

2024-2025 Capital Improvement Projects Workshop

January 22, 2024

Planning &
Construction
Department

A Year in
Review

Fiscal Year
2023-2024

District
Development

Areas of Responsibility

- Capital Improvement Projects
- Assistance with Major Maintenance Projects
- Conceptual Design, Design Development & Construction Documents
- Landscape Architectural Services
- Project Specifications
- Project Estimating, Budgeting & Accounting
- Bid Document Preparation, Advertisement, Bid Walks, Award & Reporting
- DIR/Prevailing Wage Reporting & Management
- Permitting & Land Use Authority Review
- CEQA, Biological & Environmental Reviews
- Stormwater Pollution Prevention Plan (SWPPP) Preparation, Management & Oversight
- SJVAPCD Reg. VIII Dust Control and Asbestos Permitting/Oversight
- Land Acquisition & Vacant Property Management
- Residential Construction Market Monitoring & Tract/Parcel Map Review
- Consulting with other agencies and special districts statewide for planning, land use and research for the benefit of NOR
- Quimby Act & Park Development Fee Map Conditions & Compliance
- Proposition 218 Waiver Records
- NOR Park Maintenance District Annual Special Assessment
- Chevron North Meadows Maintenance District Annual Special Assessment
- Fund Balances for City Quimby, County Quimby, City Park Development Fees, County Park Development Fees & Associated Interest
- District Master Plan & Standards
- Grant Research, Writing, Application, Administration & Audit
- City & County General Plan & Planning Correspondence
- Record Management for Existing Construction Fixed Assets
- Record Management for Archive Plans, As Builts, Specifications & Lapsed Fixed Assets
- Legislative working groups for CEQA, public works, impact fees and related issues
- Long term maintenance feasibility for existing and new assets

Why CIP Workshop?

Capital Improvement Projects Workshop

- Focuses around park development and improvements based on residential market trends, construction costs, volatility of the market and available resources
- Essential for the protection and control of park development to meet the needs of NOR constituents, both short term and long term
- Fundamental for the implementation, development and progression of the District Master Plan
- Demonstrates practical application of Quimby and impact fees to NOR Constituents
- Opens dialogue between staff, the Board and constituents to anticipate and plan for the upcoming 5 year planning term
- Assists staff in maintaining financial, historical and compliant records to meet both state and local government code

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TODAY

Status of Goals for FY 2023-2024

- Closed out Prop. 68 Per Capita Grant Program for North Beardsley, Fruitvale Norris and McCray Parks
- 90% complete on Historic Preservation/NEPA Prop. 68 Statewide Parks Program Round 4 grant for the renovation of Standard Park (\$1.25 M); looking for contract from Federal & State Gov't June 2024
- Continued work on Stockdale River Ranch Park; ceremonial groundbreaking June 2023, dirt moving January 2024
- Continued work on Kern County coalition on impact fees, now known as the Kern Parks Project
- Continued investigation into the operability of the NOR Pool; looking for an insurance resolution Q2 2024 with the subsurface viability investigation complete Q3 2024.
- Contracted for design of Polo Community Bark Park; construction documents are 80% complete and pending bidding schedule
- Property conveyance for Warehouse and CTSA properties is in private sale; looking for closeout Q2 2024
- In process of developing RFP for Master Plan; looking for contract with consultant Q2 2024

Current
Financials

Current
Land
Holdings

Maintenance
Districts

Quimby & Development Fee Fund Balances:

As of January 2024

COUNTY FUNDS

FUND
25201

\$445,401

FUND
25202

\$2,318,289

CITY FUNDS

FUND
25200

\$285,695

FUND
208-32

\$3,422,570

Quimby & Development Fee Fund Balances:

What are they?

Quimby Fee

The Quimby Act requires residential subdivision developers to help mitigate the impacts of property improvements by requiring them to set aside land, donate conservation easements, or pay fees for park land.

Developer Fee (aka: Impact Fee)

A one-time charge to developers for the cost of off-site capital improvements needed to serve new development. Development Impact Fees are constrained by the Fee Mitigation Act.

Quimby & Development Fee Fund Balances:

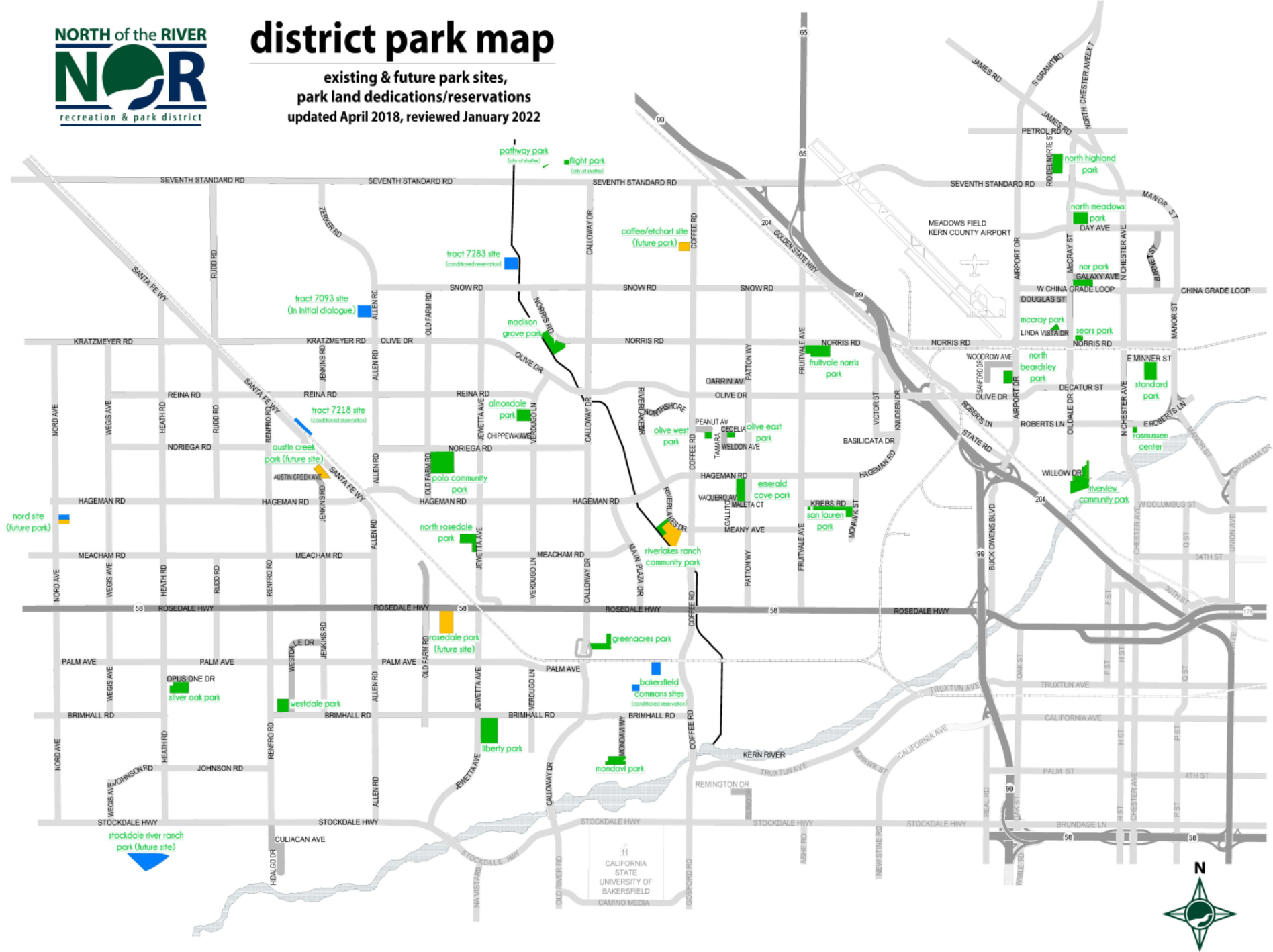
Why are these important?

