively new. Currently, the land to the north is undeveloped and eventually a portion will be used for the extension of Century Boulevard. In the interim, it is recommended that this undeveloped land be developed into two unlighted soccer fields. This would provide two additional soccer fields that are not located in drainage basins. However, it must be kept in mind that these two fields and one at Century Park will be removed when Century Boulevard is extended across the railroad tracks.

REGIONAL PARKS

Lodi has one regional park within the community. However, it should be noted that the County manages the large regional Micke Grove Park which is located just south of the planning area.

Lodi Lake Park

Site R-1

Regional Park

This site is the largest and most heavily used recreation area in the city. Currently, the park is used primarily for passive recreational activities such as picnicking, walking, swimming, fishing and non-powered boating. There currently are four primary operational issues associated with this park. The first is problems created by boating on the Mokelumne River. Because the park has a boat ramp, boaters wishing to use the river must access it via Lodi Lake. In addition, excessive boating on the river sometimes creates conflicts between park users and the boaters as well as eroding the river bank.

The second issue is that the City currently owns 13 acres of undeveloped land on the west side of Lodi Lake. It is a very prime piece of lake front property but access is limited and it sits behind the levee.

The third issue is found at the entrance to the park. When entering, the first items that come into view are some very old and dilapidated buildings. Associated with this is a parking lot that is irregular in shape and badly damaged by tree roots. The point is, that the entrance does not create an exciting and interesting setting for the park.

The final issue is one of general traffic circulation. There is only one access route to the back of the park and it is very narrow along the east side of the lake. This sometimes creates a major conflict between automobiles and pedestrians.

To solve these problems, the following physical changes are recommended: (see sketch on next page).

It is recommended that a new park entrance be made from Lower Sacramento Road. This would replace the entrance now found on Turner Road. The new entrance would gain access to the 13 acre undeveloped parcel on the lake.

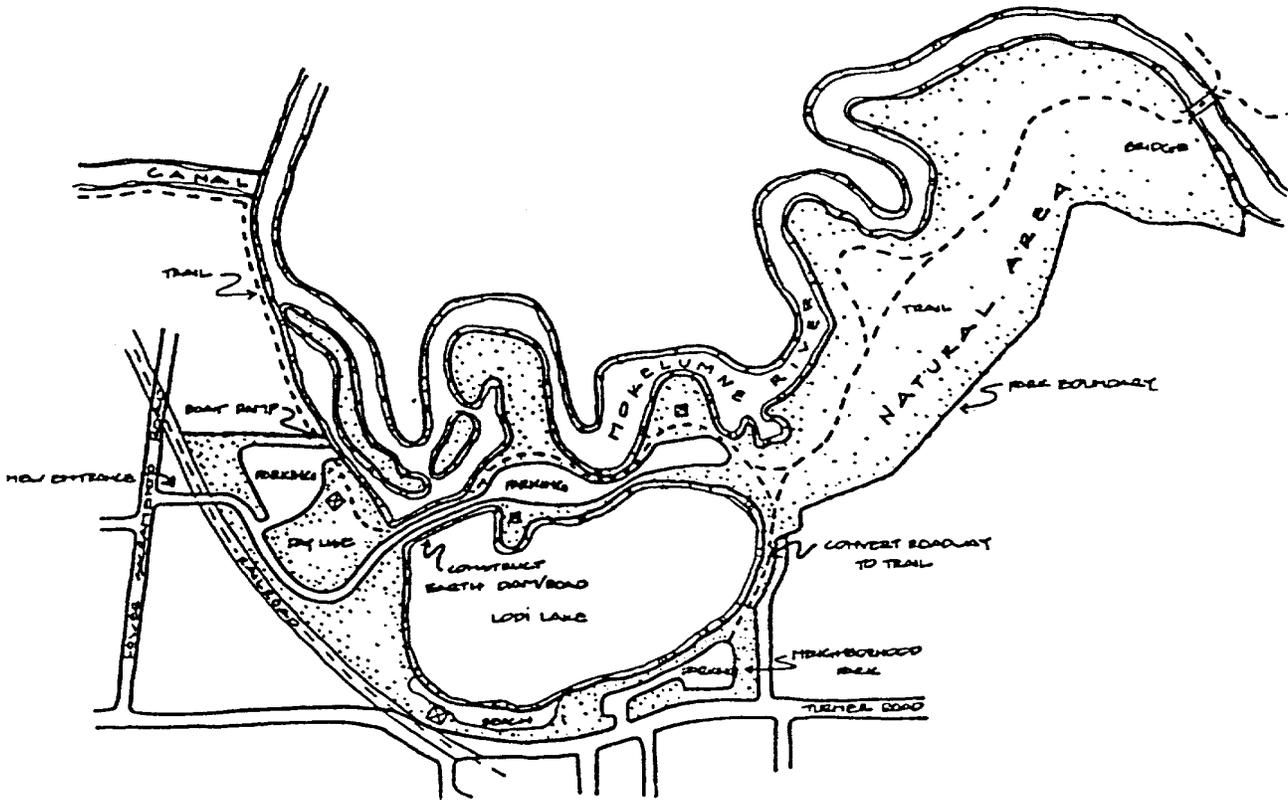
To make the lake more independent of the river, it is recommended that an earth dam be constructed between the lake and the river. This dam would also provide automobile access to the back side of the park. However, by constructing the dam it would require moving the boat ramp to another location. A suggested site is by the new entrance road.

Once the new access to the rear of the park site is completed, the existing road along the east side of the park could be abandoned. This would then eliminate one of the congestion points that now exists. In its place would be a trail connecting the nature area with the front of the park. For the 13 acre undeveloped site, it is recommended that it be developed into a major day use area with the paddle boat and other concessions moved to this location.

For the south side of the park which is currently the entrance to the park, it is recommended that it be designed more for the use of the local neighborhood. Improvements should include removing much of the paved parking, upgrading the playground and providing more passive grass areas between users. See also site N-1 on page _____.

Other minor improvements should include:

- o Create new entrance from the west side
- o Reduce and improve paving in the south parking areas
- o Recontour lake bottom to facilitate drainage and water quality
- o Upgrade the south picnic area
- o Construct new boat house and storage facility on west side
- o Construct a new ranger office and workshop on west side
- o Construct a retaining wall in the beach area
- o Install automatic irrigation system on south side
- o Expand beach area
- o Add restrooms at Hughes Beach
- o Develop a whole new signage system for the park
- o Add new sewer and water service lines
- o Upgrade electrical system in camper area
- o Construct a new trail system throughout the park
- o Add unpaved trails along the dike



Lodi Lake Park Expansion

SPECIAL USE AREAS

Scenic Overlook

Site S-1

3.0 Acres

This site is located on the south side of the Mokelumne River and east of the Southern Pacific Railroad tracks. It is owned by the City and at one time was considered for a riverfront park. However, concern over access and over-use of the park defeated the proposal.

It is recommended that this site be reconsidered for a park. There is very little of the river available to the general public and it would be unfortunate if the entire city population was denied a second riverfront opportunity. It is suggested that this site be developed for passive uses only, such as picnicking and general leisure play. Boating access should be restricted and the overall amount of use could be limited by the design. A subdivision currently under consideration on the west side of the railroad tracks could provide access to the park site.

SUMMARY OF LAND REQUIREMENTS

Site No.	Site	Existing		Proposed			Total Land
		Parks	Basins	Parks	Parks(1)	Basins	
M-1	Candy Cane Park	0.2					0.2
M-2	Century Park	2.5					2.5
SUBTOTAL		2.7					2.7
N-1	Prop. Lodi Lake N. Park (2)						
N-2	Van Buskirk	1.0					1.0
N-3	Prop. Millwood Park			5.0			5.0
N-4	Westgate Park	0.3	5.7		1.9	14.1	22.0
N-5	Henry Graves Park	3.0	12.0				15.0
N-6	Emerson Park	3.0					3.0
N-7	Hale Park	3.1					3.1
N-8	Prop. Lincoln Park			3.0			3.0
N-9	Prop. Cochran Park				6.0	24.0	30.0
N-10	Vinewood Park	0.8	15.2				16.0
N-11	American Legion Park	6.0					6.0
N-12	Blakely Park	10.0					10.0
N-13	Prop. Kettleman Park				5.0		5.0
N-14	Prop. Village St. Park			2.0			2.0
N-15	Prop. Century Meadows				5.0		5.0
N-16	Beckman Park	0.8	15.8				16.6
N-17	English Oaks Commons	3.7					3.7
N-18	Prop. Eastside Park				8.0		8.0
N-19	Prop. Southwest Park				1.0	24.0	25.0
SUBTOTAL		31.7	48.7	10.0	26.9	62.1	179.4
C-1	Prop. Woodbridge Park				20.0		20.0
C-2	Lodi Rec Complex	31.8					31.8
C-3	Kofu Park		10.0				10.0
C-4	Prop. DeBenedetti Park		29.0		10.0	6.0	45.0
C-5	Salas Park	1.0	25.0				26.0
SUBTOTAL		32.8	64.0		30.0	6.0	132.8
R-1	Lodi Lake Park	43.0		13.0			56.0
SUBTOTAL		43.0		13.0			56.0
S-1	Scenic Overlook			3.0			3.0
S-2	Hutchins St. Square	12.0					12.0
S-3	Maple Square (3)	0.6					0.6
S-4	Needham School Site				6.0		6.0
S-5	Pixley Park	1.0	25.0		7.0		33.0
S-6	Park & Rec Office	1.3					1.3
SUBTOTAL		14.9	25.0	3.0	13.0		55.9
OS-1	Lodi Lake Nature Area	58.0					58.0
OS-2	Prop. Mokelumne R. Area (75 Ac) (4)				0.4	10.7	11.1
OS-3	Prop. Arnatz Property						
SUBTOTAL		58.0			0.4	10.7	69.1
TOTAL		183.1	137.7	26.4	80.6	68.1	495.9

- (1) Parks to be acquired with Development Impact Fees
- (2) Part of existing Lodi Lake Park
- (3) Recommend site be sold
- (4) Area under easement - not ownership

SUMMARY OF LAND REQUIREMENTS

The table below summarizes the land requirements needed to develop the plan described on the previous pages. It includes existing park land as well as land reserved for detention basins.

