



# PARK ASSESSMENT

2025

Prepared by  
DVD Creative



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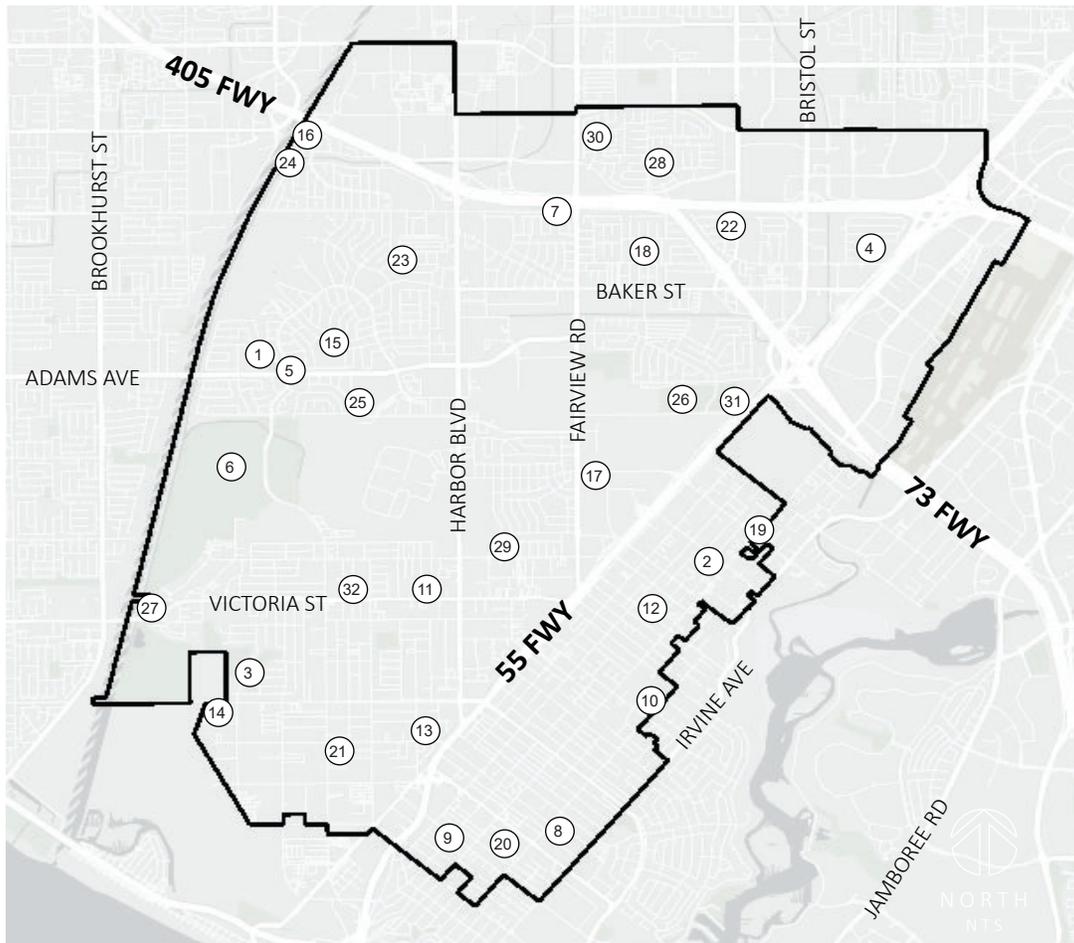
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# PARK ASSESSMENT INTRODUCTION

## Overview of Park Assessment Masterplan

Park Assessments were conducted at all public parks within the City of Costa Mesa and have been documented herein. The report identifies physical condition of amenities, structures, pathways, playgrounds, and existing program elements in each park. This parks assessment is essential for the City of Costa Mesa in identifying and prioritizing improvements, allowing for safe, functional and enjoyable spaces for the community to recreate and enjoy.

This Park Assessment is informed by extensive site analysis which documents, quantifies, and considers existing site conditions to provide a thorough account of each park. Only limited accessibility deficiencies are identified where paths are not provided to existing improvements. The primary focus of this assessment is to identify and provide an unbiased report highlighting essential improvements. This assessment does not identify under-programmed parks.



① Balearic Park	⑩ Jordan Park	⑲ Perez Park	⑳ Wakeham Park
② Brentwood Park	⑪ Ketchum-Libolt Park	㉑ Pinkley Park	㉒ Wilson Park
③ Canyon Park	⑫ Lindbergh Park	㉓ Shalimar Park	㉔ Wimbledon Park
④ Del Mesa Park	⑬ Lions Park	㉕ Shiffer Park	㉖ Bark Park
⑤ Estancia Park	⑭ Marina View Park	㉗ Smallwood Park	㉘ Raleigh Park
⑥ Fairview Park	⑮ Mesa Verde Park	㉙ Suburbia Park	
⑦ Gisler Park	⑯ Moon Park	㉚ Tanager Park	
⑧ Harper Park	⑰ Neth Park	㉛ Tewinkle Park	
⑨ Heller Park	⑱ Paularino Park	㉜ Vista Park	

# GOALS AND OBJECTIVES

## **Goal 1: Prioritize parks with the greatest need for improvement**

- Visit each park site and compile photographic documentation of park conditions
- Evaluate park conditions
- Assign priority ranking for each park to guide improvements

## **Goal 2: Identify and assess existing playgrounds**

- Assess playground conditions for safety, accessibility, and usability
- Identify outdated or damaged equipment needing repair or replacement
- Provide recommendations for upgrades, renovations, or new installations

## **Goal 3: Identify facilities/buildings where improvements are needed**

- Assess the condition of all park facilities and buildings
- Assess the priority of the improvements
- Provide suggestions to how the facilities can be improved

## **Goal 4: Improve safety and site access**

- Identify and address potential safety hazard
- Ensure all walkways and paths have safe and accessible circulation
- Ensure all playgrounds meet or exceed current safety standards
- Identify site furnishing in need of repair and/or replacement

## **Goal 5: Evaluate long-term maintenance needs**

- Identify areas where maintenance needs to be up-kept
- Provide suggestions to how the park can be maintained

## **Goal 6: Identify sustainable opportunities**

- Identify areas where landscape and irrigation need improvement
- Provide suggestions to how certain areas in the park can be used for sustainable practices

# DEFINITIONS

## **Accessible Route**

A clear, uninterrupted pathway that links all accessible areas and features within a building or facility. Outdoor accessible routes can consist of parking access aisles, curb ramps, pedestrian crosswalks across vehicle routes, walkways, ramps, and lifts.