Quimby fees, Impact fees, grants, state bonds and financing are the revenue sources for Capital Improvement Projects.

- General fund is not a source of revenue; program savings do not equal a project
- If there aren't new residential developments recorded, park land has to be sought out via private sale, tax default, surplus land or other government property
- If houses aren't being built, impact fees aren't collected.
- Property taxes and tax assessment districts (Prop. 218) are used for the operation of the District (i.e. overhead) and maintenance, respectively.
- Strictly used for development as defined; does not account for staff time.

district park map

existing & future park sites,
 park land dedications/reservations
 updated April 2018, reviewed January 2022



PARKS A

- A. North Highland Park, 4316 Rio Del Norte St.
- B. North Meadows Park, 1300 McCray St.
- C. NOR Park, 452 Galaxy Ave.
- D. McCray Park, 805 Linda Vista Dr.
- E. Sears Park, 444 Norris Rd.
- F. North Beardsley Park, 301 Airport Dr.
- G. Standard Park, 301 East Minor Ave.
- H. Baumauer Center, 115 East Roberts Ln.
- I. Riverside Park, 421 Willow Dr.
- J. Frutkin-Norma Park, 6227 Norma Rd.
- K. San Lauren Park, 4121 Mohawk St.
- L. Olive Park East, 7529 Cecilia Ct.
- M. Olive Park West, 7501 Pamela Ave.
- N. Emerald Cove Park, 4303 Patton Hwy
- O. Riverside Beach Community Park, 3825 Riverlakes Dr.
- P. Greenacre Park, 2014 Calloway Dr.
- Q. Windsor Park, 303 Mendota Way
- R. Madison Grove Park, 10115 Norma Rd.
- S. Almondale Park, 5501 Verdugo Ln.
- T. Palo Community Park, 11801 Miraga Rd.
- U. North Hacienda Park, 3535 Jewetta Ave.
- V. Stockdale Park, 11811 Highway 91 (Future Park)
- W. Liberty Park, 11223 Bernal Rd.
- X. Wendale Park, 15420 Westside Dr.
- Y. Silver Oak Park, 13855 Coppa One Dr.
- Z. Austin Creek Park, Jenkins Rd. & Austin Creek Ave. (Future Park)

SCHOOLS 1

- 1. Highland Elementary, 2800 Barnett St.
- 2. Standard Elementary/Middle, 115 E. Minor St., 1200 N. C.
- 3. North High, 300 Galaxy Ave.
- 4. Highland Elementary, 701 Douglas Dr.
- 5. North Beardsley Elementary, 800 Sanford Dr.
- 6. Beardsley Intermediate/Jr. High, 1001 Roberts Ln.
- 7. San Lauren Elementary, 3270 Victor St.
- 8. Olive Olive Elementary, 7825 Dorn Ave.
- 9. Discovery Elementary, 7500 Vaqueros Ave.
- 10. Oakwood Elementary, 7301 Remington Ave.
- 11. Ca State University, Subelement, 805 Stockdale Hwy.
- 12. Columbia Elementary, 713 Mendota Way
- 13. Frutkin Jr. High, 2114 Calloway Dr.
- 14. Endeavour Elementary, 1300 Meacham Rd.
- 15. Central High, 1801 Hageman Rd.
- 16. William B. Smitz, 8600 Northshore Dr.
- 17. Norma Middle, 6940 Calloway Dr.
- 18. Norma Elementary, 7110 Old Farm Rd.
- 19. Veterans School, 6301 Old Farm Rd.
- 20. Almondale Elementary, 10610 Chappena Ave.
- 21. Freedom Middle, 11443 Nevada Rd.
- 22. Federal Elementary, 4410 Old Farm Rd.
- 23. Roadside North Elementary, 11000 Meacham Rd.
- 24. American Elementary, 800 Verdugo Ln.
- 25. Liberty High, 105 Jewetta Ave.
- 26. Independence Elementary, 2343 Old Farm Rd.
- 27. Roadside Jr. High, 12463 Roadside Hwy.
- 28. Frontier High, 8401 Alton Rd.
- 29. Coronado Elementary, 15200 Westside Dr.
- 30. Del Rio Elementary, 800 Hidalgo Dr.
- 31. Rio Bravo Elementary School, 8007 Enos Ln.