Site	Site	Existing		Proposed		Total Land
		Parks	Basing	Parks	Basing	
M-1	Candy Cane Park	0.2				0.2
M-2	Century Park	2.5				2.5
SUBTOTAL		2.7				2.7
N-1	Prop. Lodi Lake N. Park					
N-2	Van Buskirk	1.0				1.0
N-3	Prop. Millswood Park			5.0		5.0
N-4	Westgate Park	0.3	5.7	1.9	14.1	22.0
N-5	Henry Graves Park	3.0	12.0			15.0
N-6	Emerson Park	3.0				3.0
N-7	Hale Park	3.1				3.1
N-8	Prop. Lincoln Park			3.0		3.0
N-9	Prop. Cochran Park			6.0	24.0	30.0
N-10	Vinewood Park	0.8	15.2			16.0
N-11	American Legion Park	3.0				6.0
N-12	Blakeley Park	7.0				10.0
N-13	Prop. Kettleman Park			5.0		5.0
N-14	Prop. Village St. Park			2.0		2.0
N-15	Prop. Century Meadows			5.0		5.0
N-16	Beckman Park	0.8	15.8			16.6
N-17	English Oaks Commons	3.7				3.7
N-18	Prop. Eastside Park			8.0		8.0
N-19	Prop. Southwest Park			1.0	24.0	25.0
SUBTOTAL		31.7	48.7	36.9	62.1	179.4
C-1	Prop. Woodbridge Park			20.0		20.0
C-2	Lodi Rec Complex	31.8				31.8
C-3	Kotui Park		10.0			10.0
C-4	Prop. DeBenedetti Park		29.0	10.0	6.0	45.0
C-5	Salas Park	1.0	25.0			26.0
SUBTOTAL		32.8	64.0	30.0	6.0	132.8
R-1	Lodi Lake Park	43.0		13.0		56.0
S-1	Scenic Overlook			3.0		3.0
S-2	Hutchins St. Square	12.0				12.0
S-3	Maple Square (0.6 Ac.)			6.0		6.0
S-4	Needham School			7.0		33.0
S-5	Pixley Park	1.0	25.0			3.0
S-6	Park & Rec Office	1.3				1.3
SUBTOTAL		14.3	25.0	16.0		55.3
OS-1	Lodi Lake Nature Area	58.0				58.0
OS-2	Prop. Mokelumne River Area			75.0		75.0
OS-3	Prop. Arnaiz Property			15.0		15.0
SUBTOTAL		58.0		90.0		148.0
TOTAL		182.5	137.7	184.6	67.4	574.2

ADDENDUM NO. 1

to the

Lodi Park, Recreation and Open Space Plan

The following changes were recommended to the draft plan by the Lodi Parks and Recreation Commission on February 2, 1993.

1. Page VIII-26 *Proposed Mokelumne River Riparian Zone*

Remove second paragraph, last sentence that begins with "A proposed trail system"

Add a third paragraph: "Currently the speed generated by power boats on the Mokelumne River is creating conflicts with non power boaters as well as causing river bank erosion. Since the River itself is not in the city limits of Lodi, jurisdiction and control of river use in this area is with the County. With this in mind, it is recommended that San Joaquin County impose a five mile an hour speed limit on the Mokelumne River for that portion located within the Lodi area."

2. Page VIII-27 *Lodi Loop Trail*

Since the Lodi Loop Trail is no longer located along the north side of the Mokelumne River, the concept of a loop trail around the Lodi urban area is no longer feasible. The following changes are recommended:

Remove all references to the Lodi Loop Trail and replace with the following:

Off - Street Trails

The following are recommended trails that would, for the most part, be separated from streets. The routes shown on the Facility Plan indicate a general route only. Specific locations will be established in the land development process.

1. West Side Bypass Trail 4.7 Miles

This paved trail would start at the proposed DeBenedetti Park and travel in a westerly direction to the west side of the planning area. From here, the trail would be directed north, eventually connecting with the Woodbridge Irrigation District Canal. Special design and fencing would be required in this section to assure safety and access by the Irrigation District. The Trail would then continue along the Canal until reaching the Mokelumne River. From here it would travel upstream until reaching the trailhead at Lodi Lake Park.

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2. South Side Bypass Trail 3.0 Miles

This trail would begin at DeBenedetti Park and travel south to the south side of Harney Lane. Since this road is not developed on the south side, the opportunity exists to separate the trail from the roadway.

3. Miscellaneous Off-Street Trails

[Continue with current text]

3. Page IX - 6 Table 34. Priority of Major Capital Projects

Move Scenic Overlook from Priority No. 10 to No. 15.

4. Page VIII-32

Remove Item No. 7 on Page VIII-43 regarding Additional Aquatic Programs and Facilities:

Add a new section beginning at the top of page VIII-32 with:

Indoor Swimming Pool

Currently there is only one public indoor swimming pool in Lodi. It is located at Hutchins Street Square and is used primarily for adults and seniors. The two outdoor swimming pools located at the two high schools are used by the Lodi Swim Club but because of modified year-round school, access to these two pools for training is becoming difficult.

According to the Recreation Needs Assessment (Page V-42), there is enough demand for another indoor swimming pool in Lodi. It is recommended that an ell-shaped indoor swimming pool be considered in the future. The suggested location is the proposed Cochran Park.

With the potential that the net operating cost of this type of facility could exceed \$50,000-\$90,000 annually, it is important that it not be designed and programmed for predominant competitive use. Pools that are the most successful financially are those that are multi-use in nature and attract a large segment of the adult population.

5. Page VIII-32 Indoor Recreation Center

Remove third paragraph that starts out "Two alternative locations....."

Remove all of Page VIII-33

Replace with the following:

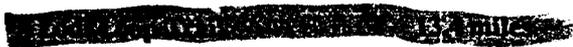
Two alternative locations for an indoor recreation center were studied. The first option was to locate the proposed facility at Hutchins Street Square. From an operation and management point of view, this option had many positive features. At the same time, a master plan for exclusive senior and cultural arts activities has been developed for this site and is being

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3. TRAILS AND PATHWAYS

The Needs Assessment revealed a strong desire on the part of residents of Lodi to have a trail system for walking and bicycling. Unfortunately many of the opportunities have been lost. However, by using undeveloped land, the Mokelumne River corridor, the Woodbridge Irrigation District Canal and existing streets, a city-wide trail system can be developed. The recommended trail system is essentially three types: an off-street loop trail system around the city, a series of off-street connector routes to the loop trail and a series of cross town on-street bicycle paths.

Discussed below are recommendations for a trails system for Lodi. See the Facilities Plan for a graphic description of the trails.



Off-Street

This trail system circles the entire city and for the most part would be separated from streets. All but 2.3 miles of the trail system would be paved; that being the portion on the north side of the Mokelumne River. The primary user of this trail would be walkers, hikers and bicyclists.

Starting at the southwest corner of the community at the proposed Southwest Park (Site N-19), the trail would travel northward through the undeveloped portion of the city or along the edge of the agricultural area. This part of the trail would be paved and would connect two additional parks on the way. Starting at Westgate Park, the trail would use the right of way of the Woodbridge Irrigation District Canal. A bridge crossing would be required to connect to Westgate Park.

The trail would then travel through Lodi Lake Park and the Nature Area. A river crossing is proposed so that the trail can continue on the north side of the Mokelumne River. Once the trail reaches Highway 99, the trail crosses back to the south side of the river.

The east portion of the loop will be paved and located between the freeway and Beckman Road. This segment connects to Pixley Park. The south portion of the loop is recommended for the south side of Harney Lane.

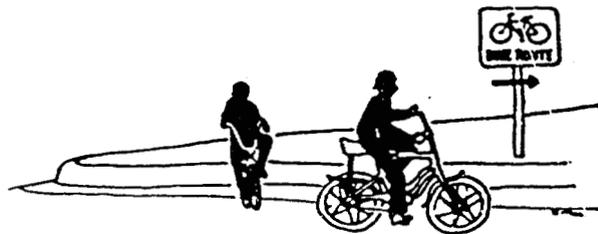
Miscellaneous Off-Street Trails

Salas Park Connector	0.7 Miles	Paved
Beckman Park Connector	1.0 Miles	Paved
Kofu Park Connection	1.4 Miles	Paved
Upstream River Route	1.4 Miles	Unpaved
Micke Grove Park Connector	1.1 Miles	Paved

On-Street Bicycle Routes

The following streets are recommended to be striped and signed for bicycle routes:

Turner Road	3.0 Miles
Elm Street	2.4 Miles
Tokay Street	2.0 Miles
Century Boulevard	2.0 Miles
Stockton Street	3.0 Miles
Ham Lane	3.0 Miles
Lower Sacramento Road	3.2 Miles



4. MISCELLANEOUS OUTDOOR RECREATION AREAS AND FACILITIES

In-Line Skating

In-line skating has become a very popular recreation activity. Because of the speed and maneuverability of these skates, conflicts often occur between skaters and other trail or sidewalk users. Recently, rollerblade hockey has become a new recreation sport and is creating a demand for large paved surfaces.

It is recommended that a large multi-purpose paved court be developed that could be used for volleyball, basketball, hockey and other sports requiring a paved surface. While the ideal dimension for a hockey court is 85' x 200', a compromise size for the above described activities is 70' x 140'. A 6" curb should be constructed around the court to keep the puck (ball) in play. The recommended location for this facility is at the proposed Cochran Park.

Cricket

Cricket is becoming more popular in Lodi as more nationalities move into the area. Currently, this activity is played at Blakely Park on a portion of the Senior Babe Ruth Baseball Field. This is not an ideal location because of the skinned infield. Unfortunately no other parks in Lodi are suitable because of existing sport fields. It is recommended that a multi-use recreation field be developed at the proposed Cochran Park. This field could be used for Cricket as well as soccer or other activity that does not require permanent facilities.

Golf Course

The City recently proposed but did not receive any bids by private contractors to build and operate a small 9-hole golf course on the DeBenedetti parcel. For a community the size of Lodi, it is our opinion that it is not economically feasible to build and operate a golf course of this small size.

It is recommended that the City study the feasibility of building a standard 18 hole golf course on property it owns near the Sewer Treatment Plant west of town. While this location is several miles from Lodi, it has excellent visibility from the freeway and adequate land is available. It is common practice for public golf courses to generate considerable operating revenue.

Outdoor Basketball Courts

The need for outdoor basketball courts is particularly important in Lodi because of the lack of indoor courts. The most successful and heavily used courts are those that simulate full court play and are very visible from the street. Basketball is as much a social event as a recreation activity. Because of this, the court should be near the street where people can see and be seen.

Recommended Basketball Court Locations (Full Sized Outdoor Courts)

Park Site	Site #	Existing	Proposed
Prop. Millswood Park	N-3		1
Hale Park	N-7	1	
Prop. Cochran Park	N-9		1
American Legion park	N-11		1
Blakely Park	N-12	1	
Prop. Century Meadows	N-15		1
Prop. Eastside Park	N-18		1
Hutchins Street Square	S-2	*	
Century Park	M-2	*	

* It is anticipated that the one existing court at Century Park and the two at Hutchins Street Square will be removed.

