



# Los Banos Parks Master Plan

City Council Meeting  
February 3, 2021

PARKS MASTER PLAN



**LOS BANOS**

# Introductions

## City of Los Banos:

**Joe Heim:** Parks and Recreation Operations Manager

## QK:

**Mike Ratajski:** Park Planner, Public Outreach

**Spencer Supinger:** Project Manager and Project Engineer

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**Annalisa Perea:** Park Planner, Public Outreach

**John Quiring:** Funding Analysis

**Trevor Stearns:** Public Outreach, Planner

**Chelsea Torres:** Graphics

**Tim Mulick:** Public Outreach, Planner

**Vanessa Williams:** Document Preparation

# Agenda

- Introductions
- Agenda
- Timeline
- Each Section of the Parks Master Plan
- Park Manager's Report



# Timeline

- Start Date: October 31, 2019
- Stakeholder and Staff Interviews: November 19, 2019
- Workshop #1 – Introduction to Parks Master Plan: January 9, 2020
- Coronavirus Lockdown began: 1<sup>st</sup> week of March, 2020
- Workshop #2 – Parks Master Plan Update: Sept. 10, 2020
- Submit Draft Plan to City Staff: Oct. 5, 2020
- 1<sup>st</sup> Parks & Recreation Commission Meeting: Oct. 21, 2020
- 2<sup>nd</sup> Parks & Recreation Commission Meeting & Recommendation to Council: December 10, 2020

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**Submit Final Draft for City Council Approval: February 3, 2021**

# Los Banos Parks Master Plan.

## What's in It?

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- Executive Summary
- Section 1: Introduction
- Section 2: Community Profile & Demographics
- Section 3: Community and Stakeholder Input
- Section 4: Trends
- Section 5: Inventory Needs & Analysis
- Section 6: Level of Service Analysis
- Section 7: Focus Areas
- Section 8: Park Design and Development Guidelines
- Section 9: Action Plan
- Appendices

# Executive Summary

- A summary overview of the sections and key subsections of the master plan document

# Section 1: Introduction

- Purpose: Why do a parks master plan?
  - Framework for the future of parks.
- How the document is organized and a brief summary of each chapter
- Geographic Location and Regional Context

# Section 2: Community Profile & Demographics

- Population Forecast
- Age Distribution
- Race/Ethnicity
- Households
- Socioeconomics
- Health and Related Factors



# Section 3: Community & Stakeholder Input

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# Section 3: Community & Stakeholder Input

- Description of the Outreach Plan including an update for conducting Los Banos public workshops during the pandemic
- Initial Vision & Goals (from project scope provided by Parks Division and previous master plans)
- Summary of Stakeholder Interviews and Workshops
- Summary of Surveys and Responses

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***Vision: “Create Community through People, Parks and Programs”***

# Survey Results Recap

- Most Desired Amenities
  1. Skate Park
  2. Pickleball and Similar Court Games
  3. Splash Park
- 96% want a regional sports complex and 78% want it located on the west side
- 76% want an outdoor swimming pool

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# Section 3: Community & Stakeholder Input

- Updates on most recent surveys and workshops
  - Pickleball/tennis courts at Pacheco and Downtown.
  - Large playground and signage were some of the most desired amenities at **all** city parks.
  - More restrooms wanted particularly at Cresthills and basin parks with soccer.
  - Trails should have lighting, trash containers, and benches.
  - Shade, shade, shade.

# Section 4: Trends

- Local – Merced, Planada, Gustine
- Regional – Central & Southern CA and the Bay Area
- National

# Section 4: Trends

## What are some of the trends?

- Finding ways to combat obesity and opioid use.
- Use of technology (monitoring systems, drones, e-sports\*).
- Dog parks.
- Themed playgrounds and splash parks.
- Pickleball (for all ages).
- Outdoor yoga.
- Connecting parks with trails and greenways throughout the community.
- Revenue streams to support parks, i.e., picnic shelter rentals.