## **Americans with Disabilities Act (ADA)**

The Americans with Disabilities Act (ADA) provides federal civil rights protections for people with disabilities, similar to those based on race, color, sex, national origin, age, and religion. It ensures equal access and opportunities in areas such as public accommodations, employment, transportation, government services at the state and local levels, and telecommunications.

## **ADA Accessibility Guidelines (ADAAG)**

A document outlining the scoping and technical standards for making buildings and facilities accessible to individuals with disabilities, as required by the Americans with Disabilities Act (ADA) of 1990. These standards must be followed during the design, construction, and modification of buildings and facilities covered under Titles II and III of the ADA, as mandated by regulations issued by federal agencies such as the Department of Transportation.

## **Sidewalk**

A paved pedestrian walkway that runs alongside a street or roadway, typically separated by a curb or buffer zone.

## **Paved Pathway**

A designated hard-surfaced route within a park that provides pedestrian or multi-use circulation through the interior of the site.

## **Signage**

Displays throughout the park that provide information, directions, rules, or educational content. This includes the main park sign featuring the name of the park, entrance signage, wayfinding signs, interpretive panels, maps, and regulatory notices.

## **Barrier**

A physical element used to restrict access, define boundaries, or provide separation within a park. Barriers can include items such as bollards, fences, low walls, or curbs, and are typically used to control movement or protect certain areas.

## **Rail**

Supportive structures installed along pathways, ramps, stairs, or elevated areas to assist with balance, provide guidance, and prevent falls. Common types include handrails and guardrails.

## **Fence**

A physical enclosure made of posts and panels or mesh that defines the perimeter of an area, restricts access, or provides security and privacy within the park. Fences are typically continuous and taller than barriers, serving to clearly separate spaces or protect sensitive areas.

## **Safety Surfacing**

A specially designed ground material installed in areas like playgrounds to reduce the risk of injury from falls. This can include materials such as rubber mats, engineered wood fiber, poured-in-place rubber, or mulch.

# DEFINITIONS

## **Fall Zone**

The designated area surrounding playground equipment or elevated structures where safety surfacing is installed to cushion falls and minimize injury risk. This zone extends beyond the equipment's footprint to provide adequate protection in case of a fall.

## **Cross Slope**

The side-to-side incline or tilt of a paved surface, such as a pathway or sidewalk, measured perpendicular to the direction of travel. Proper cross slope ensures effective drainage and safe, comfortable passage for pedestrians, including those using mobility devices.

## **Decline**

In landscape terms, materials or elements that are approaching or have reached the end of their useful life, showing signs of wear, damage, or deterioration. These materials require evaluation to determine if they need repair, removal, or replacement to maintain the safety, functionality, and aesthetics of the site.

# PARK CRITERIA

## Overview of Park Criteria

The evaluation of key aspects includes safety, quality, and usability. Each park has been reviewed for seven categories: Playgrounds, Structures, Fields & Courts, Amenities, Hardscape, Landscape/Irrigation and Maintenance. Each category will be scored on a 1 to 5 scale and weighted to aid prioritization. Together, these categories provide a comprehensive snapshot of how well a park serves its community and where improvements are needed.

Category	Score	Description
Playgrounds	1 - 5 (45% of score)	Variety, condition, safety, inclusivity, surfacing, age
Structures	1 - 5 (20% of score)	Restrooms, gazebos, shade structures, walls, bridges
Fields/Courts	1 - 5 (10% of score)	Quality and usability of sports fields, courts, surfacing
Amenities	1 - 5 (10% of score)	Barbecues, benches, lighting, drinking fountains, waste receptacles, monument signs, fitness equipments
Hardscape	1 - 5 (5% of score)	Condition of walkways, accessibility to maintain features
Landscape/Irrigation	1 - 5 (5% of score)	Health and variety of plants, shade, and visible irrigation equipment
Maintenance	1 - 5 (5% of score)	Overall cleanliness, repairs, graffiti control

# SCORING SYSTEM

## Overview of Scoring System

The park scoring system uses a 1 to 5 scale for each category to evaluate different aspects of a park's quality, function, and condition. It ensures a comprehensive, consistent, and objective approach to assessing and comparing parks.



**Very Poor**  
Major issues, broken, unsafe, unusable, or severely neglected



**Poor**  
Functional, limited use, or in noticeable disrepair



**Fair**  
Usable and safe, but could be improved; some wear and tear



**Good**  
In good condition, functional, accessible, and well-integrated



**Excellent**  
High-quality, clean, inclusive, fully functional

# PRIORITY RANKING SYSTEM

## Overview of Priority Ranking System

The priority ranking system is used to determine which parks are in immediate need for improvements, repairs, or investment. Each park is assigned a priority level from A to E.

This ranking is based on the total scores from the park criteria categories. Parks that score lower across multiple categories are given higher priority ranking (e.g. D or E), signaling a greater need for improvements. This system will guide the City of Costa Mesa to objectively compare parks and allocate resources more effectively.



**Very low priority  
/ minimal or  
no intervention  
needed**



**Low Priority**



**Medium Priority**



**High Priority**



**Highest priority  
for improvement /  
funding / repair**

## Overall Park Priority Ranking

Ranking	Park Name	Ranking	Park Name
B	Balearic Park	B	Paularino Park
C	Brentwood Park	A	Perez Park
B	Canyon Park	B	Pinkley Park
B	Del Mesa Park	D	Shalimar Park
C	Estancia Park	C	Shiffer Park
C	Fairview Park	C	Smallwood Park
C	Gisler Park	B	Suburbia Park
C	Harper Park	A	Tanager Park
C	Heller Park	B	Tewinkle Park
B	Jordan Park	C	Vista Park
C	Ketchum-Libolt Park	B	Wakeham Park
C	Lindbergh Park	C	Wilson Park
B	Lions Park	B	Wimbledon Park
C	Marina View Park	C	Bark Park
B	Mesa Verde Park	A	Raleigh Park
C	Moon Park		
B	Neth Park		



1

**BALEARIC  
PARK**

# SITE LAYOUT

Balearic Park is located at 1975 Balearic Drive in Costa Mesa. This park includes a playground, tot lot, a community center with a restroom, basketball courts, pickleball courts, soccer fields, and picnic areas.

Site assessment was performed on September 24, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Playground
- Park Boundary

- Restroom
- Picnic Area

Park Inventory	
QTY	QTY
2 Playground	7 Light Pole
6 Field/Court	0 Drinking Fountain
1 Restroom	8 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	5 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	3 Picnic Table
2 Bench	1 Bike Rack

# CRITERIA REVIEW

## Playgrounds ..... Balearic Park



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)

**Figure 1.1** - The playground has a sand and rubber safety surfacing combination. The sand level covers the bottom of the rubber safety surfacing.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.2** - The play structure is stamped with manufacturer (Landscape Structures, not shown) and date of installation (shown).