Tennis Courts

Recommended Tennis Court Locations

Park Site	Site #	Existing	Proposed
Prop. Westgate Park	N-4		2
Hale Park	N-7	2	
Prop. Lincoln Park	N-8		2
Prop. Cochran Park	N-9		3
American Legion Park	N-11	4	
Prop. Kettleman Park	N-13		2
Prop. Village St. Park	N-14		2
Prop. Eastside Park	N-18		2
Prop. Woodbridge Park	C-1		4
Lodi Rec Complex	C-2		2
Kofu Park	C-3	5	
Prop. DeBenedetti Park	C-4		8
Pixley Park	S-5		6
Lodi High School		8	
Tokay High School		10	

Sport Fields

The plan recommends a number of changes to sport fields in Lodi. This includes the development of fields at new sites and the addition, deletion or conversion of sport fields at existing park sites. The basic approach recommended in this plan is to locate similar softball and baseball fields in complexes. If done in this manner, they will be cheaper to build, easier to maintain and manage and more suitable for tournaments. Soccer fields, on the other hand, have been evenly distributed throughout the community. The plan recommends six major sport field complexes. They are:

- | | |
|---------------------------|---|
| Pixley Park | Adult softball and soccer |
| Softball Complex | Womens softball and fast pitch softball |
| Proposed Woodbridge Park | Adult softball |
| Westgate park | Youth baseball |
| Proposed DeBenedetti Park | Senior youth baseball |
| Salas Park | Youth baseball |

Site	Existing Distribution of Fields (Game Fields)				Proposed Distribution of Fields (Game Fields)			
	Youth Softball/ Baseball	Senior Baseball Baseball	Adult Softball	Soccer	Youth Softball/ Baseball	Senior Baseball Baseball	Adult Softball	Soccer
Armory Park			1					
Beckman Park	2				2			2
Blakely Park	1	1			1			
Century School								1
Cochran Park (proposed)								
Ed DeBenedetti Park					2	2		2
Emerson Park	1							
Erma Reese School								1
English Oaks Park	1							
George Washington School								1
Grape Bowl			2				2	
Henry Graves Park					1			2
Kofu Park	1	1		1	1	1		
Lakewood School								1
Lawrence School			3	5	1			1
Leroy Nichols School				3				1
Lodi High School		1		2		1		1
Millswood Park (proposed)					1			1
Pixley Park							4	3
Softball Complex			2				2	
Salas Park	3	1		3	3	1		5*
Senior Elementary School				4				2
Temple Baptist Church			2					
Tokay High School	2	2		1	1	2		1
Vinewood Park	2				2			3
Westgate Park					2			
Woodbridge Park (prop)						2	3	1
Zugo Field		1				1		

* Two temporary fields on street right-of-way property

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The plan recommends a number of changes to sport fields in Lodi. This includes the development of fields at new sites and the addition, deletion or conversion of sport fields at existing park sites. The basic approach recommended in this plan is to locate similar softball and baseball fields in complexes. If done in this manner, they will be cheaper to build, easier to maintain and manage and more suitable for tournaments. Soccer fields, on the other hand, have been evenly distributed throughout the community. The plan recommends six major sport field complexes. They are:

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| Westgate park | Youth baseball |
| Proposed DeBenedetti Park | Senior youth baseball |
| Salas Park | Youth baseball |

How the fields will be specifically allocated is shown in the figure below.

Site	Existing Distribution of Fields (Game Fields)				Proposed Distribution of Fields (Game Fields)			
	Youth Softball/ Baseball	Senior Baseball/ Baseball	Adult Softball	Soccer	Youth Softball/ Baseball	Senior Baseball/ Baseball	Adult Softball	Soccer
Armory Park			1					
Beckman Park	2				2			3
Blakely Park	1	1			1			
Century School								1
Cochran Park (proposed)								1
Ed DeBenedetti Park					3	3		2
Emerson Park	1							
Erma Reese School								1
English Oaks Park	1							
George Washington School								1
Grape Bowl			2				2	
Henry Graves Park					1			2
Kofu Park	1	1		1	1	1		
Lakewood School								1
Lawrence School			3	5	2			2
Leroy Nichols School				3				2
Lodi High School		1		2		2		1
Millswood Park (proposed)					1			1
Pixley Park							5	2
Softball Complex			2				2	
Salas Park	3	1		3	3			5*
Senior Elementary School				4				2
Temple Baptist Church			2				1	
Tokay High School	2	2		1	1	2		1
Vinewood Park	2				2			3
Westgate Park					2			
Woodbridge Park (prop)						2	3	1
Zupo Field		1				1		

5. INDOOR RECREATION CENTER

The survey and workshop meetings revealed considerable interest for an indoor recreation center. The needs assessment indicated a specific need for a gymnasium and places for the city to conduct recreation classes. Currently the City has no indoor facilities and access to school gyms and classrooms is very restricted. The City now leases a portion of the Grape Festival and a small building next to their department for basketball, volleyball and other recreation classes.

Design Requirements for a Successful Indoor Recreation Facility

1. A recreation center should be somewhat centralized in the community and be very visible to the passing public.
2. The facility should provide a wide range of facilities and activities of interest to all age groups.
3. Spaces should be provided for competitive and active sports, passive activities, receptions and general leisure.
4. Multi-use spaces should be favored over single purpose spaces. Flexibility is very important.
5. The building should be attractive with a comfortable environment suitable for both active and leisure activities. Active recreation spaces should be clearly separated from passive spaces.
6. If lease space is developed as part of the facility, it should be considered as temporary and a place for future expansion.
- † 7. Activities and spaces that generate revenue is very important. This will help to offset the operating cost.

An analysis of facility needs and requirements to generate adequate revenue revealed that in order for a center to be reasonably financially successful, the center would compete with Hutchins Street Square.

Two alternative locations for a recreation center were studied. The first option was to locate the proposed facility at Hutchins Street Square. From an operational and financial point of view, this is by far the most desired alternative because it combines all recreation and cultural arts activities into one location. Substantial savings could occur by combining the administrative functions of the two departments. The recreation center could also provide some additional meeting and reception space that is needed in the community. By placing the center on the west side of the site, it would not effect the future expansion of the proposed auditorium. This option also has the advantage of sharing parking facilities between cultural arts activities and recreation activities. It does, however, remove a substantial amount of the open space now occupied by the soccer field. The four elements should include:

2. South Side Bypass Trail 3.0 Miles

This trail would begin at DeBenedetti Park and travel south to the south side of Harney Lane. Since this road is not developed on the south side, the opportunity exists to separate the trail from the roadway.

3. Miscellaneous Off-Street Trails

[Continue with current text]

3. Page IX - 6 Table 34, Priority of Major Capital Projects

Move Scenic Overlook from Priority No. 10 to No. 15.

4. Page VIII-32

Remove Item No. 7 on Page VIII-43 regarding Additional Aquatic Programs and Facilities:

Add a new section beginning at the top of page VIII-32 with:

Indoor Swimming Pool

Currently there is only one public indoor swimming pool in Lodi. It is located at Hutchins Street Square and is used primarily for adults and seniors. The two outdoor swimming pools located at the two high schools are used by the Lodi Swim Club but because of modified year-round school, access to these two pools for training is becoming difficult.

According to the Recreation Needs Assessment (Page V-42), there is enough demand for another indoor swimming pool in Lodi. It is recommended that an ell-shaped indoor swimming pool be considered in the future. The suggested location is the proposed Cochran Park.

With the potential that the net operating cost of this type of facility could exceed \$50,000-\$90,000 annually, it is important that it not be designed and programmed for predominant competitive use. Pools that are the most successful financially are those that are multi-use in nature and attract a large segment of the adult population.

5. Page VIII-32 Indoor Recreation Center

Remove third paragraph that starts out "Two alternative locations....."

Remove all of Page VIII-33

Replace with the following:

Two alternative locations for an indoor recreation center were studied. The first option was to locate the proposed facility at Hutchins Street Square. From an operation and management point of view, this option had many positive features. At the same time, a master plan for exclusive senior and cultural arts activities has been developed for this site and is being

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implemented. Placing a recreation center in this location would require a modification to the master plan. With this in mind, it is recommended that Hutchins Street Square not be considered as the site for the proposed indoor recreation center.

Page VIII-34 -- Remove third paragraph that starts with "Another problem with this site". Replace with the following:

"Because of the anticipated high cost to remodel, it is recommended that the portion of the building now being used for administrative purposes be removed to make way for a new recreation structure. The existing classroom section would remain. A sketch of how this complex might be developed is shown on the next page."

6. Page VIII-42 *Review of the City's Role in the Private Sports Program*

Remove second paragraph that starts out with "In the short term" and replace with the following:

"Because this is a budget vs. service issue, it is recommended that the City review this subsidy issue each year at budget time."

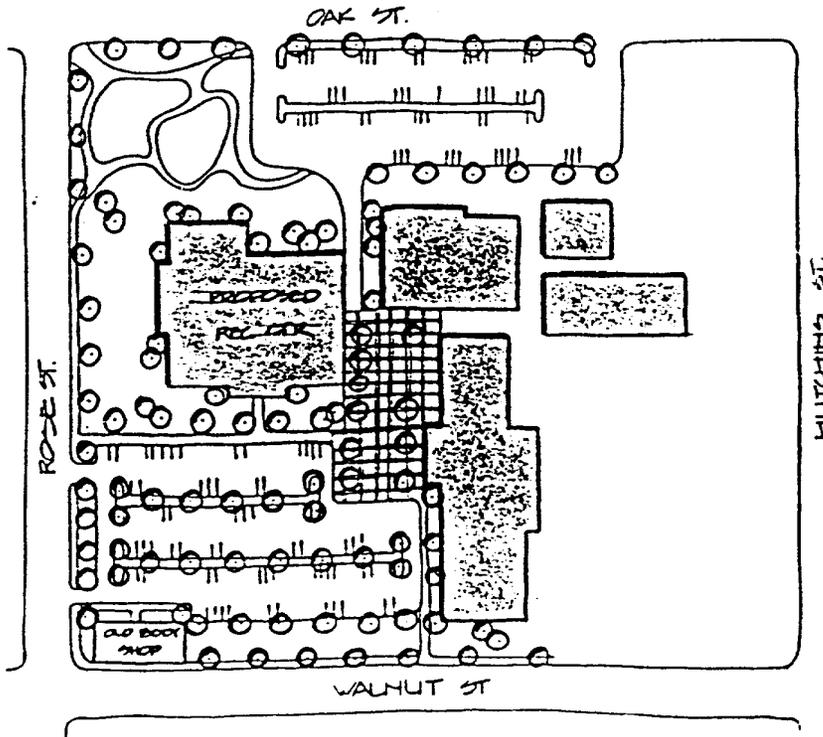
7. Page VII-1 *Neighborhood Parks*

Add to the third paragraph; sixth line and just before the sentence that starts out "If possible"

"All new restrooms should conform to ADA standards."