T28S/R24E

T28S/R25E

T28S/R26E

T28S/R27E

T27S/R28E

T28S/R28E

T29S/R24E

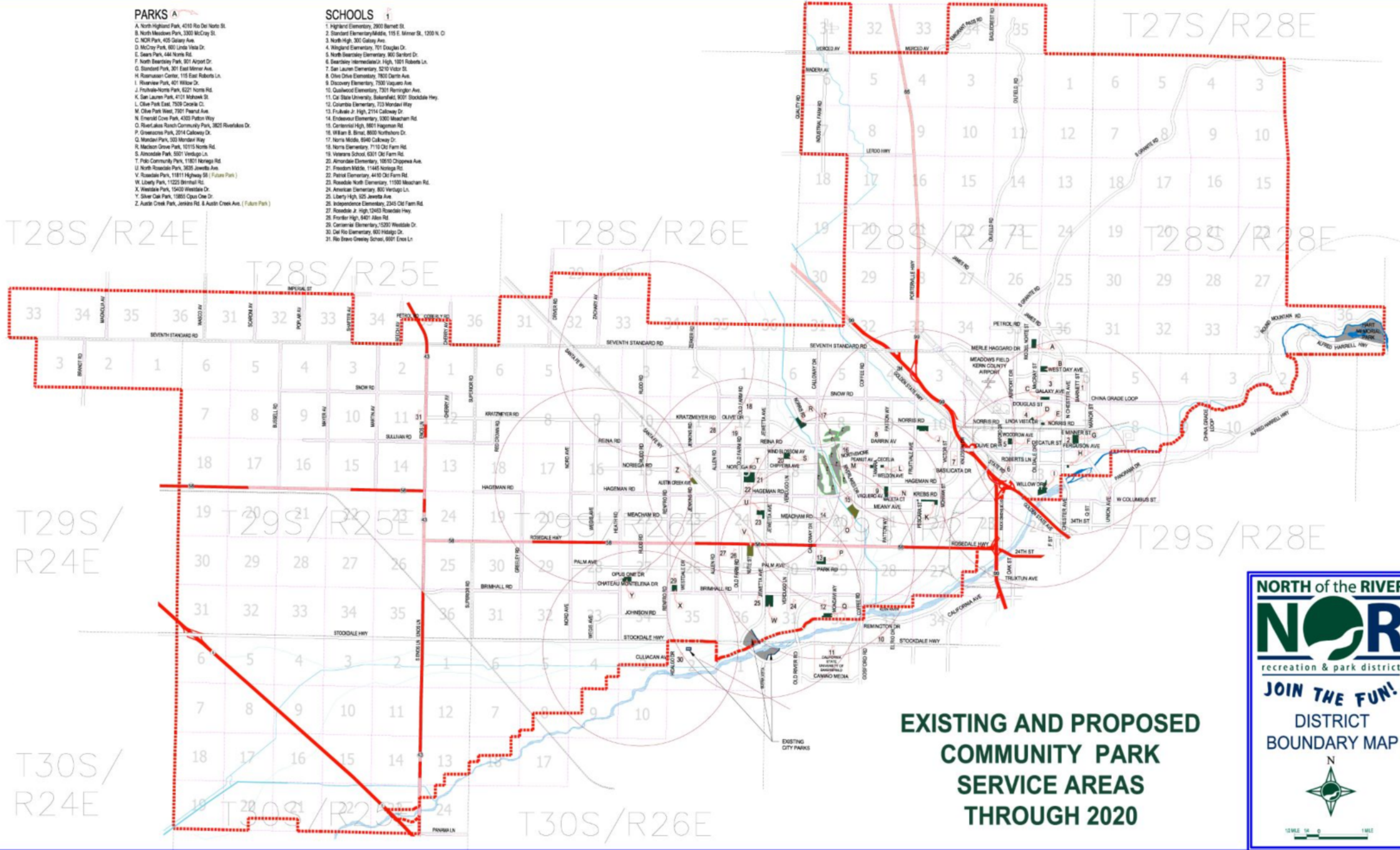
T29S/R25E

T29S/R28E

T30S/R24E

T30S/R25E

T30S/R26E



**EXISTING AND PROPOSED
COMMUNITY PARK
SERVICE AREAS
THROUGH 2020**

NORTH of the RIVER

 recreation & park district
JOIN THE FUN!
 DISTRICT
 BOUNDARY MAP

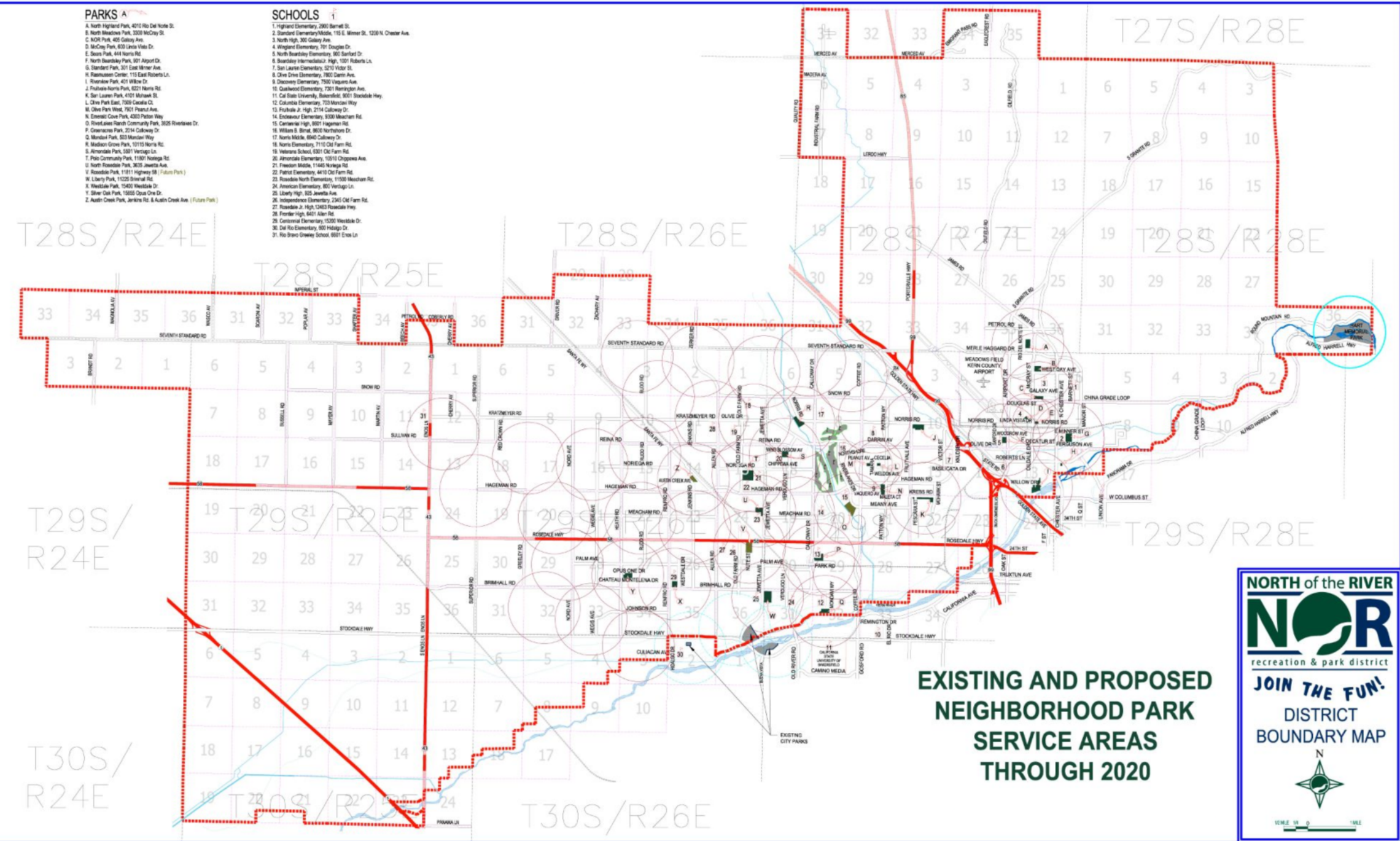
 SCALE 1" = 0.5 MILE

PARKS

- A. North Highland Park, 4010 Rio Del Norte St.
- B. North Meadows Park, 3300 McCray St.
- C. NOR Park, 405 Colony Ave.
- D. McCray Park, 800 Linda Vista Dr.
- E. Sports Park, 444 Norris Rd.
- F. North Riverside Park, 901 Airport Dr.
- G. Standard Park, 301 East Mirar Ave.
- H. Renaissance Center, 115 East Roberts Ln.
- I. Riverside Park, 421 Wilbur Dr.
- J. Prohaska Norris Park, 6221 Norris Rd.
- K. San Lauren Park, 4101 Munnak St.
- L. Olms Park East, 1509 Cassalia Ct.
- M. Olms Park West, 1921 Francis Ave.
- N. Emerald Cove Park, 4303 Piston Way
- O. River/Lakes Ranch Community Park, 3525 Riverlakes Dr.
- P. Concession Park, 214 Colway Dr.
- Q. Mondak Park, 633 Mondak Way
- R. Madison Grove Park, 10115 Norris Rd.
- S. Almondale Park, 1001 Vertigo Ln.
- T. Pine Community Park, 11801 Norwaga Rd.
- U. North Riverside Park, 3635 Jewetta Ave.
- V. Riverside Park, 11911 Highway 58 (Future Park)
- W. Liberty Park, 10225 Bonnal Rd.
- X. Westside Park, 15400 Westside Dr.
- Y. Silver Oak Park, 15555 Opus One Dr.
- Z. Ashli Creek Park, Jenkins Rd. & Ashli Creek Ave. (Future Park)