**Figure 1.3, 1.4** - Powder coating is damaged and worn off on posts, caps, and components.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1998  
*(Play equipment is 27 years old in 2025)*

# CRITERIA REVIEW

## Playgrounds

### Balearic Center Tot Lot



(Figure 1.01)



(Figure 1.02)



(Figure 1.03)



(Figure 1.04)



(Figure 1.05)



(Figure 1.06)

**Figure 1.01, 1.02** - Play components are in good condition, parts are intact, color is bright.

**Figure 1.03** - The playground has a sand and rubber safety surfacing combination. The sand level is lower than the bottom of the rubber safety surfacing.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.04** - Bottom rail of handrail is broken and rusting.

**Suggested Action-** Assess the damage and replace handrail when needed.

**Figure 1.05, 1.06** - Dirt/mold growth on the slide. Powder coating is damaged and worn off on posts, caps, and components.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1998  
*(Play equipment is 27 years old in 2025)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)

**Figure 2.1** - The restrooms are located in the community center.

**Figure 2.2, 2.3** - The interior of the restrooms are very clean.

# CRITERIA REVIEW



(Figure 3.1)



(Figure 3.2)

**Figure 3.1, 3.2** - The pickleball courts and the basketball courts are in good condition. The color is vibrant, the lines are clear, and the pavement has no cracking.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1** - Bike rack is in good condition. Color is bright, minor scratches or chipping of paint is observed. City logo is visible.

**Figure 4.2, 4.5** - The picnic table is set off the paved pathway in the turf area; turf will struggle to grow where there is soil compaction.

*Suggested Action*- Relocate picnic table and repair the turf where damaged.

**Figure 4.3** - Paint is chipping and rust forming on the flagpole.

*Suggested action*- Repaint the flagpole. Replace the winch component which has rusted.

**Figure 4.4** - Lighting was not assessed, but the fixtures appear to be energy efficient LED.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)

**Figure 5.1** - Asphalt path connecting community center to basketball and pickleball courts has no edging to prevent turf overgrowing along the sides.

**Suggested Action-** Replace with concrete to ensure accessibility and ADA compliance.

**Figure 5.2** - Cracking in the retaining curb at the playground adjacent to the community center building.

**Suggested Action-** Replace or replace broken concrete.

# CRITERIA REVIEW

## Landscape/Irrigation

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### General Assessment:

#### *Turf*

- Turf is maintained in good condition. The color is bright and the structure is dense and uniform. Few areas are struggling to grow.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.
- There are areas where mold/algae growth is occurring along concrete.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5	
	Very Poor ← → Excellent					
Playgrounds			X			Balearic Park - 3 Balearic Center Tot Lot - 3
Structures					X	
Fields/Courts					X	
Amenities			X			
Hardscape				X		
Landscape/Irrigation			X			
Maintenance				X		

**PRIORITY  
RANKING:**  
  
**B**



# 2 BRENTWOOD PARK

# SITE LAYOUT

Brentwood Park is located at 260 Brentwood Street in Costa Mesa. This park includes a playground, sand volleyball court, and picnic areas.

Site assessment was performed on August 21, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Picnic Area
- Playground
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	8 Light Pole
1 Field/Court	0 Drinking Fountain
0 Restroom	4 Waste Receptacle
1 Shade Structure	3 Dog Waste Station
0 Bridge	9 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	4 Picnic Table
1 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)



(Figure 1.6)

**Figure 1.1** - Rubber safety surfacing edge is exposed above the level of sand.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.2** - Manufacturer's stamp is clearly marked on the equipment per industry standard.

**Figure 1.3** - Sand is not separated from the planting area.

**Suggested Action-** Consider installing a maintenance band to separate the sand from planting area.

**Figure 1.4, 1.5, 1.6** - The play structure has damaged or worn off powder coating on posts, caps, and components. The slide parts have varying degrees of sun damage and rusting at the attachments. Rust is observed on the metal bracket of the climbing ladder. The edge of the platform is breaking.

**Suggested Action-** Given the age of the play structure and the current condition of its parts, it is recommended to replace the play structure.\*

**Manufacturer:** Gametime

**Year Installed:** 1995

*(Play equipment is 30 years old in 2025,  
\*replacement scheduled for 2025)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)

**Figure 2.1** - Wood shade structure has termite damage and paint chipping.  
*Suggested Action*- Replace the shade structure.

**Figure 2.2** - Wood posts are rotted out in various areas.  
*Suggested Action*- Replace or remove wood posts.

# CRITERIA REVIEW



(Figure 3.1)



(Figure 3.2)



(Figure 3.3)

**Figure 3.1** - There is no clear delineation where the sand volleyball court begins from the turf.

**Suggested Action-** Maintenance could be simplified with a clear delineation between the court from the turf, such as a concrete maintenance curb.

**Figure 3.2, 3.3** - The volleyball net is securely tied to the post, but the wood post is splintering and shows signs of prolonged moisture.

**Suggested Action-** Replace volleyball posts.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1** - Wood monument sign shows signs of decline. Brown paint is chipped and graffiti has been scratched into the wood surface but painted over.

**Suggested Action**- Consider replacement of the sign.

**Figure 4.2** - The park's sign has bird droppings on it, and a sticker is covering part of the contact information.

**Suggested Action**- Attach a bird landing deterrent on the top of the sign, remove sticker.

**Figure 4.3** - Lighting system was not assessed. The wood poles are outdated and some need repainting.

**Suggested Action**- Replace lights with energy efficient LED if not already done. Repaint wood poles as needed and consider updating the light poles.

**Figure 4.4** - Bollards are mix of metal and wood; the wood bollards show some splintering.

**Suggested Action**- Replace with matching bollards.

**Figure 4.5** - Park plaque on a boulder is placed in turf area, which can create challenges with turf maintenance.

**Suggested Action**- Maintenance could be simplified by keeping the turf away from the boulder.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)

**Figure 5.1-** Concrete curb between playground sand area and turf is disappearing under the sand and turf.  
*Suggested Action-* Replace concrete curb along playground area.

**Figure 5.2-** Multiple areas of cracking on the curb and sidewalk along the park boundary were observed.  
*Suggested Action-* Replace with new concrete curb and sidewalk.

**Figure 5.3-** Gap in the concrete around the wooden bollard.  
*Suggested Action-* Repair the broken concrete, and consider replacing the bollards (see Amenities section).