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Recreation Element	24,000 Square Feet
<ul style="list-style-type: none"> o Teen Center o Shower/Locker Rooms o Fitness/Weight Room o Racquetball Courts (3) o Gymnasium 	
Administrative Element	2,600 Square Feet
<ul style="list-style-type: none"> o Administrative space for the Parks and Recreation Department (excluding the Maintenance Division) 	
Classrooms/Reception	5,300 Square Feet
<ul style="list-style-type: none"> o Small meeting rooms o Recreation classrooms o Reception/multi-purpose room 	
Day Care Center	Existing
TOTAL	31,900 Square Feet



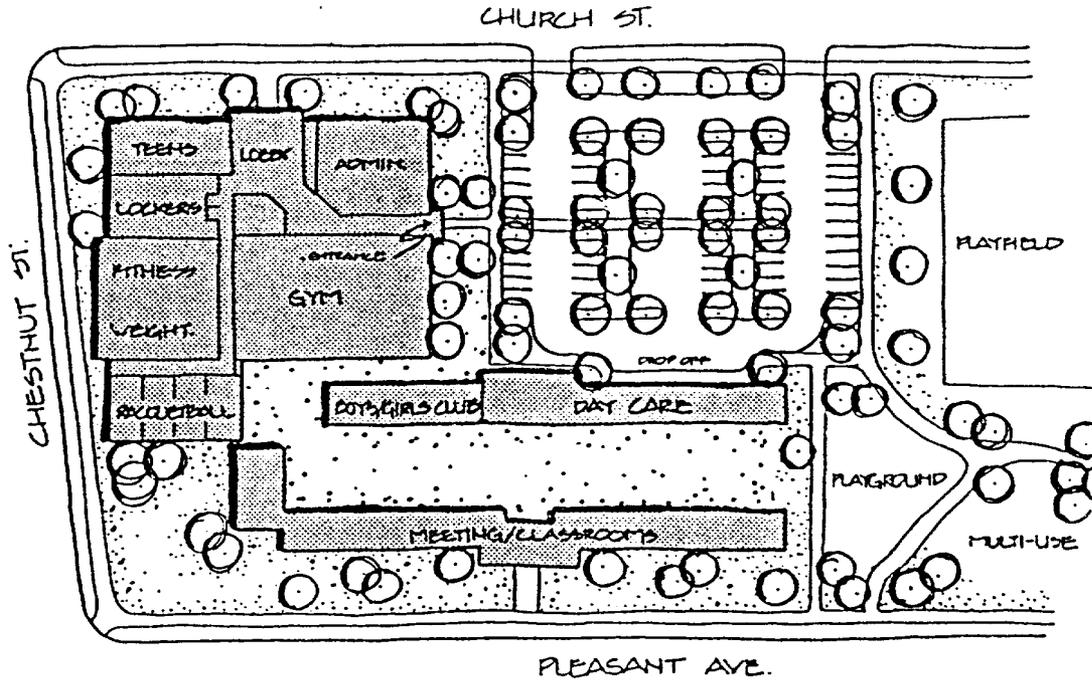
The second option studied was to locate a recreation center at Needham School. In this approach, the city would acquire the site from the Lodi Unified School District and remodel the buildings for a recreation center and day care facility. A new gymnasium would be added to the complex. This site could also become the home for the Boys and Girls Club.

This option has the advantages of ample site size, the opportunity to provide outdoor recreation space and the reuse of an existing facility. Placing the Boys and Girls Club on the site also gives them the opportunity to use city recreation facilities as well. The disadvantage of this option is that a duplication of administrative space would occur and the city would need to purchase the property. There would also be considerable cost in building remodel. It is known that asbestos still exists in parts of the building and this problem will be costly to remove.

Another problem with this site is that in order for a recreation center to operate at a reasonable financial level, it would compete with the activities and spaces found at Hutchins Street Square.

The five elements of the complex would be as follows:

Recreation element	24,000 Square Feet
o Teen Center	
o Shower/Locker Rooms	
o Fitness/Weight Room	
o Racquetball Courts (3)	
o Gymnasium	
Administrative Element	2,600 Square Feet
o Administrative space for the Parks and Recreation Department (excluding park maintenance)	
Meeting/Classrooms	5,300 Square Feet
o Small meeting rooms	
o Recreation class rooms	
o Multi-purpose reception room	
Day Care Center	3,500 Square Feet
Boys/Girls Club	4,900 Square Feet
o Activity rooms	
TOTAL	40,300 Square Feet



6. ADMINISTRATION AND MANAGEMENT RECOMMENDATIONS

The following are suggested changes for managing the Parks and Recreation Department.

1. Develop a new cost accounting system

The recently completed David M. Griffith report demonstrated the difficulty of identifying the costs of the various programs offered by the Parks and Recreation Department. Because the Department is expecting a tighter budget in the future, it needs to have this type of information in order to determine if programs can be cut, fees increased or other changes made.

To obtain this information, an internal method of cost accounting will be required. Costs as well as revenue should be identified for each program. This should also be done for maintenance operations as well. (Refer to Park Maintenance Operations for recommendations on how maintenance costs can be assigned. Also see item #2 below for recommendations on reorganizing the Department.)

2. Create three divisions within the Parks and Recreation Department

Currently the Department is divided into two divisions; a recreation division and a parks division. Within each of these divisions is listed a budget item called administration. Currently the administrative costs of the Director is divided equally between the two divisions. All of the costs of the recreation coordinators are shown in the recreation division under administration. The problem with this approach is that when one analyzes the budget it appears that administration cost is a major part of the budget when in reality this is not true. All of the recreation coordinators are service providers and their costs should be listed under the specific programs they manage. Making these changes will help to identify the true costs of services and reduce the appearance that the Department is top heavy in administration.

3. Prepare a Zero Based Budget

Because the Department is facing significant cuts in its budget, now is the time to develop a budget based on projected costs for each item rather than just adding or subtracting a percentage from last year's budget. This process will help to weed out costs that are excessive and force an evaluation of each service offered by the department.

7

4. Emphasize the Importance of Revenue

When budgets get tight, the first thought is to cut costs. However, increasing revenue can have the same net result. In Lodi, the revenue rate is only 16 % which is considered to be very low. While part of the reason for this low rate is the lack of revenue producing facilities, another primary reason is that the Department charges very little for its services. It is not uncommon for the recreation division of a parks and recreation agency to nearly break even on its operation. But it does require a diligent effort to control costs and generate revenue where it can.

In the past, Lodi has not concerned itself with this issue and instead felt that the level of service was more important than the cost. This is now changing and the staff needs to understand that in order to keep in business it must operate in a very efficient manner.

5. Annual Goals and Work Program

Each year at the beginning of the budget process, the staff of the Parks and Recreation Department should set goals and specific work tasks for the forthcoming year. This process gives the staff direction on what is to be accomplished for the year. At the end of the year an evaluation should be made to determine if the goals were met.

6. Prepare Department Policy Manual

To help maintain a level of consistency, a policy manual should be prepared that deals with the various operations managed by the Parks and Recreation Department. Once in place, it will help the staff to administer the various programs and help eliminate small issues becoming big ones at the City Council level.

7. Move the Park and Recreation Department

It is recommended that when a new recreation center is built, the administrative staff and the Recreation Division move into this facility. This then makes the present site entirely available for the Park Maintenance Division.

8. Develop a Marketing Plan

To promote more interest in programs and services, the Department should aggressively promote and market its recreation services. This marketing effort should include:

- o Special news releases
- o Increased advertisements on special recreation activities.
- o The use of attention devices to promote activities.
- o Preparation of individual brochures describing special facilities, programs or activities.

9. Annual Report

The Department should prepare an annual report describing the activities, participation levels and changes and other operating information that occurred over the past year. This document should be prepared in a professional manner and widely distributed. It is a very valuable document at budget time.

7. PARK MAINTENANCE OPERATIONS

1. Increase the Ratio of Seasonal to Permanent Personnel

Currently, the Department maintains a fairly high ratio of permanent employees. With the anticipated budget reductions, the current intent is to reduce the amount of seasonal employees. While it is admirable to maintain its permanent work force, in the long term the City should replace departing permanent employees with seasonal employees. The cost savings can be substantial. For instance, a seasonal employee may cost the City about \$7.00 per hour including benefits, but a permanent employee may be as much as \$22.00 per hour.

The downside of this approach is that seasonal employees need more direction and often do not return the second year (the average is about 25-30%). This approach would require more training on the part of the permanent crew to become crew chiefs.

2. Develop a Park Maintenance Management Plan

It is recommended that the Department develop a park maintenance plan. With this concept, maintenance and time standards are established, priorities are identified and yearly work schedules prepared. By approaching park and facility maintenance on a systematic basis, crisis planning can be reduced and maintenance tasks spread out more evenly over the year. The result can be a reduction in costs while maintaining the same level and quality of maintenance.

3. Sports Field Maintenance

Each year the Maintenance Division renovates, to a certain extent, every infield of every baseball and softball field used by the City. This amounts to about 22 fields every year. Most renovation is directed towards eliminating a "lip" caused by infield material pushed to the edge of the grass. If left long enough, this lip can cause the ball to bounce up into the face of the player. There are many causes of this lip to form including improper dragging of the fields and just normal play. On the weekends, the fields are often prepared an excessive number of times. Also by allotting too little time, the infield material is often thrown into the grass by dragging at too high rate of speed.

To remove this lip, the sod adjacent to the infield is lifted, the extra material removed and the sod replaced. Last year the Maintenance Division had five seasonal employees spend three months at this task.

While this level of service is excellent, it is quite costly. Part of the problem can be alleviated by allotting more time to drag a field and dragging less times. To help cut costs in this area, it is recommended that field renovation be spread out over a three year period.

4. Change the Work Crew Format

Currently the Maintenance Division assigns some personnel permanently to one facility while others work on roving crews. It is our observation that while the level of maintenance is higher where personnel is assigned to one facility, the cost is also higher.

Except for the mowing crews, it is recommended that the maintenance staff be assigned to crews of two persons with each assigned one utility vehicle. Crews can be assigned to specific areas of their expertise or they can be assigned a series of parks. By combining the right personnel to a crew, considerable more work can be achieved.

5. Offer Incentives for Skill Improvements

It has been our observation that the reason for many practices in the Department is that "it always been done that way". This is especially true in the Maintenance Division. It is recommended that the staff be encouraged to attend special training programs and look at new ways of maintaining and managing park and recreation facilities. To encourage the staff to attend and successfully complete a training program, the City should pay for the education and provide salary incentives.

6. Contract Out Some Maintenance Services

It is recommended that the Maintenance Division consider contracting out some of its maintenance tasks. Some tasks such as restroom cleaning, garbage pickup and other work that is labor intensive and does not require a special skill can be completed considerably cheaper by a private contractor. Some tasks, such as mowing that requires special equipment, is often not any cheaper.