SCHOOLS

- 1. Highland Elementary, 2600 Barnett St.
- 2. Standard Elementary/Middle, 115 E. Mirar St., 1208 N. Chester Ave.
- 3. North High, 305 Colony Ave.
- 4. Wagland Elementary, 701 Douglas Dr.
- 5. North Riverside Elementary, 805 Sanford Dr.
- 6. Riverside Intermediate High, 1301 Roberts Ln.
- 7. San Lauren Elementary, 5210 Vidor St.
- 8. Olms Drive Elementary, 1800 Darm Ave.
- 9. Discovery Elementary, 7300 Sycamore Ave.
- 10. Cushman Elementary, 7301 Remington Ave.
- 11. Cal State University, Bakersfield, 5001 Stockdale Hwy.
- 12. Columbia Elementary, 710 Meadow Way
- 13. Fritchley Jr. High, 1114 Colway Dr.
- 14. Endeavour Elementary, 8300 Meacham Rd.
- 15. Cameron High, 8011 Hagaman Rd.
- 16. William S. Brent, 8010 Northshore Dr.
- 17. Norris Middle, 6940 Colway Dr.
- 18. Norris Elementary, 7115 Old Farm Rd.
- 19. Veterans School, 5001 Old Farm Rd.
- 20. Almondale Elementary, 10101 Chipewau Ave.
- 21. Freedom Middle, 11445 Norwaga Rd.
- 22. Patriot Elementary, 4413 Old Farm Rd.
- 23. Riverside North Elementary, 11500 Meacham Rd.
- 24. American Elementary, 801 Vertigo Ln.
- 25. Liberty High, 825 Jewetta Ave.
- 26. Independence Elementary, 2345 Old Farm Rd.
- 27. Rowland J. High, 13453 Rowland Hwy.
- 28. Frontier High, 8401 Allen Rd.
- 29. Centennial Elementary, 15500 Westside Dr.
- 30. Dal Rio Elementary, 801 Holiday Dr.
- 31. Rio Bravo Elementary School, 6801 Enos Ln.



**EXISTING AND PROPOSED
NEIGHBORHOOD PARK
SERVICE AREAS
THROUGH 2020**

NORTH of the RIVER
NOR
 recreation & park district
JOIN THE FUN!
 DISTRICT
 BOUNDARY MAP

SCALE 1" = 0.5 MILE

Maintenance District Funds

What is a Prop. 218 Assessment?

A Proposition 218 Special Benefit Assessment is a charge levied on parcels of land, in NOR's case, on some* residential development within the District boundaries to provide the necessary funding for maintenance in defined areas.

- Chevron North Meadows Assessment is for streetscape maintenance in the North Meadows development
- NOR Park Maintenance District is funding for park maintenance district wide in response to a lack of grants and external funding for maintenance and the rising cost of doing business.

*For the NOR Park Maintenance District, assessments are levied on residential properties recorded in 2006 to present, depending on the map's conditions of approval.

Maintenance District Fund Balances:

As of January 2024

NORTH MEADOWS MAINTENANCE DISTRICT

NOR MAINTENANCE DISTRICT

FUND
42412
2023
INCOME

\$429,116

2024-2025
ESTIMATED
ANNUAL
INCOME

\$430,000

FUND
40285

\$2,922,833

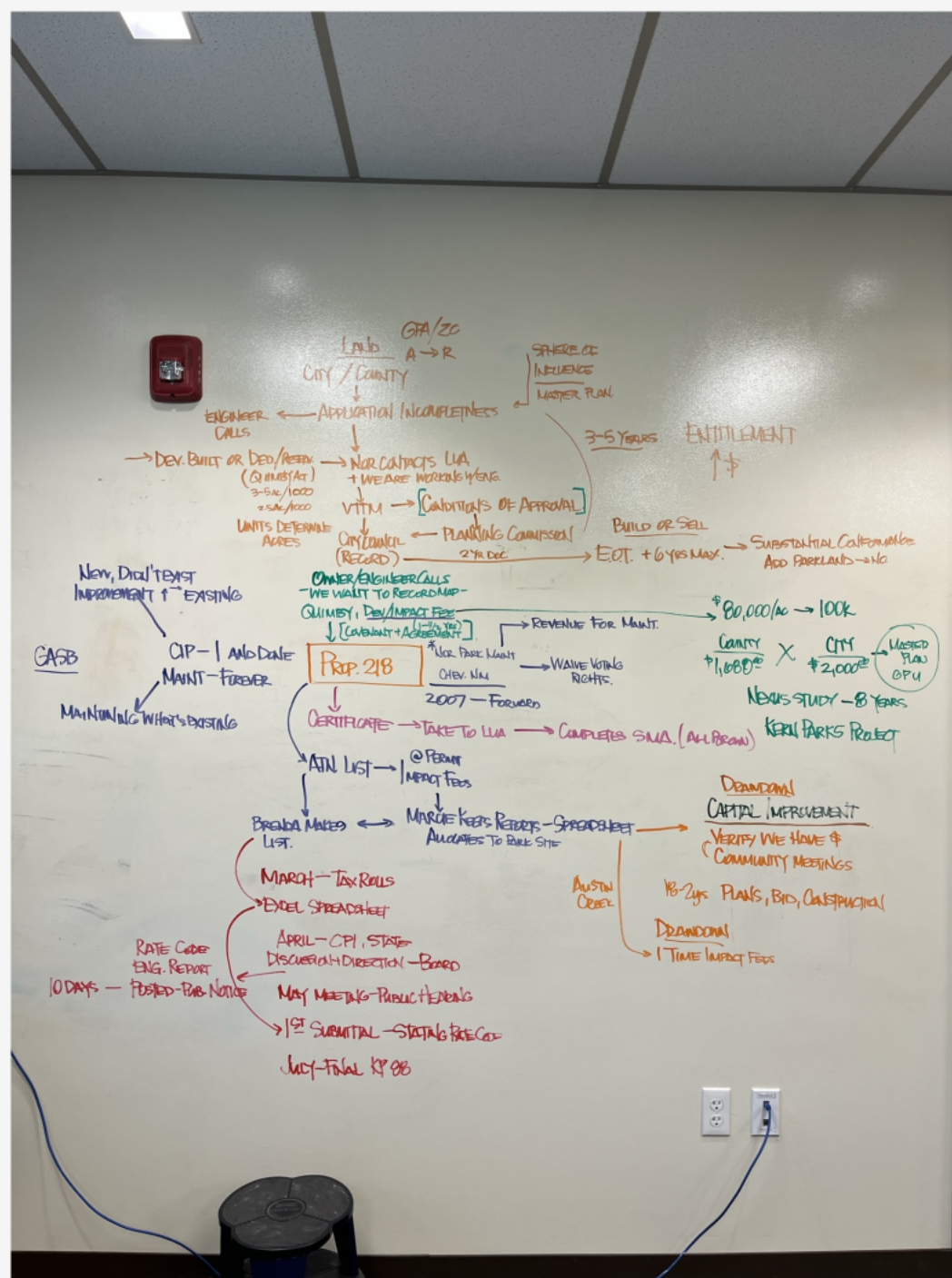
2024-2025
ESTIMATE*

\$3,412,833

*Estimate is based on annual income of approximately \$490,000 without any withdrawal

Why is this relevant?