**Figure 5.4-** Concrete curb around playground is cracking.  
*Suggested Action-* Replace with new concrete curb.

# CRITERIA REVIEW

## Landscape/Irrigation

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### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. There are some areas where turf is trampled and dying, which would require loosening the soil, seeding and watering to regrow the grass.
- A dirt bike path has been created by regular users of the park.

#### *Irrigation*

- Water is accumulating in the grounds around and at the sand volleyball court. The wood posts show evidence of being consistently wet (see Fields/Courts section).
- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- Park features are old, in poor to fair condition.
- See also specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds		X			
Structures		X			
Fields/Courts		X			
Amenities		X			
Hardscape			X		
Landscape/Irrigation			X		
Maintenance				X	

PRIORITY  
RANKING:

C

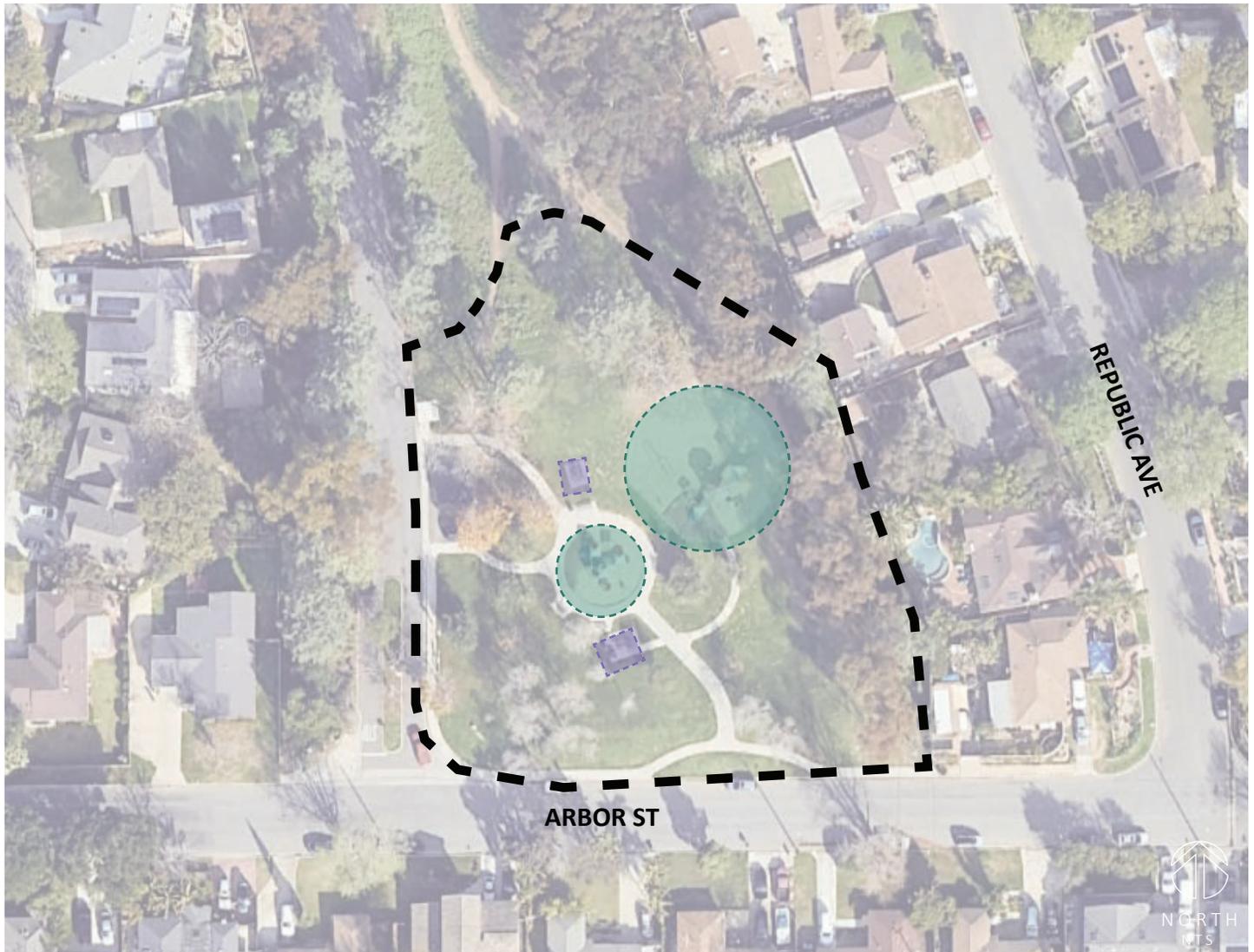


# 3 CANYON PARK

# SITE LAYOUT

Canyon Park is located at 970 Arbor Street in Costa Mesa. This Park includes a playground and picnic/barbecue areas.

Site assessment was performed on September 23, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Picnic Area
- Playground
- Park Assessment Area  
(a portion of this park was assessed)

Park Inventory	
QTY	QTY
2 Playground	0 Light Pole
0 Field/Court	0 Drinking Fountain
0 Restroom	2 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	4 Regulatory Signage
1 Barbecue Grill	0 Fitness Area/Equipment
1 Hot Coals Receptacle	2 Picnic Table
3 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)

**Figure 1.1** - Rubber safety surfacing edge is exposed above the level of sand.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.2, 1.3** - The play equipment has damaged or worn off powder coating on posts, caps, and components. The pyramid roofs on the play structure are blackened.

**Suggested Action-** Given the age of the play equipment and the current condition of its parts, it is recommended to replace the play structures.

**Figure 1.4** - Manufacturer's stamp is clearly marked on the equipment per industry standard.

**Figure 1.5** - Manufacturer's warning labels are deteriorating.

**Suggested Action-** Replace labels to be in compliance with industry standards.

**Manufacturer:** Miracle Recreation  
**Year Installed:** 1997  
*(Play equipment is 28 years old in 2025)*

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)



(Figure 4.6)

**Figure 4.1** - Park monument sign is in good to excellent condition.

**Figure 4.2** - Boulders with plaques are placed on turf, which creates challenges for mowing and maintenance.  
*Suggested Action*- Maintenance could be simplified by pulling the turf away from the base of the boulders.

**Figure 4.3** - BBQ grill shows extreme heat damage from repeated use over time. The picnic table has several small, broken spots.  
*Suggested Action*- Replace with a new BBQ grill and picnic table.

**Figure 4.4** - Picnic table bench seat is torn and unsafe for sitting. The frame and table, bench surfaces are rusting.  
*Suggested Action*- Replace with a new picnic table.