Some communities have gone heavily into contract services. Some have been successful while others have not. This approach requires a very specific set of specifications and city personnel need to monitor the contractor's operation on a daily basis.

7. Park Security

Some communities in Southern California and even in the Sacramento area have experienced considerable problems with gangs and other undesirables in the parks. Lodi has been fortunate in that serious problems have not yet arrived.

The Parks and Recreation Department currently has unarmed security patrols. While there are often requests to place armed security personnel in parks, the City should resist this approach. This can be a high liability risk and should be left to the Police Department.

Because of these concerns for personal safety, parks need to be designed and maintained differently than they have in the past. Parks need to be open and visible. The use of landscape screens to divide use areas are not now recommended and buildings need to be placed so that the entrance faces a public view. These and many other design issues need to be considered when any new park in Lodi is developed.

8. RECREATION PROGRAM AND SERVICE RECOMMENDATIONS

The City currently offers a fairly extensive recreation program although the emphasis has always been in the area of organized sports. Some of the additions and changes that should be considered in the recreation program are:

1. Area of Service

As stated earlier in this report, the Parks and Recreation Department serves an area much larger than the city itself. In fact nearly 30% of the users come from outside the city limits. Because of the Department's budget squeeze, it will not be able to build facilities and serve the residents who live outside the city unless some financial assistance occurs.

There are two financial issues associated with the above problem. The first is that outside residents do not pay most city taxes and as a result do not pay an equitable amount of the recreation program costs. The registration fee for most programs does not cover the actual cost of the program. The second issue is the capital cost of building facilities. This cost is borne exclusively by city residents.

To pay for programs and services by residents living outside the city, the following approach is recommended:

1. The County should initiate and collect impact fees for any residential development occurring outside the city limits but within the recreation service area of Lodi. This money would be used to build sports fields and indoor recreation facilities. The fee would not apply to general construction. It is assumed that all sport facilities would be located within the planning area of Lodi.
2. County residents living in the service area but outside the city limits should be asked to create a special recreation taxing district. This taxing district would raise revenue for the operation of sport fields, indoor facilities and recreation programs within the Lodi area.

This approach places the burden on the non-resident users to tax themselves to use city facilities. If they refuse, then the city should serve its residents only.

2. Fees and Charges Policy

The City needs to continue to review its fees and charges policy. Once costs and revenue can be determined for each program, a better assessment of fees can be determined. Also the City needs to go on record as to its policy on subsidizing the various programs it offers.

3. Change to a Quarterly Attendance Report

Currently the Recreation Division prepares a monthly report on the number of participants in each of its programs. This approach is time consuming and somewhat difficult. By changing to a quarterly report, a more accurate accounting can be made at much less effort.

4. Balance the Recreation Program

The recreation program is heavily oriented to organized sports. Most of the effort in past years has been to build sport fields rather than any indoor recreation facilities. While it is not to say that organized sports is very important in Lodi, more emphasis should be placed on other programs as well. The Department should consider the needs of all residents of the area.

5. ~~Review the City's Role in the Private Sports Program~~

Lodi has a unique partnership with BOBS and the Lodi Swim Club. These two private groups provide an extensive high level competitive youth sports program. The City shares in these programs by providing administrative and other costs amounting to about \$175,000 annually for BOBS and \$30,000 for the Swim Club. The actual cost is much higher if actual facility maintenance was added in. It is our opinion that this amount of subsidy to a competitive program is excessive.

In the short term, the City should reduce this subsidy by half but in the long run, these two private groups should independently run their own program and the City provide field maintenance. The private groups should do their own field preparation for games. For the Swim Club the City should make its own outdoor pool available to them but not pay for rental of the school pool.

implemented. Placing a recreation center in this location would require a modification to the master plan. With this in mind, it is recommended that Hutchins Street Square not be considered as the site for the proposed indoor recreation center.

Page VIII-34 - - Remove third paragraph that starts with "Another problem with this site". Replace with the following:

"Because of the anticipated high cost to remodel, it is recommended that the portion of the building now being used for administrative purposes be removed to make way for a new recreation structure. The existing classroom section would remain. A sketch of how this complex might be developed is shown on the next page."

6. Page VIII-42 *Review of the City's Role in the Private Sports Program*

Remove second paragraph that starts out with "In the short term" and replace with the following:

"Because this is a budget vs. service issue, it is recommended that the City review this subsidy issue each year at budget time."

7. Page VII-1 *Neighborhood Parks*

Add to the third paragraph; sixth line and just before the sentence that starts out "If possible"

"All new restrooms should conform to ADA standards."

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6. Cultural Arts

When Hutchins Street Square was created, the understanding was that this organization would offer a complete community arts program. Prior to this, cultural arts programs were offered by the Parks and Recreation Department. Unfortunately, Hutchins Street Square is not meeting the needs of all age groups and interests. Many of the cultural arts programs, especially those related to instruction, education and general appreciation classes, are not being offered. Without a community arts plan, the intent and goals of this program are unclear.

The City needs to decide how all of the cultural arts needs in the community will be met. This could be achieved by one city department or continue as it has in the past. However, the most important task at hand is for the two departments to meet and decide how and who will provide all of the cultural arts needs in the community.

7. Additional Aquatic Programs and Facilities

Currently there are two outdoor pools at Blakely Park, one each at the two high schools and an indoor pool at Hutchins Street Square. Outdoor swimming also occurs at Lodi Lake Park. A majority of pool use at the Blakely Park and Tokay High School is for a competitive program sponsored by the Lodi Swim Club.

While it is true that there is not an outdoor swimming pool on the west side of Lodi, there are many opportunities to swim in the community. Adding another pool to this area would be a nice feature but would be very costly to build and maintain. In light of all the other recreation facilities that are needed in Lodi, another swimming pool seems like a luxury.

8. Additional Recreation Programs

While the lack of facilities restricts the addition of some programs, there are options and approaches that should be considered. It is important to note that expanding the recreation program does not necessarily mean increasing the operating budget. In most cases, registration fees will pay for all of the program costs. Some of the new programs the City should consider are:

- o Provide a day care program for school-age children for the time immediately before and after school. Some of this service is offered as an after school program during the summer only.

- o Offer an indoor playground program utilizing the gymnasium floor at the Grape Festival grounds. The portable gym is not used in the morning hours and could be available for other activities. This program is a parent supervised non-structured activity. Essentially, the city would provide the space and some play equipment. Parents would pay a fee (approximately \$2) to use the facilities. This program can be quite successful during the winter months.
- o Provide speciality cultural arts programs in the area of instruction, general appreciation and education.
- o Develop an outdoor education and interpretation program. Currently, a very limited program is offered in the summer months at the Discovery Center at Lodi Lake Park. This program should be expanded to include tours and education as well.
- o Offer a very limited senior program oriented to outdoor health and fitness programs.
- o Develop a teen program for non-structured activities and counseling.
- o Offer education and technical training programs. This program is sometimes offered by the Lodi Unified School District, but its results have not been consistent.
- o Expand the number of special events. Special events can reach a large portion of the community at relatively little cost. It is also an opportunity for the Parks and Recreation Department to expand its visibility in the community.

9. MEETING ADA REQUIREMENTS

In 1990, Congress passed the Americans with Disabilities Act (ADA), which is the most recent in a series of laws relating to handicap access. The intent of this law was to strengthen the accessibility requirements for all facilities used by the public. As it relates to park and recreation facilities, the law is intended to insure that a person with a disability has the same opportunity to achieve their recreation goals as those without a disability.

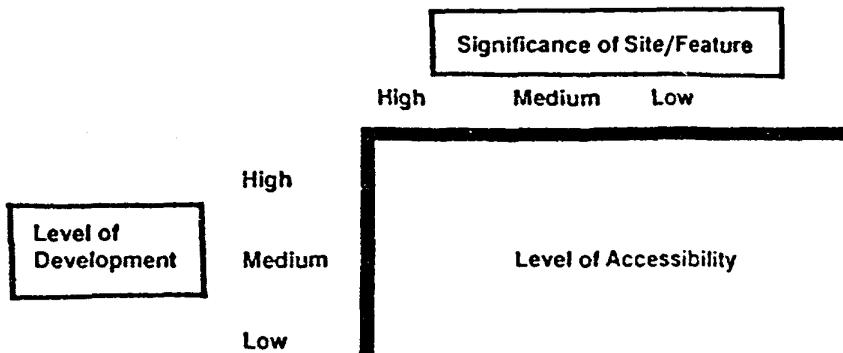
Essential to the ADA is the belief that services, programs and facilities shall be provided in the most *integrated* setting possible. A public agency is not obligated to guarantee participation but to only provide the opportunity. In addition, structural changes are not necessarily required if other methods will result in equal access.



The definition of disability varies widely and includes a variety of impairments and limitations. This includes people with mobility impairments, visual limitations, hearing impairments, mental retardation, learning impairments and emotional disabilities. In addition, it includes elderly citizens as well as people with temporary disabilities, such as a broken arm or leg. It is estimated that 57% of the population has some sort of disability or physical limitation.

Meeting ADA Requirements for Existing Facilities

The approach to meeting accessibility requirements for existing park and recreational facilities is based on the significance and/or relative level of development of the site. The more significant and intensively used a recreation area becomes, the greater the accessibility must become. Recreation areas that are highly developed such as neighborhood parks, community parks or special use areas require a high level of accessibility. These types of recreation areas should be accessible to people with all types of disabilities. In contrast, very passive areas, such as natural open space that has little development and seldom used, requires less accessibility. Determining the level of access is shown by the figure on the next page.



Where evaluation of existing facilities becomes difficult is when an accommodation would result in a substantial economic burden or would require a major change to the nature of service. Under these conditions, a park and recreation agency may refuse to make the accommodations. However, determining a substantial economic burden is difficult. Factors that should be considered include: the cost of change as it relates to the overall operating budget of the agency, the actual cost of the change, the number of individuals who would benefit and the availability of existing funds within the current operating budget.

A majority of the parks in Lodi will require significant modifications to comply with the new ADA requirements because the parks are highly developed and extensively used.

Meeting ADA Requirements for New Facilities

Meeting ADA requirements for new development is easier and slightly different. The development of new parks and recreation facilities allows a greater flexibility in terms of design opportunities for disabled. Because the intent of ADA is to provide a disabled person with the opportunity to experience a full range of recreational opportunities, new park and recreation facilities should be designed to provide experiences for all ability levels. Individuals with disabilities who enjoy a challenge should be accommodated as well as those who prefer easier outdoor recreation experiences. Ideally, individual sites should provide a full range of opportunities for those disabilities.

However, due to size and physical characteristics of some sites, offering a variety of ability levels is not always possible. Due to their size, larger sites often have a greater opportunity for accommodating varying levels of development and as a result may require greater accessibility. In general, recreational facilities should provide the highest *practical* level of access to people with disabilities. Keep in mind, however, that access to facilities may be limited due to physical features of the site.