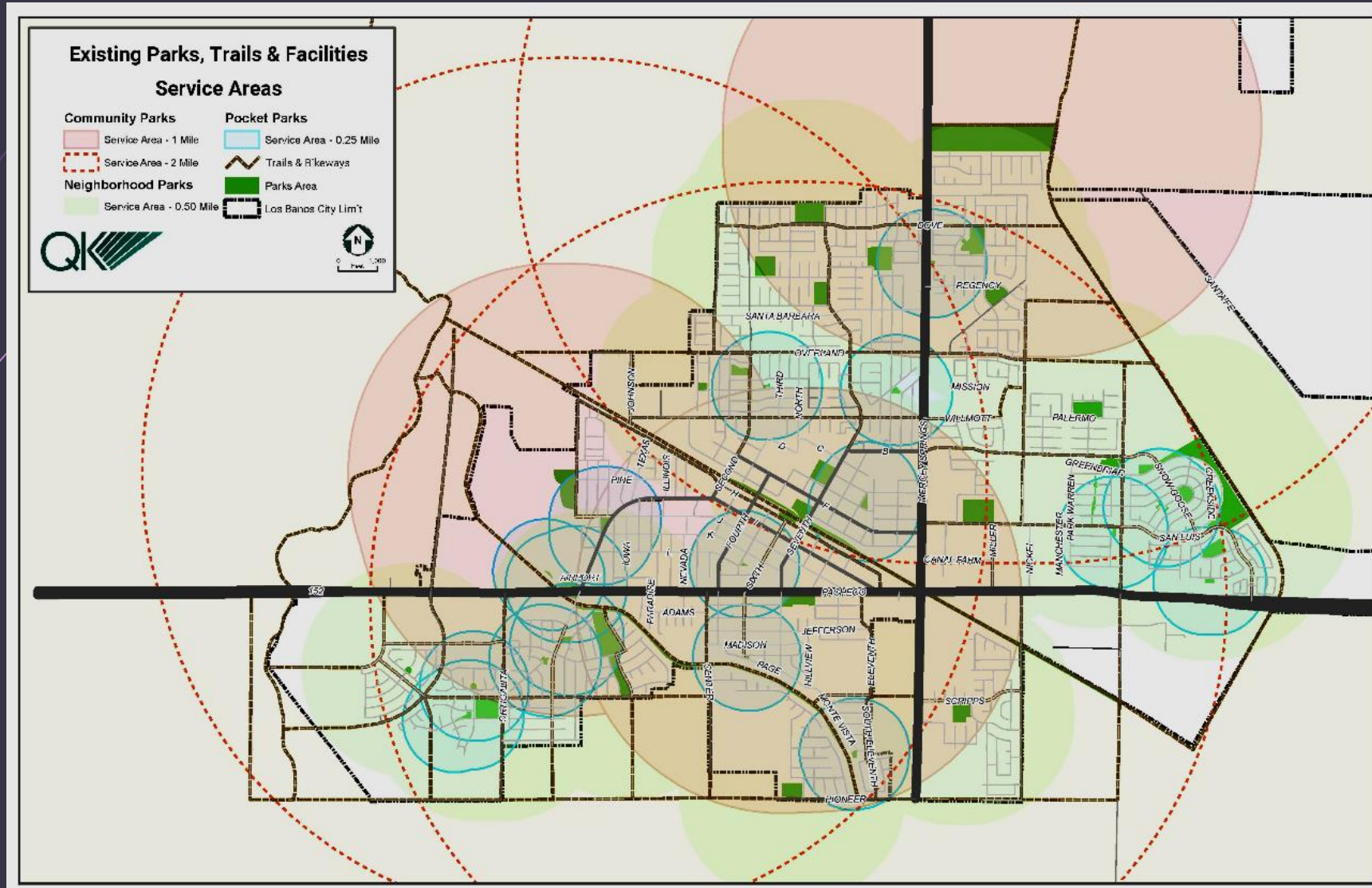
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\* *Multi-player video gaming*

# Section 5: Inventory & Needs Assessment Analysis

- Every park and facility within the Los Banos Parks System is identified and summarized with its amenities and needs.
- Access to parks via roadway types and trails.
- Americans with Disabilities Act (ADA) needs for every park (sidewalks on adjacent streets and access to playgrounds).
- A Service Area Analysis that identifies maximum desired distances from each park classification.