**Figure 4.5** - Bike rack is in good condition, mounted securely to concrete, and well-located next to the road.

**Figure 4.6** - Park signs and dog waste station are positioned at entrance of park and signs are legible.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)

**Figure 5.1, 5.2** - Cracks observed in the sidewalk, paved pathway and paved areas in the park.  
*Suggested Action*- Replace areas of broken concrete.

**Figure 5.3** - Cracks observed in the concrete band at the playground.  
*Suggested Action*- Replace concrete band.

**Figure 5.4** - Paved pathway is lifting from the concrete band at the playground.  
*Suggested Action*- Monitor lifting and repair as needed.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in poor to fair condition. There are areas where turf has died back completely leaving bare soil.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

---

### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds			X		
Structures					
Fields/Courts					
Amenities			X		
Hardscape			X		
Landscape/Irrigation			X		
Maintenance				X	

PRIORITY  
RANKING:

**B**

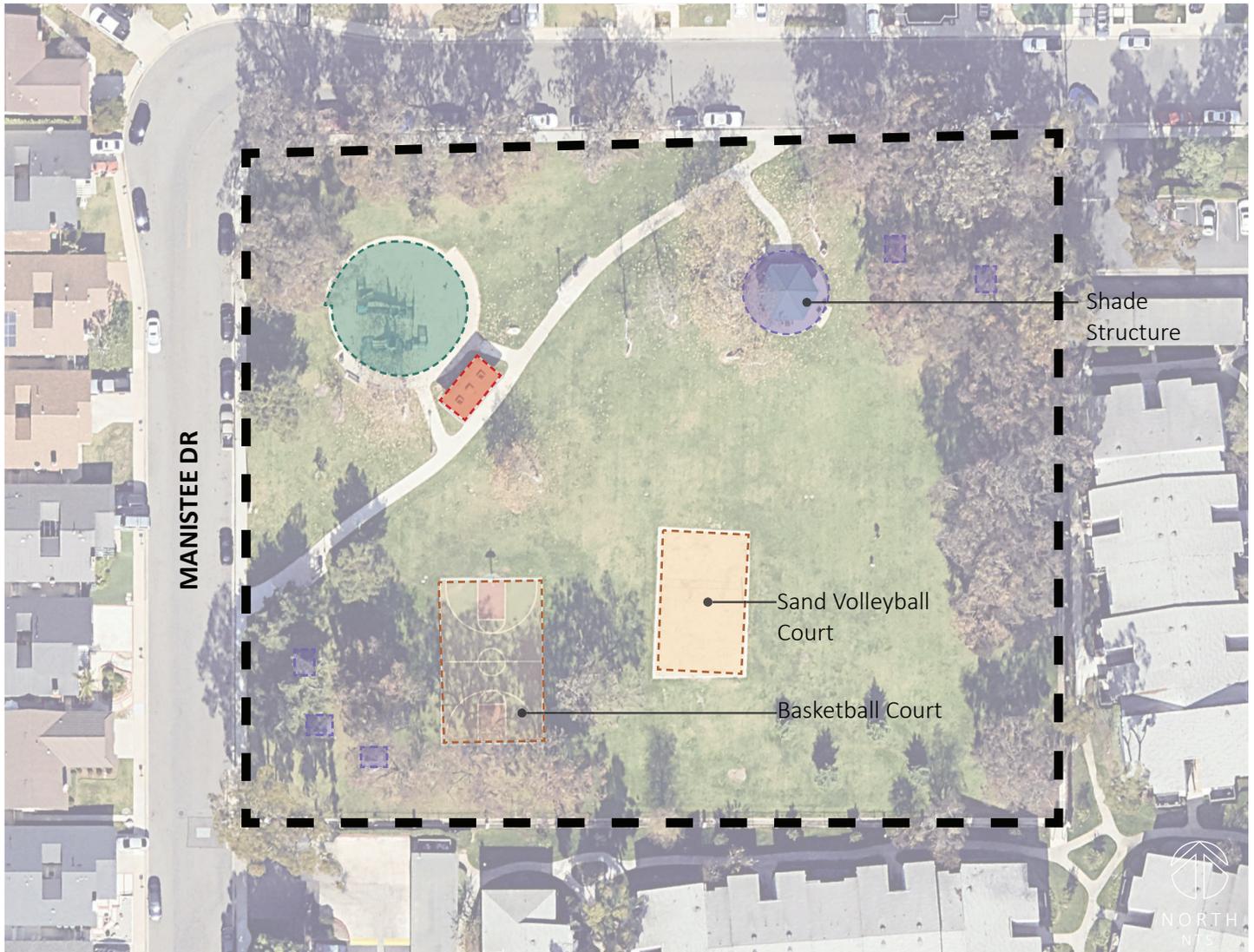


**4 DEL MESA  
PARK**

# SITE LAYOUT

Del Mesa Park is located at 2080 Manistee Drive in Costa Mesa. This park includes a playground, sand volleyball court, basketball court, picnic/barbecue areas, and restroom building.

Site assessment was performed on July 29, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Playground
- Picnic Area
- Restroom
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	2 Light Pole
2 Field/Court	1 Drinking Fountain
1 Restroom	4 Waste Receptacle
1 Shade Structure	1 Dog Waste Station
0 Bridge	10 Regulatory Signage
2 Barbecue Grill	0 Fitness Area/Equipment
1 Hot Coals Receptacle	9 Picnic Table
5 Bench	0 Bike Rack

# CRITERIA REVIEW

## Playgrounds .....



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)

**Figure 1.1, 1.2, 1.3** - The play structure has damaged or worn off powder coating on posts, caps, and components.  
**Suggested Action-** Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Figure 1.4** - Rubber safety surfacing edging is exposed above the level of sand.  
**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.5** - The play structure is stamped with manufacturer and date of installation.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1995  
*(Play equipment is 30 years old in 2025)*

# CRITERIA REVIEW

## Structures



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)



(Figure 2.4)



(Figure 2.5)



(Figure 2.6)

**Figure 2.1, 2.2** - The restroom structure has termite damage in the wood on the roof.  
*Suggested Action*- Replace the wood roof.

**Figure 2.3, 2.4, 2.5** - Existing restroom interior is clean and is in good condition.

**Figure 2.6** - The shade structure over the picnic area is in good condition, but has remnants of decorations accumulating on the beams and posts.