All residential development relates to planning for parks, the maintenance and operation of them and ultimately, the regular use by the occupants of the development, for whom the park land is intended.



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Fiscal Year
2023-2024

Capital Improvement Projects



Residential
Market

Capital
Improvements

Goals

Quimby & Development Fee Projections

COUNTY FUNDS

CITY FUNDS

FUND
25201

Moving towards aquisition of land in lieu of fees; has been standard for the last 5+/- yrs. Collected \$24,600 in one year.

FUND
25200

Seeing the progression towards developer-built parks and trends will continue downward. Collected \$85,760 in one year.

FUND
25202

Collected approx. \$382,000 in impact fees in one year; county growth is slow due to city annexations.

FUND
208-32

Collected approx. \$204,100 in impact fees last year; relative towards developer built park trends.



**2024-2025
Capital Improvement Projects & Development Timeline**

Projects	Projected Cost	Funding Source	Start Year	Projected End	
				Year	Year
6(f)(3) Conversion Paperwork	\$20,000.00	In Kind	2018		2026
Almondale Water Well Site	-	-	2023		2026
Fruitvale Norris Dog Park	\$150,000	Cty Dev. Fees			
Greenacres Land Lease Purchase	\$360,000	Cty. Quimby Fees	2024		
Greenacres Gymnasium Replacement	\$3,000,000	Financing			
Kern Parks Project	-	In Kind	2021		
Madison Grove MP Field Lighting	\$650,000	City Dev. Fees			
Master Plan 2020-2030	\$250,000	In Kind	2024		2026
NOR Park Development	\$1,800,000	Cty. Dev. Fees	2024		2026
NOR Pool Mitigation & Planning	\$18,000,000	Insurance, Other Revenue	2020		2026
Polo Comm. Park Community Center (+/-25,000 s.f.)	\$5,000,000	Financing			
Polo Community Park Dog Park	\$225,000	City Dev. Fees	2022		2024
RiverLakes Community Park (+/-20 ac. remainder)	\$11,000,000	City Dev. Fees	2024		
North Meadows Streetscapes Ph. 1	\$1,750,000	Chev. NM Maint District			
NOR Central Maintenance Shop & Yard	\$2,500,000	Financing	2024		
Standard Park Irrigation & Renovation	\$2,500,000	Cty. Dev. Fees, LWCF	2022		2027
Stockdale River Ranch Planning & Const. (+/- 20 ac. Total; first 8-15 ac. dev. built)	Developer Built; NOR In- Kind Services	Dev. Contributions	2021		2027
Stockdale River Ranch Remainder, NOR resp. + land purchase 600k (~5 ac.)	\$2,900,000	City Quimby Fees, City Dev. Fees			Phase 1: 2025
Stockdale River Ranch Community Center	\$7,500,000	Financing			

Development	Projected Cost	Funding Source	Start Year	Projected End	
				Year	Year
Austin Creek Planning & Const. (9.31 ac)	\$6,000,000	Cty & City Dev. Fees			
Rosedale Highway/Rosedale Planning & Const. (19.6 ac)	\$11,500,000	Cty Dev. Fees			
Bakersfield Commons (2-3 sites) Planning & Construction (total ~8 ac)					
King Ranch Planning & Construction	Developer Built; NOR In- Kind Services				
Shane/Jacqueline Planning & Construction (~10 ac)					
Coffee-Etchart Planning & Const. (~6 ac)	\$3,700,000.00	City Dev. Fees			
Hageman Road Planning & Const. (~9.5 ac)	\$5,500,000.00	Cty Dev. Fees			
Rancho de Cortez Planning & Construction					



**2023-2024
Capital Improvement Projects Funding**

<u>Fund</u>	<u>Total CIP Need</u>	<u>Total Available</u>
Quimby Fees--County	\$360,000	\$110,002
Quimby Fees--City \$	450,000	-\$78,545
Developer Fees--County \$	24,700,000	-\$22,381,711
Developer Fees--City \$	19,975,000	-\$16,348,291
Loans/Financing \$	18,000,000	-\$18,000,000
Prop. 218 NM Maintenance District \$	1,750,000	-\$1,347,000
Other Revenues, Uncategorized \$	18,000,000	-\$18,000,000
*General Fund/In Kind** \$	270,000	\$270,000
		-\$76,155,547 Total CIP Funding Need

<u>Fund</u>	<u>Current Fund Balance</u>	<u>Amount Committed</u>	<u>Total Available</u>
Quimby Fees--County \$	470,002 \$	360,000.00 \$	110,002.00
Quimby Fees--City \$	371,455 \$	450,000.00 \$	(78,545.00)
Developer Fees--County \$	2,318,289 \$	1,750,000.00 \$	568,289.00
Developer Fees--City \$	3,626,709	\$4,625,000 \$	(998,291.00)

*Accounts for P&C Director time @ \$74.52/hr and Planner I @ \$30.85/hr as well as financial contribution not categorized elsewhere

**Does not include time for grant writing and research, land/development research, daily planning duties.

FY 2024-2025 Goals

- Move Stockdale River Ranch from planning & development to construction oversight; begin planning for phase 2 & 3.
- Contract with a consultant in Q2 2024 and begin work on the Master Plan
- Continue planning & development for NOR's Central Maintenance Facility
- Complete subsurface investigation at the NOR Pool, close out insurance claim and start planning & feasibility studies for replacement
- Contract with federal/state government and commence development of Standard Park Renovation, with possible groundbreaking in Q2 2025



North of the River Recreation and Park District
Capital Improvement Plan Fiscal Year 2023-2024

Project	Projected Cost	Projected Start Year	Applicable Funding Source(s)	Land Acquisition	Site Surveys, Geotechnical Study, Community Mtgs.	Preliminary Design, Site Dev. Plan, Grant Application	Environmental, Site Plan Review, City/Co. Applications	Construction Document Preparation (In House & Consult.)	Buidling Permits, Fees, Project Bid & Award	Construction, Post Const., Grant Final, Notice of Completion	Estimated Time to Completion
6(f)(3) Conversion Paperwork	In Kind	2018	7	-	-	-	-	-	-	-	4-6 months
Kern Parks Project	In Kind	2021	7	-	-	-	-	-	-	-	1-2 years, 2024
Master Plan 2020-2030	\$250,000	2020	7	-	-	-	-	-	-	-	1-2 years
NOR Pool Mitigation & Planning	Pending Env.	2020	1,3, 6, 7,9	-	-	-	-	-	-	-	6-8 mo., 2023
NOR Property Conveyance	Pending	2021	7	-	-	-	-	-	-	-	6-8 mo., 2024
Polo Community Park Dog Park	\$110,000	2022	B	-	-	8-10 mo.	-	6-8 mo.	5 mo.	6-8 mo.	2.5+ yrs, 2024
Standard Park Irrigation & Renovation	\$2.56 M	--	1,3,6	-	-	12-14 mo.	-	6 mo.	5 mo.	12-18 mo	3+/- years, 2025
Stockdale River Ranch Master Park Planning & Design	--	2019	7, 12	-	-	8-12 mo.	-	6-12 mo.	-	12-18 mo.	3 +/- years, '23-24

Funding Source Key

- 1 = Grants-LWCF
- 2 = Grants, Federal
- 3 = Grants-CDBG
- 4 = Prop. 218 Maint. Fund, NM
- 5 = Prop. 218 Maint. Fund, NOR
- 6 = Unfunded