Accessibility Requirements

The following is the basic accessibility requirements as identified by the Uniform Federal Accessibility Standards. These standards should be modified according to the level of accessibility required of the site.

1. **Parking/Access Routes**
 - o One designated handicapped space per 25 total spaces.
 - o Eight wide parking space with 5' wide access aisle for cars and 8' access aisle for vans.
 - o 50% of handicap spaces for cars and 50% spaces for vans.
2. **Pathways/Trails/Ramps**
 - o A handicap accessible pathway must be provided to all features of the park.
 - o Ramp required if slope is greater than 1:20 (5%).
 - o Maximum slope on ramp is 1:16 (6.25%).
 - o Ramp landings 5 feet by 5 feet for every 30 inch rise.
 - o Ramp width is 3 feet minimum.
 - o Two inch high curbs are required along edge of ramp.
 - o Ramps must have a hard non-slip surface.
 - o Handrails are required on ramps and trails with steep cross slopes.
 - o Pathways and trail grades should not exceed 1:20 (5%).
 - o Width of pathways and trails for one-way access is 4 feet and for two-way is 5 feet.
 - o Tactile warnings should be provided along surfaces of potentially dangerous areas.
3. **Fishing Facilities**
 - o The connection between the fishing pad and pathway should be hard surfaced.
 - o A curb and/or railing should be provided at water's edge.
 - o Two accessible fishing stations are required for each accessible parking space.
 - o Each fishing station should consist of 4 linear feet of fishing area on a dock or 5 linear feet of fishing area on shore pads.
 - o Shade and shelter should be provided for each station.

4. **Boating Facilities**
 - o Docks, piers and gangways must meet accessible pathway and ramp requirements.
 - o Curbs and/or railings are required.
5. **Restrooms**
 - o Connection between restrooms and pathway should be hard surfaced.
 - o Facilities such as toilets, stalls and sinks should be designed to meet accessible requirements.
6. **Playgrounds**
 - o Connection between playground and parking should be hard surfaced and meet required design standards.
 - o Entrance to the playground should be appropriately signed.
 - o Pathway from the entrance of the playground to the primary play areas shall be fully accessible.
 - o At least 30% of the play equipment shall be accessible and easily reached from the playground path of travel.
 - o The playground equipment should encourage interaction between children with and without disabilities.
 - o The sensation of activity (such as swinging, spinning etc.) shall be equally available to those with disabilities.
 - o Surface material beneath the play equipment should be firm and level to permit unassisted travel by a person in a wheelchair.
7. **Picnic Areas**
 - o Locate on level grade.
 - o Pad beneath the picnic pad should be hard surfaced.
 - o Connection between picnic pad and pathway should be hard surfaced.
 - o Facilities such as tables, benches and grill should be designed to meet accessible requirements.
8. **Beach/Waterfront**
 - o Some portion of the beach must be firm to the water's edge.
 - o Access into the water must be firm and safe.
9. **Information/Signage**
 - o Site information related to accessibility should be made available in public documents.
 - o If the park has an entrance that is not accessible, then a sign must be provided indicating where an accessible entrance is located.
 - o Site signage is required that designates if the park is accessible for those with disabilities.
10. **Miscellaneous Facilities**
 - o Conveniences such as drinking fountains must be located along a walkway and accessible to the disabled.

SECTION IX

ACTION PLAN

JAN. 20 1993

SECTION IX ACTION PLAN

INTRODUCTION

Recommendations for park sites, trails, open space and other facilities are identified in Section VII of this report. Resources to develop these improvements are identified in this section and will come from many sources. Some of these funding sources are new to the City whereas others have been utilized in the past. The intent of this section of the plan is to identify a six year strategy for funding park and facility improvements. This strategy identifies when a certain action should occur and the source of funding. The summary of this planning process is shown in the six year capital improvement plan identified in Table 34 listed on page IX-6.

CRITERIA FOR PRIORITIZING PROJECTS

The following criteria are recommended for prioritizing projects in the capital improvement plan. The listing of criteria are not in any priority.

- o The acquisition of park property should occur ahead of development and have the highest priority. Park development will occur as grants or development impact fees become available.
- o The right of public access to the Mokelumne River should have a high priority.
- o Trail development should be an on-going process.
- o The development of sports fields should have a medium priority because facilities already exist.
- o The development of a recreation center should have a high priority because location of a site needs to be determined now. This is especially true if the Needham School site is selected.
- o The acquisition of park property at Lincoln School should have a very high priority because of impending decisions regarding this site by the school district.
- o The further development of Lodi Lake Park should have a high priority because of the city has received a grant for boat ramp improvements. A new master plan needs to be developed immediately.
- o Further exploration of the feasibility of developing a golf course should have a medium priority.

FUNDING SOURCES

1. Utility Tax

This tax could have raise several million dollars annually. Some of this money could have been targeted for park and facility improvements. The tax can be imposed on electrical, water, telephone, gas and cable TV service. State enabling legislation permits a maximum rate of 7%.

2. Park-in-Lieu Fees

The intent of this concept is to acquire or set aside park land at the time of subdivision approval. The subdivider may pay a fee based on the number of housing units proposed or dedicate land of equal value. All money collected must be spent within a benefit area of the project. The City already has this program in place.

3. Park Development Fees

The focus of The Park Development Fee is to provide money for the development of park sites. These fees can be used city-wide and can supplement the in-lieu fee. The Park Development Fee cannot be used for maintenance or recreation programs. They are paid by the homeowner at the time of purchase. The City already has this program in place.

4. Real Estate Transfer Tax

This is a new type of tax imposed when real estate is bought or sold. It can be imposed on certain types of transactions or for all sales. The money collected can be used for recreation projects as well as for other types of city improvements.

5. General Obligation Bond

These are voter approved bonds with the assessment placed on r property. Passage requires a 66 2/3rds majority approval by the voters. In California, this is a very difficult type of measure to pass.

6. Landscape and Lighting Act

This funding mechanism allows the City to assess housing units or land parcels on an even-value basis regardless of the assessed valuation. The assessment money can be used for park land acquisition, development and/or maintenance. The City can choose to use the revenue on a pay-as-you-go basis or can sell bonds in order to receive a lump sum amount. The

bonds are then paid back from the annual revenue generated from the assessment.

This act has become very popular in recent years. It does not require voter approval unless 50% of the affected residents oppose the assessment.

7. Joint Public/Private Partnership

This concept is relatively new to park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a private corporation to help fund, build and/or operate a public facility. Generally, the three primary incentives that a public agency can offer is free land to place a facility (usually a park or other piece of public land), certain tax advantages and access to the facility. While the public agency may have to give up certain responsibilities or control, it is one way of obtaining public facilities at a lower cost.

8. Certificates of Participation

This is a lease-purchase approach in which the City sells Certificates of Participations (COP's) to a lending institution. The City then pays the loan off from revenue produced by the facility or from its general operating budget. The lending institution holds title to the property until the COP's are repaid. This procedure does not require a vote of the public.

9. Revenue Bonds

This concept is somewhat similar to Certificates of Participation except it requires voter approval and as a result the interest costs are less. Revenue from the operation of the facility is used to pay for capital cost and debt service.

10. Land and Water Conservation Fund

This is a federal grant program for the acquisition and development of parks and open space. At one time this was a significant funding source but over the years the federal government has found ways to divert the money to other programs. It requires a 50% local match.

11. Roberti/Zberg/Harris Urban Open Space and Recreation Grant Program

This is a state funded program with sources coming from vehicle license registration, cigarette tax and other sources. About 83% of the allocated amount is distributed to public agencies on a per capita basis and 17% is distributed in a statewide competition. This program requires a 30% local match and may only be used for acquisition and development.

12. Special Legislative Appropriations

These are special appropriations created during the state budgeting process. They are based on the ability of local legislators to influence spending for projects in their community. Based on the current financial condition of the state, it is doubtful if this program will be popular for the next several years.

13. Private Grants and Foundations

Private grants and foundations provide money for a wide range of projects. They are sometimes difficult to find and equally difficult to secure because of the open competition. They usually fund unique projects or ones of extreme need.

14. HUD Grants

Grants from the Federal Department Of Housing and Urban Development for a wide variety of projects. Most are distributed in the lower income areas of the community. Grants can be up to a 100%. Generally, areas east of the railroad tracks are eligible for this program. Hale Park improvements were funded by this program.

15. Transfer of Development Rights

A process wherein the development rights of a specific parcel of desired open space land is transferred to a second parcel of land more suitable for development. The second parcel is then permitted a higher level of development. If the two parcels are owned by two different land owners, the increased value of the second parcel is given to the owner of the first parcel.

16. Urban Forestry Grants

There are two funding grant programs in the area of urban forestry. The first is funded by the U.S. Small Business Administration and provides grants to purchase and plant trees. Urban street tree planting programs are sometimes funded by this method.

17. Intermodal Surface Transportation Efficiency Act (ISTEA)

California could receive more than \$200 million over a six year period for transportation enhancement activities and facilities. Some of the eligible projects include trail systems for pedestrians and bicycles, acquisition of scenic easements, landscape and other scenic beautification and mitigation of water pollution due to highway runoff. This program is administered by

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19. Intermodal Surface Transportation Efficiency Act (ISTEA)

California could receive more than \$200 million over a six year period for transportation enhancement activities and facilities. Some of the eligible projects include trail systems for pedestrians and bicycles, acquisition of scenic easements, landscape and other scenic beautification and mitigation of water pollution due to highway runoff. This program is administered by the California Department of Transportation (CALTRANS). Currently, this agency is preparing guidelines for administering the program. While no rules have been set, it is expected that these grants will require a local match of 15-20%.

2. South Side Bypass Trail 3.0 Miles

This trail would begin at DeBenedetti Park and travel south to the south side of Harney Lane. Since this road is not developed on the south side, the opportunity exists to separate the trail from the roadway.

3. Miscellaneous Off-Street Trails

[Continue with current text]

3. Page IX - 6 Table 34, Priority of Major Capital Projects

Move Scenic Overlook from Priority No. 10 to No. 15.

4. Page VIII-32

Remove Item No. 7 on Page VIII-43 regarding Additional Aquatic Programs and Facilities:

Add a new section beginning at the top of page VIII-32 with:

Indoor Swimming Pool

Currently there is only one public indoor swimming pool in Lodi. It is located at Hutchins Street Square and is used primarily for adults and seniors. The two outdoor swimming pools located at the two high schools are used by the Lodi Swim Club but because of modified year-round school, access to these two pools for training is becoming difficult.

According to the Recreation Needs Assessment (Page V-42), there is enough demand for another indoor swimming pool in Lodi. It is recommended that an ell-shaped indoor swimming pool be considered in the future. The suggested location is the proposed Cochran Park.