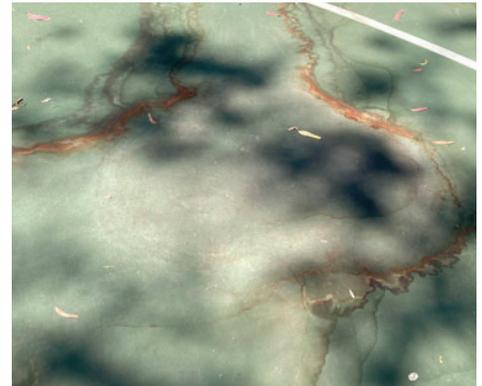
# CRITERIA REVIEW



(Figure 3.1)



(Figure 3.2)



(Figure 3.3)



(Figure 3.4)



(Figure 3.5)

**Figure 3.1** - The concrete band around the sand volleyball court is showing cracks in some areas.

*Suggested Action*- Consider replacement of the concrete band.

**Figure 3.2** - The basketball court surface is showing cracks in multiple areas.

*Suggested Action*- Consider replacement of the court, and possible relocation away from eucalyptus trees that are dropping branches near the court (see Landscape/Irrigation section).

**Figure 3.3** - The basketball court surface is showing water damage.

*Suggested Action*- Consider replacement of the court.

**Figure 3.4** - The basketball hoop and net are in fair condition.

**Figure 3.5** - The volleyball posts and net are in fair condition.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1** - Lighting was not assessed. The fixtures are an older style.  
*Suggested Action*- Replace lights with energy efficient LED if not already done.

**Figure 4.2** - Bike rack is in good condition. The color is bright, the city logo is visible. Minimal signs of wear and tear.

**Figure 4.3** - Waste receptacles located throughout the park. No staining on the concrete underneath. Minimal damage to the lid on the waste receptacle pictured.  
*Suggested Action*- Consider replacing with waste/recycling combination receptacles at the picnic shelter area.

**Figure 4.4** - BBQ grills are in fair condition. Signs of rusting and flaking observed on the surface.

**Figure 4.5** - The drinking fountain (located on the restroom building exterior) is clean and in excellent condition.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)

**Figure 5.1** - Cracks observed in the concrete walkway.

*Suggested Action*- Replace areas of broken concrete.

**Figure 5.2** - Turf is not at grade with the adjacent paved path.

*Suggested Action*- Maintenance could be simplified by extending the concrete curb until the turf grass grade meets the paved pathway.

**Figure 5.3** - Cracks in the concrete pads under the picnic tables.

*Suggested Action*- Replace concrete pads.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair to good condition. Grass is yellowing in some areas, but can be improved with better irrigation conditions.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Fallen branches from eucalyptus trees observed near the basketball court. Consider relocating the court away from these trees.
- Juniper trees have dense branching causing lower visibility in the park. An arborist should assess the trees before any lower branches are removed.
- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti observed. Small mark of graffiti observed on the basketball hoop backboard.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds			X		
Structures				X	
Fields/Courts			X		
Amenities				X	
Hardscape			X		
Landscape/Irrigation			X		
Maintenance				X	

PRIORITY  
RANKING:

**B**

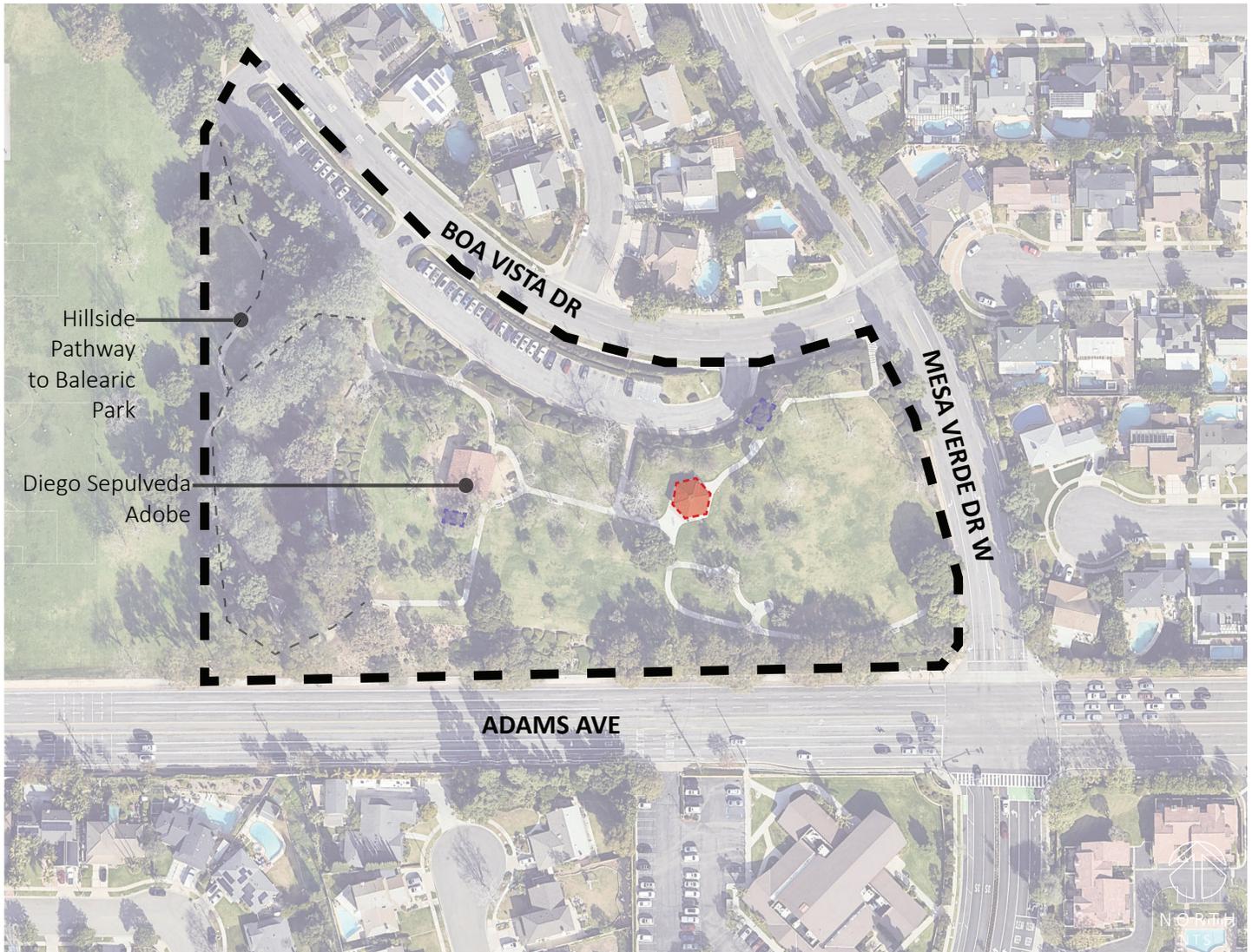


# 5 ESTANCIA PARK

# SITE LAYOUT

Estancia Park is located at 1900 Adams Avenue in Costa Mesa. This park includes the historic Diego Sepulveda Adobe, picnic areas, and a restroom building.