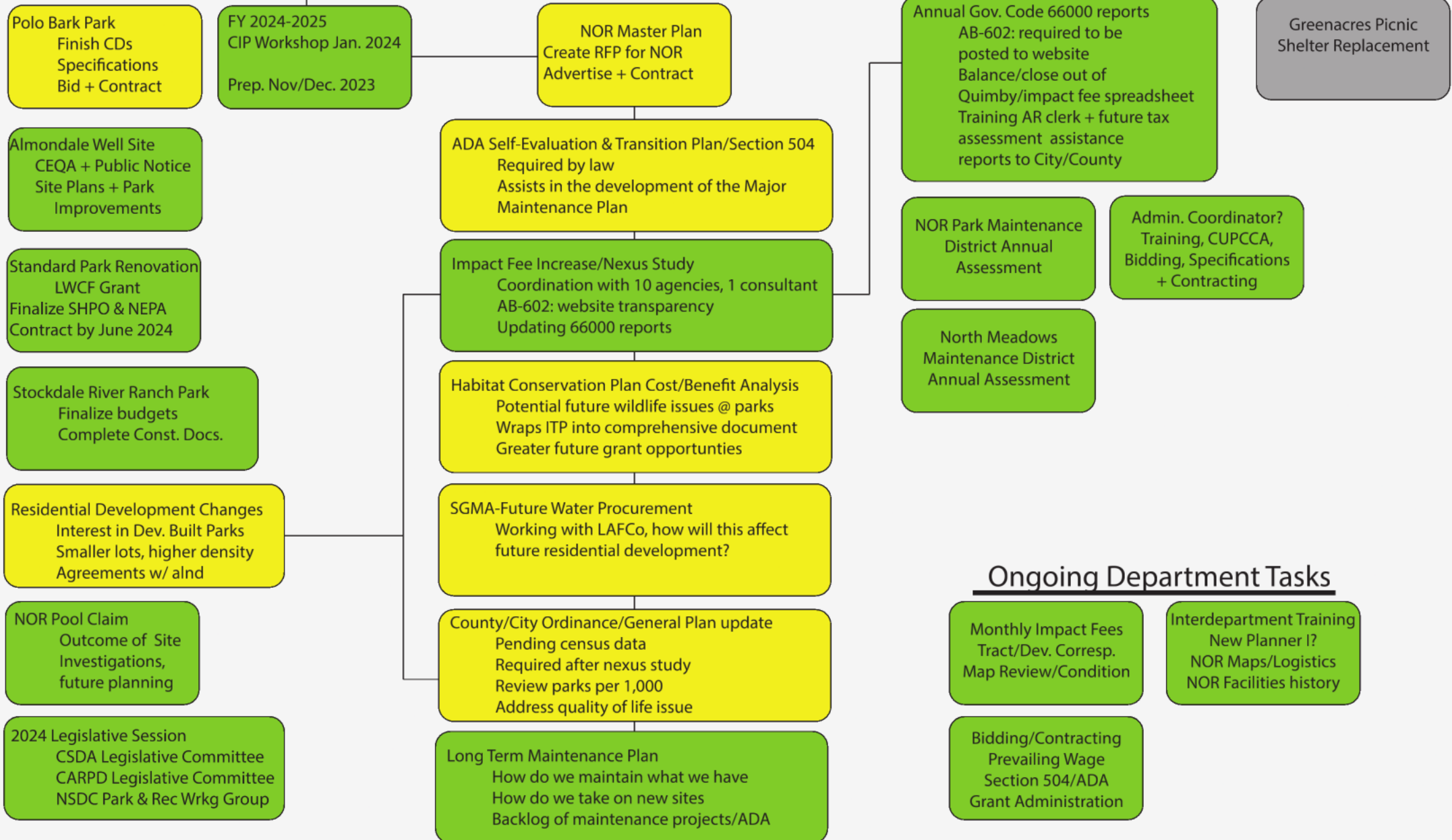
- 7 = In Kind
- 8 = Public-Private Partnership
- 9 = Insurance
- 10 = Financing
- 11 = Not Used
- 12 = Developer Contributions

- A = In Lieu/Quimby
- B = Development Fee

Capital Improvement/Planning

Finance

Major Maintenance



Polo Bark Park
Finish CDs
Specifications
Bid + Contract

FY 2024-2025
CIP Workshop Jan. 2024
Prep. Nov/Dec. 2023

NOR Master Plan
Create RFP for NOR
Advertise + Contract

Almondale Well Site
CEQA + Public Notice
Site Plans + Park
Improvements

ADA Self-Evaluation & Transition Plan/Section 504
Required by law
Assists in the development of the Major
Maintenance Plan

Standard Park Renovation
LWCF Grant
Finalize SHPO & NEPA
Contract by June 2024

Impact Fee Increase/Nexus Study
Coordination with 10 agencies, 1 consultant
AB-602: website transparency
Updating 66000 reports

Stockdale River Ranch Park
Finalize budgets
Complete Const. Docs.

Habitat Conservation Plan Cost/Benefit Analysis
Potential future wildlife issues @ parks
Wraps ITP into comprehensive document
Greater future grant opportunities

Residential Development Changes
Interest in Dev. Built Parks
Smaller lots, higher density
Agreements w/ alnd

SGMA-Future Water Procurement
Working with LAFCo, how will this affect
future residential development?

NOR Pool Claim
Outcome of Site
Investigations,
future planning

County/City Ordinance/General Plan update
Pending census data
Required after nexus study
Review parks per 1,000
Address quality of life issue

2024 Legislative Session
CSDA Legislative Committee
CARPD Legislative Committee
NSDC Park & Rec Wrkg Group

Long Term Maintenance Plan
How do we maintain what we have
How do we take on new sites
Backlog of maintenance projects/ADA

Annual Gov. Code 66000 reports
AB-602: required to be
posted to website
Balance/close out of
Quimby/impact fee spreadsheet
Training AR clerk + future tax
assessment assistance
reports to City/County

NOR Park Maintenance
District Annual
Assessment

Admin. Coordinator?
Training, CUPCCA,
Bidding, Specifications
+ Contracting

North Meadows
Maintenance District
Annual Assessment

Greenacres Picnic
Shelter Replacement

Ongoing Department Tasks

Monthly Impact Fees
Tract/Dev. Corresp.
Map Review/Condition

Interdepartment Training
New Planner!
NOR Maps/Logistics
NOR Facilities history

Bidding/Contracting
Prevailing Wage
Section 504/ADA
Grant Administration

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Community Wants/Needs **(based on workshop input, no precise order)**

- Shade Trees
- Skatepark & Pump Track
- All Inclusive/Unlimited/Rope Playgrounds
- Outdoor Training Equipment & Walking Paths
- Dog Park (or Bark Parks!)
- Community Centers & Meeting Rooms
- Outdoor Assembly Plaza
- Picnic Shelters
- Ball Fields, Softball and Batting Cages
- Pickleball

The
Process

Design
Development

District Accountability

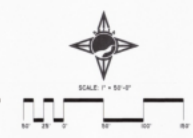
- Health, safety & welfare of constituents
- Financial- in both expenditures & revenue
- Growth, planning & maintenance for the future
- Sustainability