With the potential that the net operating cost of this type of facility could exceed \$50,000-\$90,000 annually, it is important that it not be designed and programmed for predominant competitive use. Pools that are the most successful financially are those that are multi-use in nature and attract a large segment of the adult population.

5. Page VIII-32 Indoor Recreation Center

Remove third paragraph that starts out "Two alternative locations....."
Remove all of Page VIII-33
Replace with the following:

Two alternative locations for an indoor recreation center were studied. The first option was to locate the proposed facility at Hutchins Street Square. From an operation and management point of view, this option had many positive features. At the same time, a master plan for exclusive senior and cultural arts activities has been developed for this site and is being

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PROJECT PRIORITIES

Listed below are the projects described in the plan with the highest priority. While these projects should be funded in sequence, the priorities can change as land and/or funding becomes available. This list should be reviewed and updated each year.

Table 34
Priority of Major Capital Projects
Parks, Recreation and Open Space Plan

Priority	Project	Cost	Improvements	Funding Source *
1	Lodi Lake Park - Phase 1	\$338,700	Earth Berm, boat ramp	
2	Lodi Lake Access	58,000	New access to west side	5
3	Lincoln School Acquisition	-	Acquisition	16
4	DeBenedetti Park Acquisition	1,568,000	Acquisition	2, 3
5	Pixley Park Acquisition	280,000	Acquisition	2, 3
6	Indoor Rec Center Study	50,000	Feasibility Study	6
7	Lodi Loop Trail - Phase 1	94,900	Lodi Lake - Westgate Park	19
8	Mokelumne River Access	-	Public access to north side	
9	DeBenedetti Park - Phase 1	3,500,000	4 fields + support facilities	2,3
10	Scenic Overlook	258,800	Development	5
11	Lodi Loop Trail - Phase 2	238,000	Westgate P to DeBenedetti P.	19
12	Lodi Lake Park - phase 2	1,121,000	Development of west side	2,3
13	Millswood Park Acquisition	-	Joint agreement to develop	2,3
14	Lincoln School Park	230,000	Development	16
15	Indoor Recreation Center	4,500,000	Development	1, 2, 3
16	Tokay Street Bicycle Path	20,000	L. Sac. Road to Highway 99	19
17	Eastside Park Acquisition	690,000	Acquisition	2, 3
18	Lodi Lake Park - Phase 3	64,000	Entrance; parking	5
19	Emerson Park	350,700	Rehabilitation	12, 15, 20

* Refer to three previous pages

OPERATIONAL IMPACTS

As the projects shown in Table 34 above are developed, the City can expect an increase in operational costs related to park maintenance and staff administration. Shown on Table 35 on the next page are the expected operational costs as the projects come on line

Table 35
Added Maintenance and Operational Costs
Park, Recreation and Open Space Plan

Project	Added Maint. & Operational Cost	Accumulative Costs
Lodi Lake Park - Phase 1	-	-
Lodi Lake Access	-	-
Lincoln School Acquisition	-	-
DeBenedetti Park Acquisition	-	-
Pixley Park Acquisition	-	-
Indoor Rec Center Study	-	-
Lodi Loop Trail - Phase 1	5,300	5,300
Mokelumne River Access	-	-
DeBenedetti Park - Phase 1	160,000	165,300
Scenic Overlook	24,900	190,200
Lodi Loop Trail - Phase 2	16,400	206,600
Lodi Lake Park - phase 2	82,550	289,150
Millswood Park Acquisition	-	-
Lincoln School Park	16,600	305,750
Indoor Recreation Center	150,000	455,750
Tokay Street Bicycle Path	-	-
Eastside Park Acquisition	-	-
Lodi Lake Park - Phase 3	-	-
Emerson Park	-	-

FUNDING RECOMMENDATIONS FOR PARK MAINTENANCE AND OPERATIONS

The City needs to be aware that as more park and recreation facilities are made available, a corresponding increase in maintenance and operational costs will occur. It should not expect to absorb these added costs by decreasing the current level of maintenance.

There are, however, several funding alternatives available for both short term and long term financing. One of the short term approaches is a one year serial levy. This would need to be approved by the voters but is sometimes used when a critical situation occurs.

A more equitable and feasible solution is to develop a Landscape and Lighting District. This is discussed on page IX-3.

APPENDIX

ANALYSIS OF CITY RECREATION AREAS AND FACILITIES

AMERICAN LEGION PARK

5.6 Acres

This 5.6 acre park is located at the corner of Hutchins Street and Vine Street and is bordered by two streets and residential housing on the other. The primary access to the site is off Vine Street. Presently, there is no off-street parking associated with the park.

The site is generally level with large trees scattered throughout the site, particularly in the picnic area. The park contains four lighted tennis courts, a children's playground, an open lawn area, a small restroom/recreation center called the Lee Jones Recreation Building. Paved pathways connect the various activity spaces together.

There is some opportunity to add activity spaces but would require the consolidation or moving of the playground. Before this is done, one needs to evaluate the need for more facilities against the potential of overcrowding the park. The irrigation system also needs upgrading because of inadequate coverage and lack of water pressure. Aside from the irrigation system, the overall condition of the park is quite good.

ARMORY PARK

3.2 Acres

This 3.2 acre park is located off Stockton Street and Lawrence Avenue, just north of the Armory Building. It is primarily a softball field and nothing else. Currently, there is no off-street parking in the park although there is ample on-street parking. However, some parking does occur between the outfield fence and the street. Courageous players who park here risk the chance of a home run damaging the car.

Facilities at this site include a lighted softball field, a small restroom building and a concession stand. In the southwest corner of the site the Police Department has a dog training area. Nothing of permanent nature is located here and the facilities could be moved if needed. The softball field is not of regulation length and requires an exceptionally high outfield fence and special playing rules.

There has been some discussion about constructing a new press box behind home plate. If this occurs, space will be allocated for a person who manages the night time sport program. In addition to the press box, there is a need to upgrade the electrical system.

For the most part, this site is too small for an adult softball field. Some additional outfield length could be acquired by orienting the field to the northwest. However, this is not the best field orientation and it may be cheaper in the long run to make it into a youth baseball field.

BECKMAN PARK	16.6 Acres
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This 16.6 acre park is located at the corner of Century Boulevard and Ham Lane, near Tokay High School. The site is bordered by streets on three sides and the Woodbridge Irrigation Canal on the other. At the present time, there is no off-street parking.

A primary function of this site is to detain storm water during heavy rains. The park consists of two primary areas: the 15.8 acre retention basin and the 0.8 acre upland park area. The detention basin contains three soccer fields and two practice ballfields. The ballfields are used primarily for T-ball. The entire retention area is completely fenced to keep the public out during times of heavy rains. The upland park area is located around the edge of the basin and contains a children's playground, several exercise stations, a restroom building and a small picnic area.

Inadequate irrigation coverage and poor water pressure leaves dry turf areas during the summer. Aside from the irrigation system, the park is in good condition.

CANDY CANE PARK	.2 Acres
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This small park is located on Holly Drive between Lake Street and Gerard Drive. It backs up to two homes and is less than 100 feet deep. This park was recently upgraded and includes a small grass area and a children's playground. The site is too small for any additional recreation facilities.

The lack of an automatic irrigation system will require hand watering. Overall, the site is in very good condition.

CENTURY PARK	2.5 Acres
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This 2.5 park site is located at the eastern end of Century Drive, just west of the Central Pacific Railroad right-of-way. This site is actually an undeveloped street right-of-way that will eventually be extended across the railroad tracks.

The site is flat with no trees. Facilities at the site include a children's playground, a basketball court, a volleyball court and a large open grass area. Overall, the park is in poor condition and due to its temporary nature has not been adequately developed.

While there is opportunity to add other facilities, its temporary nature precludes the desire to spend the money. Perhaps the best idea is to remove all of the existing facilities and convert the site into a soccer field. Once the extension of Century Boulevard is completed, a new park site will be needed to serve the residents of the area.

ED DEBENEDETTI PARK

51.0 Acres

This 51.0 acre undeveloped park site is located on the east side of Lower Sacramento Road, half way between Kettleman Lane and Harney Lane. At the present time this site is being considered for the development of a golf course.

EMERSON PARK

2.0 Acres

This park is located on the corner of Elm Street and Hutchins Street. The site is surrounded by streets on three sides and residential housing on the other. The main access to the site is off Hutchins Street. No off-street parking is provided although the three streets offer adequate parking. Recently this park underwent some improvements including two new playground areas and a group picnic area.

The western or active portion of the site contains a youth baseball field. The eastern half of the site is designed for more passive activities and includes two playgrounds, a restroom, a group picnic area, two horseshoe pits and a paved pathway.

The overall condition of the site is in good condition except for some dry turf areas caused by inadequate coverage of the irrigation system. There is very little opportunity to add facilities to the site.

ENGLISH OAKS COMMONS PARK

3.7 Acres

This 3.7 acre site is a small neighborhood park located in the center of a residential neighborhood. The site is essentially a common area between two residential neighborhoods. Facilities at the site include a children's playground, an open lawn area and a lighted pathway.

Overall, the facilities at the site are in good condition except for the turf. The lack of adequate water coverage leaves some dry turf areas. Some additional facilities could be added to the site but it may make the park too cluttered.

GRAPE BOWL

15.0 Acres

This 15.0 acre site is essentially a football stadium with earth mounded on the sides to create seating areas. The playing surface which is at grade with surrounding area is about 30 feet below the top of the bowl. Along each side of the stadium is a restroom/concession building. Access to the site is from Stockton Street on the west or Lawrence Street on the east. Off-street parking is located at the north and east sides of the stadium. At the east end of the stadium is an old building used as dressing rooms. Although this facility is primarily a football stadium, two small softball diamonds are created for summer use.

The stadium itself is completely fenced to control the crowds. The outer slopes of the stadium are heavily planted with trees and large shrubs to help conceal the complex.

The complex needs some upgrading of the electrical system. During peak usage, there is insufficient power to operate the facilities in the concession buildings.

HALE PARK **2.6 Acres**

This 2.6 acre park site is located on Stockton Street directly across from the Park and Recreation Department offices. The site is bordered on all four sides by streets. Currently the park is undergoing major rehabilitation. Essentially the only two features to remain will be the trees, two tennis courts and the parking lot.

Planned improvements to the site include a children's playground area, a picnic area, a small recreation building, a restroom facility, a lighted basketball court and two horseshoe pits.

HENRY GLAVES PARK **12.6 Acres**

This 12.6 acre park is located off Oxford Way and is bordered by two streets, a church and residential home. Currently, no off-street parking is provided.