# Section 5: Inventory & Needs Assessment Analysis





# Section 6: Level of Service Analysis

- NRPA Guidelines
- Current City Standards
- Comparison of City Standards with other cities of comparable land area and population.
- Proposed City Standards

# Section 6: Level of Service Analysis

This master plan recommends that the City maintain its current ratio of **6.3-acres per 1,000** residents since it currently is working for the community, is equal to or better than other California cities of comparable population and land area, and parks are in a comfortable walking or biking distance from a majority of the people who live there.

# Section 6: Level of Service Analysis

## PROPOSED CITY OF LOS BANOS STANDARDS

- By 2035, the park acreage needs to increase to 98 acres or 6.5 acres per year.
- A new **regional park** facility, additional trails, development of the vacant area of **Ag Sports Complex**, and the city's requirement for private development to build parks in the communities they develop will help meet the City of Los Banos park acreage goals.

# Section 6: Level of Service Analysis

## PROPOSED CITY OF LOS BANOS STANDARDS

Classification	Current Los Banos Standards	Average Standards of Four Regional Cities* Identified
Pocket and Neighborhood Parks	3.35/1,000	3.2/1,000
Community Parks	1.8/1,000	1.6/1,000
Specialty Parks and Trails	1.15/1,000	No Standard Available
Regional Parks	No Available Standard	No Available Standard

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- Regional Parks: Typically, one per region based on 2.5 acres per 1,000 population of the region.

\* Cities of Hollister, Delano, Manteca, and El Centro

# Section 7: Focus Areas

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- Ag Sports Complex
- Colorado Ballpark
- Regional Sports Complex
- Aquatics Center
- Other Future Projects to Consider
- *Note: Concept studies were prepared to begin the conversation, have something to prepare cost estimates from, and are not intended to be final plans*



# Section 7: Focus Areas

- Ag Sports Complex - Public Preferences and Comments
  1. Tennis/Pickleball
  2. Natural environment with trails
  3. More picnic areas and picnic pavilions

# Section 7: Focus Areas

- Colorado Ballpark – Public Preferences and Comments
  1. Tie: Skatepark and tennis/pickleball
  2. Tie: Improve ballfields and add picnic areas

# Section 7: Focus Areas

- Regional Sports Complex - Preferences and Comments
  1. Court Games
  2. Soccer/Football
  3. Baseball/Softball
  4. Restrooms and Concession Stand



# Section 7: Focus Areas

- Aquatic Center – Public Preferences and Comments
  1. Clubhouse with large event space and kitchen.
  2. Competition pool with diving.
  3. Small children's pool with area for swim lessons.

# Section 8: Park Design & Development Guidelines

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- Identifies characteristics of each park classification.
- Includes guidelines for various amenities that should be provided for each park classification and optional amenities.
- Guidelines for types of amenities based on population of Los Banos (i.e., one dog park per 50,000 residents, one skatepark per 50,000 residents).

# Section 9: Action Plan

- Lists **69 Goals and Policies** for the next 15+ years
- Prioritizes projects (new and renovations) based on several key factors. Includes construction and renovation cost estimates for each park.
- Budget and Funding Analysis (i.e., state and federal funds/grants, partnerships, private and corporate foundations, etc.).
- Staffing and Operating Expenses Guidelines based on population projections (every five years).
- CIP: Cost guidelines by park classification and amenity and comparison with NRPA standards.

# Appendices

- Los Banos Citywide Parks, Trails, and Facilities Map
- Stakeholder Interview Results
- Workshop #1 Survey Results
- Measure H – Los Banos Community Survey Results Memo
- Survey Monkey Survey – August-September 2020
- Detailed Cost Estimate by City Park and Priority
- Pacheco Park Cost Estimate
- Los Banos Parks List – Recreation Guide
- Final Community Survey Analysis – August/September 2020
- Parks and Recreation Commission Meeting Notes

# On December 10, 2020, the Los Banos Parks and Recreation Commission unanimously voted to “recommend the master plan for approval to the City Council”

## COMMENTS INCLUDED:

- “We commend the Team for the elaborate and thoughtful plan and have heard good things about it from the community.”
- “Very thorough plan that incorporates all the suggestions heard from the surveys and public meetings.”
- “Applaud its framework for the next two decades.”
- “Like the detailed [focus area] site plans and their options” and these “Plans can be accommodated to meet future needs.”



**Any Questions or  
Comments?**

**Thank you  
for your  
time and  
input**

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