Stockdale River Ranch Community Park

CONCEPTUAL LANDSCAPE PLAN

Stockdale River Ranch Community Park Conceptual Landscape Plan
 10/15/2013
 10/15/2013



NORTH of the RIVER
NOR
 recreation & park district
 department of planning and construction
 3025 Riverbank Drive, Sebastopol, California 95972
 OFFICE: 561-392-2000
 FAX: 561-392-2040
<http://www.notrcreation.org>

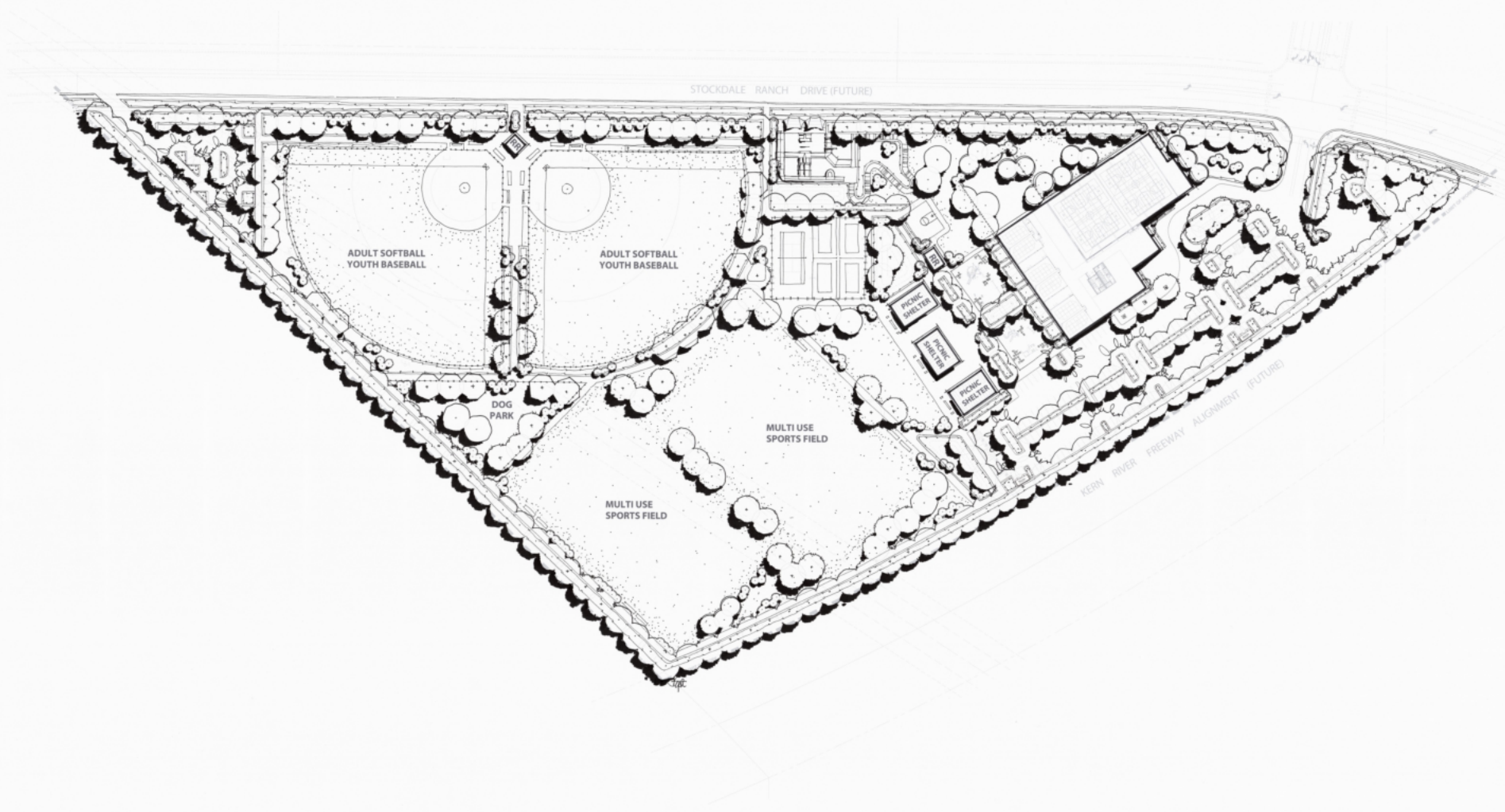


Stockdale River Ranch Community Park

CONCEPTUAL LANDSCAPE PLAN

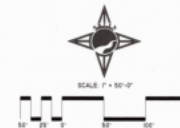


NORTH of the RIVER
NOR
 recreation & park district
 department of planning and construction
 5025 mountain drive, hawthorne, california 92342
 OFFICE 951.382.2000
 FAX 951.382.2048
<http://www.northoftheriver.org>