This site is another retention basin with about 9.6 acres of the site serving this purpose. Within this basin are two soccer fields. As with the other similar sites, it is fenced for safety. The upland portion of the park site contains about three acres of land and consists of a children's playground, several exercise stations, a restroom building and a small picnic area.

The irrigation system within this park is also inadequate leaving dry turf areas. Aside from the irrigation system, the site appear to be in good condition. None of the facilities on the site are accessible to those with disabilities.

Some additional facilities could be added to this site especially the area immediately behind the restroom building.

HUTCHINS STREET SQUARE **10.0 Acres**

Hutchins Street Square is the site of an old high school building that has been rehabilitated for senior and cultural arts activities. This 10.0 acre site is located on Hutchins Street but access is from Oak Street. The site is bordered on all four sides by streets. This is one of the few recreation areas in the city that provides adequate off-street parking.

This site is actually not operated by the Parks and Recreation Department but managed by another city agency. The Parks and Recreation Department does operate one of the buildings as a day care center.

Facilities on the site include administrative offices, meeting/work space, an art gallery, a very nice multi-use meeting room, an indoor swimming pool, a multi-use gymnasium and a senior activities center. Outdoors, a large open grass area is used for soccer and volleyball.

The rehabilitation effort of the old school building is a credit to the city. Currently a fund raising effort is in the planning stage to raise money to complete the restoration of the 900 seat performing arts facility.

JOHN BLAKELY PARK

9.0 Acres

This 9.0 acre park is located on Stockton Street and is also bordered by streets on all four sides. The main access to the site is off Poplar Street.

Facilities on the site include two outdoor swimming pools, a children's playground, an open lawn area, a restroom building, a group picnic area, two youth baseball fields and a basketball court. Paved pathways connect the various activity spaces.

Overall, the site is in moderate condition. One of the major problems is associated with the irrigation system. Dry turf areas are quite prevalent. This park receives an extreme amount of use.

KOFU PARK

10.0 Acres

This 10.0 acre park is located off Ham Lane and is bordered by streets on two sides, the Municipal Services Center on the third and the Woodbridge Irrigation Canal on the fourth. Off-street parking is quite limited in the park.

This park also serves as a drainage retention basin. However, this site is substantially more developed for recreational purposes than some of the other retention basin sites. The basin itself consists of approximately nine acres of land and contains two youth baseball fields, a soccer field and a playground area. This area is completely fenced for safety. The upper portion of this site contains the parking area, five lighted tennis courts and a restroom/concession building.

LODI LAKE NATURE AREA

101.0 Acres

This site is the most heavily used park in the city's park system. It is located adjacent to the Mokelumne River and has direct boating access from the River to the Lake. The park site is essentially two distinct parts: the lake and its surrounding use areas and a natural open space area located along the river. This open space which contains about 58 acres of land is essentially the only undeveloped open space in Lodi. The river, which borders the Park for approximately _____ feet allows power boating. The boats not only cause considerable noise in a rather pristine setting but the wake from the boats is creating erosion along the bank.

Activities in the park include non-powered boating, swimming, fishing and picnicking. Three large picnic shelters can be reserved for group picnics. A bathhouse and formal swimming beach is found on the south side of the lake. On the east side of the park is located the natural open space. Within this area are paved and non paved trails.

Also included on the Lake is a boat ramp. Power boats can use the lake as access to the River. A gate across the entrance to the River controls boating access. The lake level is controlled by the Mokelumne River. The level of the river itself is controlled by a dam. Without the dam the River would be too low to allow power boating. There has been a proposal to build a earthen dam to physically separate the lake from the river. This would make the lake more independent of the river.

Approximately 13 acres located on the west side of the lake is currently undeveloped. Several proposals have been made for its use but the primary problem with its location is lack of access. If a secondary access could be developed, it would relieve a traffic problem along the north side of the lake.

One of the major problems with this park site deals with the conflicting recreation uses. The purpose of this park is to provide a quiet setting for passive recreation not found in other parks in the Lodi system. The natural open space area preserve various forms of wildlife and plant materials in their natural setting. Conflicting with this setting are the sounds and activities of motorized boats and jet skis.

One of the greatest needs in this park is an automatic irrigation system.

LAWRENCE PARK	6.7 Acres
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This 6.7 acre site is located, just west of the Grape Festival Grounds behind the fence of Zupo Field. The park is bordered by streets on three sides and Zupo Field on the other. The main access to the site is off Lockeford Street.

Facilities on the site include a children's playground, restroom, group picnic area, off-leash dog training area and open lawn area. Large trees make a pristine setting for this park.

MAPLE SQUARE	.6 Acres
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This small undeveloped park site is located off Lodi Avenue adjacent to the Southern Pacific Railroad. This site was at one time an old fire station While the building remains, it is unused.

PIXLEY PARK	17.0 Acres
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This 17.0 acre undeveloped park is located on the east side of town off Beckman Road. Currently the only recreation facility on this site is a paved model airplane airstrip. A major portion of the site will be used as a storm water retention basin. Although a final plan has not been developed for the park, facilities being considered include two softball fields, a soccer field, a restroom building, a small recreation building, a children's playground, an off-street parking area and a picnic area.

SAMUEL SALAS PARK

21.0 Acres

This park is located off Stockton Street and is bordered by streets on two sides, the Southern Pacific Railroad right-of-way on the third and industry on the fourth. A 16-acre storm water retention basin makes up a significant part of this park area. Within the retention basin is a baseball field, three softball fields and two soccer fields. This area is completely fenced.

The upland portion of the park site which contains about five acres of land, has a restroom building, a shelter building, a children's playground, three horseshoe pits and a large parking lot.

Being a rather new park site, it is in good condition. The exception is the playground equipment which needs some replacement.

There is some opportunity for expansion of the park. A _____ acre area north of the site is vacant and is part of the Century Drive extension. It could be used for park purposes now but a portion of it will eventually be used for a street right-of-way.

SOFTBALL COMPLEX

7.6 Acres

This park is used exclusively for softball play. Access to the site is from Stockton Street. Facilities at the site include two softball fields, a restroom building, a concession building and a large paved parking lot.

Overall the site is in good condition. However, the fields are shorter than regulation length thereby restricting their use to coed and woman's fast pitch play. The outfield fences could be extended to meet minimum standards but would eliminate about 18 parking spaces and require moving the light poles.

TONY ZUPO FIELD

3.3 Acres

Zupo Field is the City's premier baseball field used for semi-pro ball as well as general recreation use. Facilities on the site include a baseball stadium, a concession building, a restroom facility and a batting cage. An old unused restroom building still remains on the site.

Overall the site is in reasonably good condition. There is some to upgrade the electrical system and the outfield fence needs to be replaced. The stadium will not meet the minimum handicap access standards.

VAN BUSKIRK PARK	1.0 Acres
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This small park is located at the corner of Pleasant Avenue and Daisy Street. The park is a study of contradictory uses. This consists of an open lawn area and an extensive children's playground. At one time, this site contained a youth baseball field. However, because of the limited size of the site and close proximity of the adjacent land uses, the baseball field was removed in June of 1992.

VINEWOOD PARK	12.0 Acres
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This park site contains a nine acre storm water retention basin and is located off Tokay Street. The site is bordered by streets on two sides, Vinewood Elementary School on the third and housing on the fourth. Currently, there is no off-street parking available at this site.

Within the retention basin are located a baseball field, a softball field and three soccer fields. The entire basin is fenced. The surrounding upland area consisting of three acres of land contains a restroom/concession building and an off-leash dog training area.

The only problem associated with the site is the condition of the restroom building and the irrigation system. The restrooms are old and need substantial upgrading. The irrigation system is not adequately covering the turf areas.

There is some opportunity for the addition of facilities in this park. The area south of the baseball ballfield is available. It may also be possible to use some of the school grounds for additional facilities.

WESTGATE PARK	6.0 Acres
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This park site is essentially a storm water retention area. It is now an open grass area with trees planted round the upland perimeter of the site. Once the neighborhood to the south is developed, the other half of the detention basin will be developed. Like the other detention basins, only a limited amount of upland area will be available for recreation use.

At the present, there are no noticeable problems with site. It is important that once the additional land is acquired and developed, that the facilities be designed to accommodate those with disabilities.

**Table A-1
Pixley Park Sports Complex
Projected Annual Operating Cost**

Salaries & Wages	\$104,527	See Table A-2
Cost of Goods Sold	\$50,000	Assume 50% of gross receipts
Administrative Costs/Supplies	\$15,000	
Utilities	\$25,330	\$18,000 annually for electricity; \$50/mo. for sewer; \$5,000 annually for water; \$40 mo. for garbage; \$800 annually for gas; \$450 annually for telephone.
Insurance		Assumes City's blanket policy will cover the Sports Complex
Equipment Maintenance/Repair	\$5,500	
Umpires (League play only)	\$21,000	Softball: 5 fields x 3 games/night x 5 nights x 14 weeks = 1,050 games x \$30/game = \$31,500.
Awards	\$3,500	Awards for league play only
General Park Maint. Supplies	<u>\$18,000</u>	Fertilizer, restroom supplies etc.

TOTAL	\$242,857
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**Table A-2
Labor Requirements**

<u>Maintenance/Operator Task</u>	<u>Personnel Type</u>	<u>Total Hours</u>	<u>Hourly Rate</u>	<u>Annual Labor Cost</u>	<u>General Tasks</u>
General Park Mowing					
Gang Mowing (12')	A	165	\$21.50	\$3,548	35 times @ 6 hrs. ea.
72" Mower	A	99	21.50	2,129	35 times @ 4 hrs. ea.
Trim Mowing	B	66	7.15	472	35 times @ 3 hrs. ea.
Mowing Play Fields (2nd time)	A	66	21.50	1,419	35 times @ 3 hrs. ea.
General Park Maintenance					
1 Full time position	C	2,080	19.00	39,520	General maintenance
1 Seasonal (May-Oct)	B	1,040	7.15	7,436	Field prep., cleanup
1 Seasonal (weekends)	B	192	7.15	1,373	8 hours per weekend (24 weekends)
Weekend Tournament Crew					
Part time - 2 people (1)	D	768	7.15	5,491	Field prep., cleanup (12 weekends)
Security - 2 people	D	768	7.15	5,491	Security; tickets (12 weekends)
Concessions (2)	D	1,920	7.15	13,728	Run concessions
Facility Park Supervisor	E	1,040	23.00	<u>23,920</u>	Manages facility
				\$104,527	

Personnel Type

- A, B, C Permanent Employee @ \$18/hr + 38% Benefits
- D Part Time Seasonal Employee
- E Permanent Employee; Assume 50% of time will be charged to the Sports Complex and 50% to other city programs.

(1) 16 weekends @ 24 hrs. each

(2) 2 persons per night for 120 nights @ 4 hrs.; 3 persons on duty on weekends @ 16 weekends x 20 hrs. (6 month season)