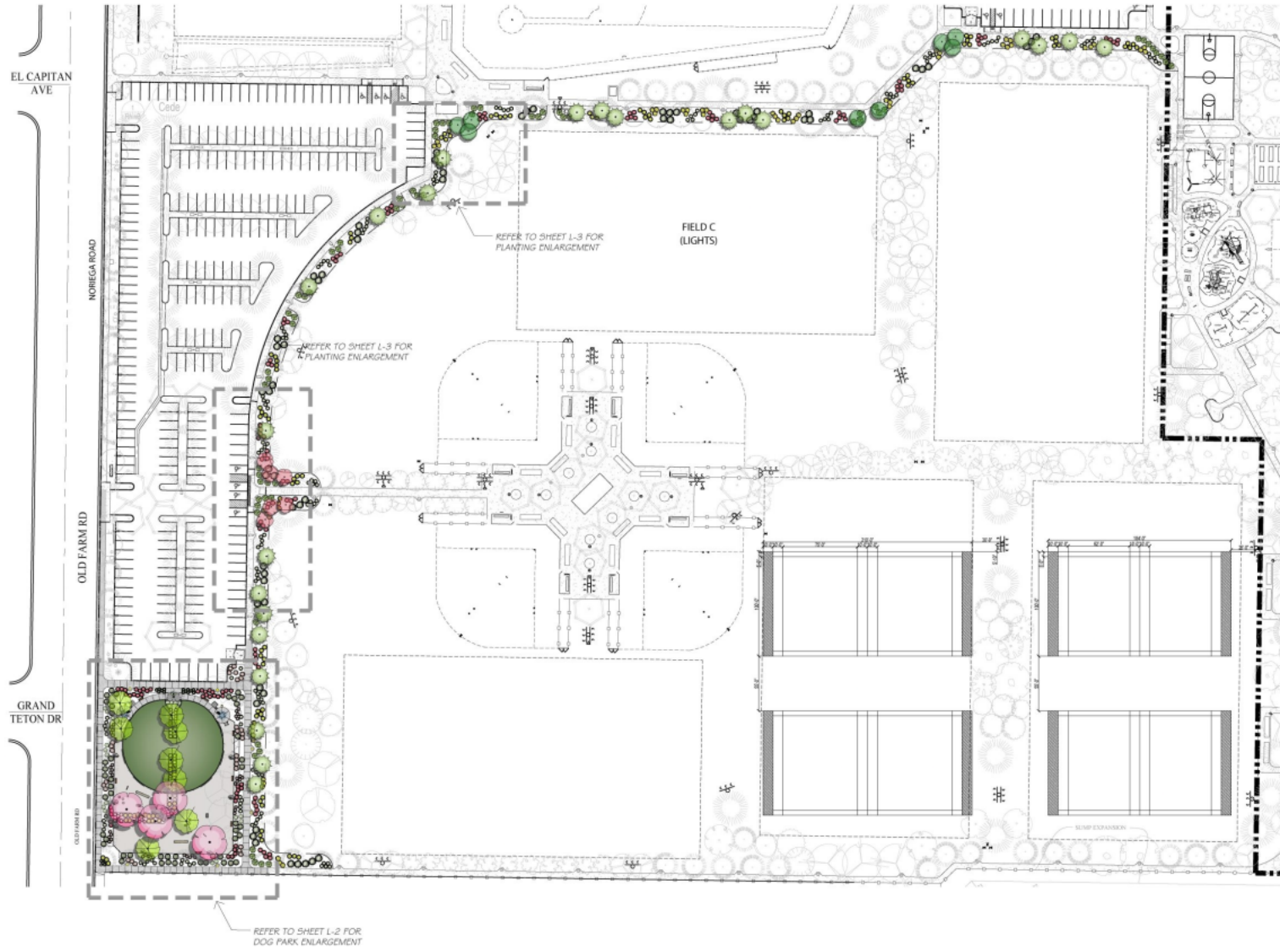


Stockdale River Ranch Community Park

CONCEPTUAL LANDSCAPE PLAN



NORTH of the RIVER
NOR
 recreation & park district
 department of planning and construction
 3825 Riverdale Drive, Lancaster, California 93532
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 F A X : 8 0 5 . 3 9 2 . 2 3 4 8
<http://www.norcrecreation.org>



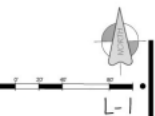
North of the River Recreation and Park District
 3825 Riverlakes Drive
 Bakersfield, California 93312
 661-392-2000

POLO PARK & DOG PARK LANDSCAPE

OVERALL CONCEPTUAL LANDSCAPE PLAN

BAKERSFIELD, CALIFORNIA

©2022 DEPALMA DESIGN GROUP





DRINKING FOUNTAIN



A FRAME AGILITY BRIDGE



LOG STUMP AGILITY PADS



ROLL OVER JUMP BAR



GROOMING STATION



CONCEPT LAYOUT



LOG TUNNEL



ADA COMPLIANT SIDEWALK AND TABLE WITH SHADE UMBRELLA



TRASH RECEPTACLE



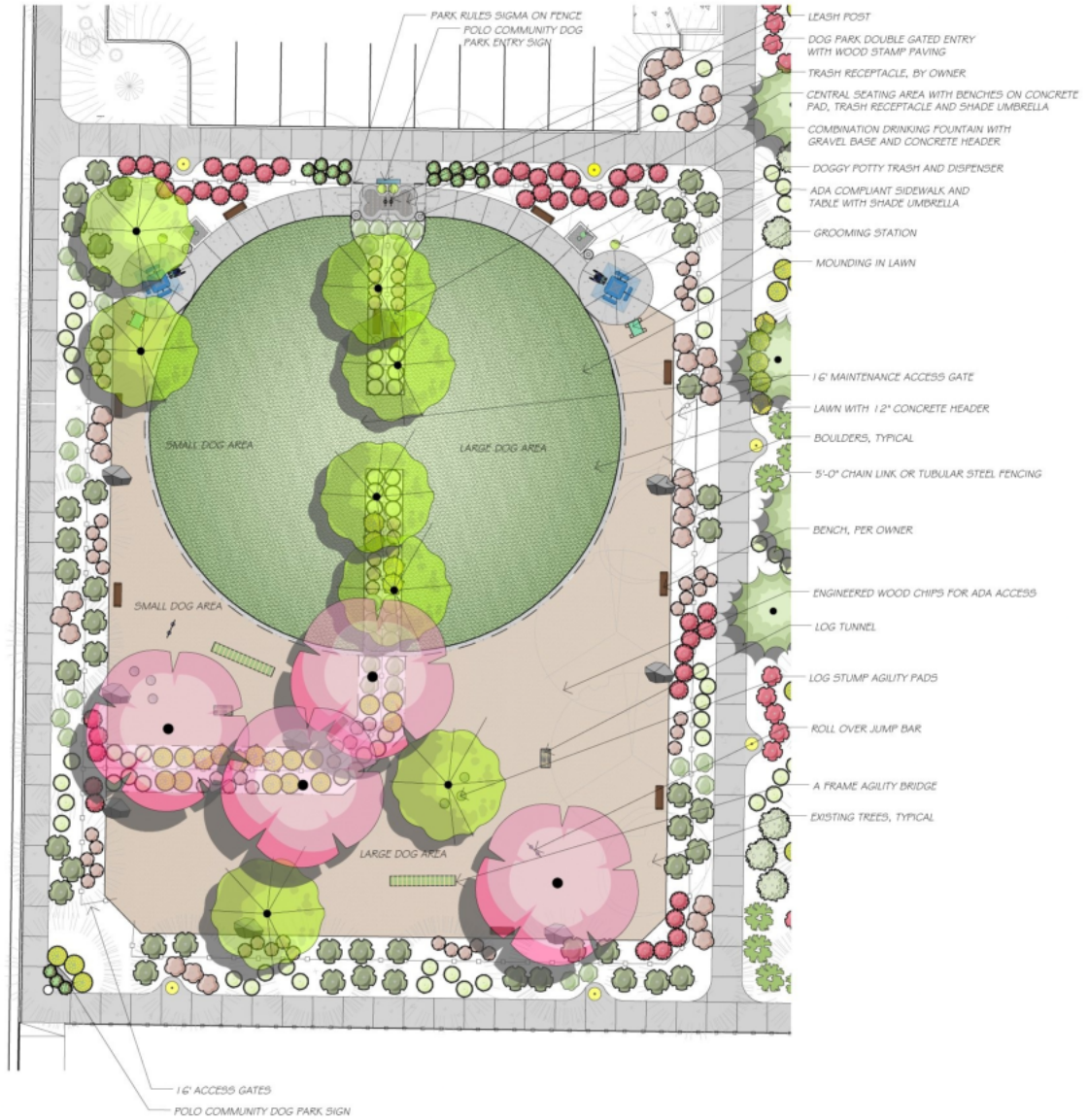
BENCH, TYPICAL



ADA ACCESSIBLE BENCH



DOGGY POTTY TRASH AND DISPENSER



OLD FARM RD

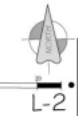
1/6" ACCESS GATES
POLO COMMUNITY DOG PARK SIGN

North of the River Recreation and Park District
3825 Riverlakes Drive
Bakersfield, California 93312
661-392-2000

POLO COMMUNITY DOG PARK

POLO PARK & DOG PARK LANDSCAPE

BAKERSFIELD, CALIFORNIA



File:2022 / May 15, 2022

Drawn: J. Lopez/Checked: J. Lopez/Submitted: J. Lopez/Design: J. Lopez/Approved: J. Lopez/Date: 05/15/2022
Scale: 1/8" = 1'-0"
1/8" = 1'-0"

2024-2025 Capital Improvement Projects Workshop

January 22, 2024

A Year in
Review

District
Development

Planning &
Construction
Department

Fiscal Year
2023-2024