Site assessment was performed on September 23, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Picnic Area
- Restroom
- Park Boundary

Park Inventory	
QTY	QTY
0 Playground	3 Light Pole
0 Field/Court	1 Drinking Fountain
1 Restroom	15 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	14 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	7 Picnic Table
8 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)



(Figure 2.4)

**Figure 2.1** - The restroom building walls and roof match the look of the nearby historic Diego Sepulveda Adobe. The building is in fair to good condition. The roof has some missing tiles. The walls show areas that have been patched (around the doors and the base of the wall) and painted over.

**Figure 2.2** - The interior of the restroom is clean, has lighting, and is in fair to good condition.

**Figure 2.3** - The seatwall at an entrance to the Hillside Pathway is in poor to fair condition. There are some cracks and discoloration.

**Suggested Action**- Repair or replace the seatwall.

**Figure 2.4** - The base of the seatwall at an entrance to the Hillside Pathway is exposed; the soil is eroding away downhill.

**Suggested Action**- Support the seatwall base with additional planting or terracing to keep the soil in place.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)



(Figure 4.6)

**Figure 4.1** - Bench has a broken spot that is rusting.  
*Suggested Action*- Replace the bench.

**Figure 4.2** - Picnic tables are placed in turf area; turf will struggle to grow where there is soil compaction from frequent foot traffic.  
*Suggested Action*- Relocate picnic tables and repair the damaged turf areas.

**Figure 4.3** - Bike rack is in good condition. Color is bright, no scratches or chipping of paint is observed. City logo is visible.

**Figure 4.4** - Lighting was not assessed. The fixtures are an older style. The paint has worn off on the pole.  
*Suggested Action*- Replace lights with energy efficient LED if not already done. Consider replacing the light poles.

**Figure 4.5** - The drinking fountain is located on the restroom building exterior and is in fair condition. There is some water staining on the walls from the piping.

**Figure 4.6** - The sign has bird droppings on it, making it difficult to read.  
*Suggested Action*- Add bird deterrents to the tops of signs and/or posts.

# CRITERIA REVIEW



(Figure 4.7)



(Figure 4.8)

**Figure 4.7** - Concrete bench is broken, and is in very poor to poor condition (this is part of the Hillside Pathway).

**Suggested Action-** The broken bench which is attached to the wall and the pathway are all showing signs of age and noticeable wear and tear (see Hardscape and Structures sections). Consider the redesign of the hillside hardscapes area (the paved pathway, stairs, retaining walls and benches).

**Figure 4.8** - Concrete bench is scraped and is in poor condition (this is part of the Hillside Pathway).

**Suggested Action-** Replace bench and install anti-skateboarding guards on the new bench.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)



(Figure 5.5)



**Figure 5.1** - Cracks observed in the concrete walkway.

*Suggested Action*- Replace areas of broken concrete.

**Figure 5.2** - Soil is running off onto sloping paved pathway.

*Suggested Action*- Maintenance could be simplified with a clear delineation between the pavement and the soil, such as a raised concrete header.

**Figure 5.3** - Stamped concrete is old, cracking (this is part of the Hillside Pathway).

*Suggested Action*- Replace areas of broken concrete.

**Figure 5.4** - Exposed aggregate path is cracking and sloping downward (this is part of the Hillside Pathway).

*Suggested Action*- Replace areas of broken concrete.

**Figure 5.5** - Exposed aggregate concrete has lost pebbles, leaving gaps and an uneven surface (this is part of the Hillside Pathway).

*Suggested Action*- Replace concrete and ensure pathway is accessible and ADA compliant.

**Figure 5.6** - Concrete curb around the tree is broken (this is part of the Hillside Pathway).

*Suggested Action*- Replace concrete curb.

# CRITERIA REVIEW

## Landscape/Irrigation

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### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. There are areas where turf has died back completely leaving bare soil.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- The area in the park surrounding the historic Diego Sepulveda Adobe are ideal for gardens and plantings that correlate to the history of the building. Adding gardens of interest will reduce the amount of turf to maintain, but would require modification to the irrigation system, and the addition of concrete maintenance curbs.
- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- The Hillside Pathway is a scenic and unique experience in this park. However, the condition is very poor to poor. The pathways, walls, and benches are aged, breaking, and neglected in some spots. It is recommended to redesign this Hillside area and ensure accessibility and ADA compliance in the new design.
- There was a hot coals receptacle located near the picnic tables next to the Adobe, but no BBQ grill was observed.
- See also specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Appearance of graffiti that has been painted over was observed on the restroom building.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds					
Structures			X		
Fields/Courts					
Amenities		X			
Hardscape		X			
Landscape/Irrigation			X		
Maintenance			X		

PRIORITY  
RANKING:

C



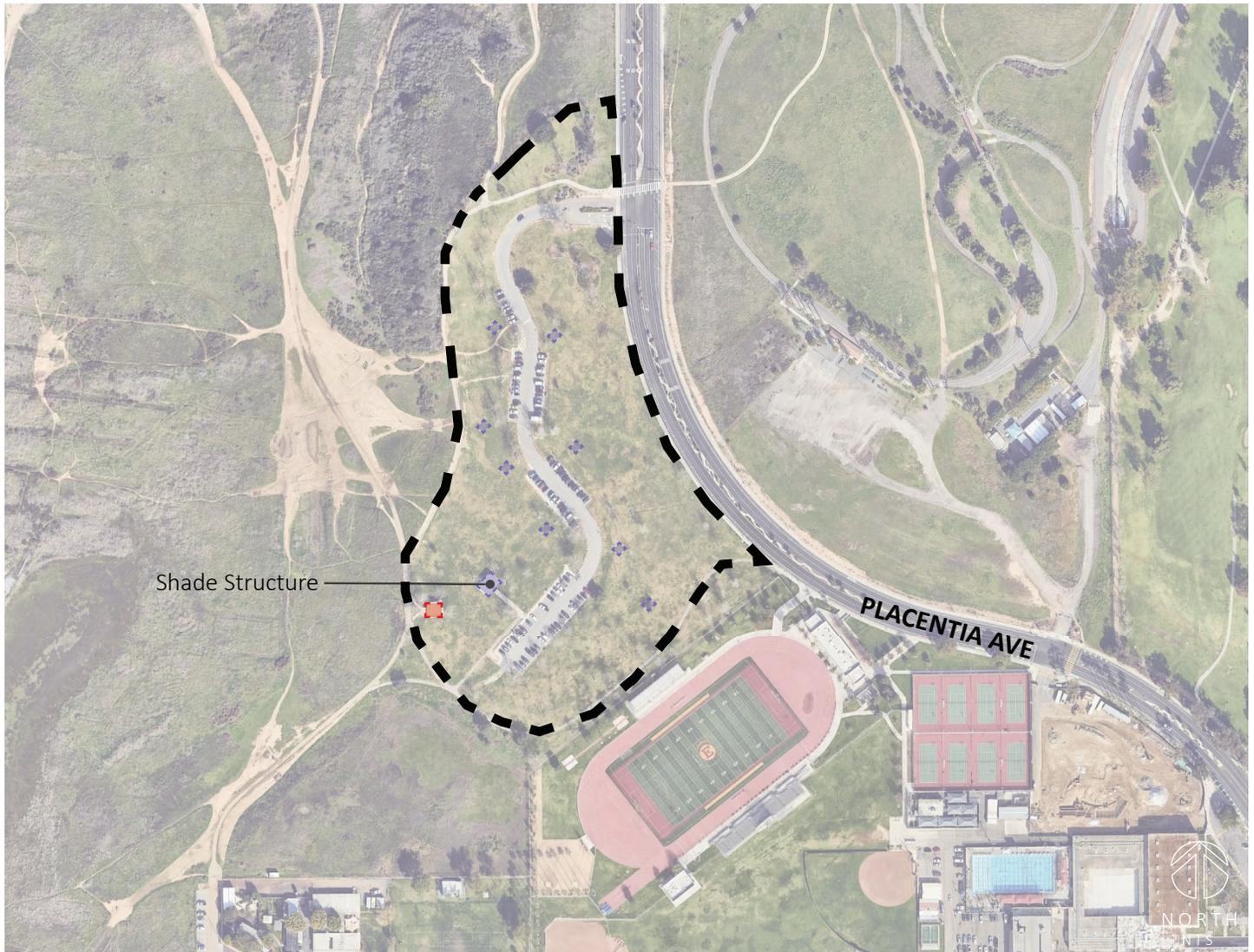
6

# FAIRVIEW PARK

# SITE LAYOUT

Fairview Park is located at 2525 Placentia Avenue in Costa Mesa. This park includes picnic areas and restroom building.

Site assessment was performed on September 23, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.

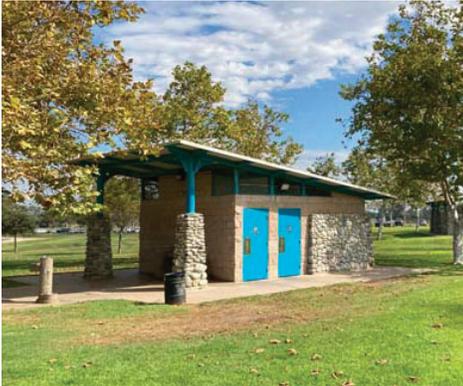


- Picnic Area
- Restroom
- Park Assessment Area  
(a portion of this park was assessed)

Park Inventory	
QTY	QTY
0 Playground	0 Light Pole
0 Field/Court	3 Drinking Fountain
1 Restroom	22 Waste Receptacle
1 Shade Structure	0 Dog Waste Station
0 Bridge	21 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	12 Picnic Table
1 Bench	5 Bike Rack

# CRITERIA REVIEW

## Structures



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)



(Figure 2.4)

**Figure 2.1, 2.2** - The restroom building is in fair to good condition. The stonework is whole and intact. The paint color is slightly patchy with a mix of differing shades, but similar enough to not notice from a distance. The paint is cracking and chipping in some areas.

**Suggested Action-** Repaint where needed.

**Figure 2.3** - The interior restroom stalls are in poor condition. In this individual stall, the interior wall has dirt and graffiti. The floor is damaged and stained.

**Suggested Action-** Clean the walls and replace the floors.

**Figure 2.4** - The picnic area shelter is in good condition. The stonework is whole and intact. The concrete paving is whole and intact. There is an accessible paved pathway connecting the shelter to the parking lot. However, there is no paved pathway connecting the picnic area to the restroom.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)



(Figure 4.6)

**Figure 4.1** - Picnic tables are placed in turf area; turf will struggle to grow where there is soil compaction.  
*Suggested Action*- Relocate picnic table and repair damaged turf.

**Figure 4.2** - Many of the park's waste receptacles are located at the parking lot perimeter. This waste receptacle has been damaged, likely from a vehicle.  
*Suggested Action*- Repair or replace the waste receptacle. Relocate behind bollards to protect the waste receptacles at the parking lot.

**Figure 4.3** - The waste receptacle near the restroom is rusted and broken at the bottom.  
*Suggested Action*- Replace the waste receptacle.

**Figure 4.4** - The bi-level drinking fountain with ADA fountain and dog bowl is in good condition.

**Figure 4.5** - The wall-mounted drinking fountains on the exterior of the restroom building have water accumulating on the floor underneath. There appears to be algae growing.  
*Suggested Action*- Clean the area under the drinking fountains and assess the drinking fountains for leaks.

**Figure 4.6** - The bench is in excellent condition.

# CRITERIA REVIEW



(Figure 4.7)



(Figure 4.8)



(Figure 4.9)



(Figure 4.10)



(Figure 4.11)



(Figure 4.12)

**Figure 4.7, 4.8** - Bike racks are in good condition. There are multiple bike trails within the park, and the Santa Ana River Bike Trail and Talbert Nature Reserve Trail are accessible from this park.

**Suggested Action-** Locate the bike racks in areas that are clearly visible and safely approached in the vicinity of vehicular activity in the parking lot.

**Figure 4.9, 4.10** - The wood bollards around the parking lot are in decline. Some are placed in bare earth and some are located in the paved pathway.

**Suggested Action-** Remove wood bollards and replace with more durable material. Consider small boulders, which are already placed in a few places in the line of bollards.

**Figure 4.11, 4.12** - Boulders in turf create challenges in mowing and maintenance. One boulder with plaque is small and partially buried (near the drinking fountain) and should be reset.

**Suggested Action-** Maintenance could be simplified by keeping the turf away from the base of the boulders.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)



(Figure 5.5)



(Figure 5.6)

**Figure 5.1** - Asphalt pathway is cracking and surface is uneven.

**Suggested Action-** Consider replacement with a paved pathway that ensures accessibility and ADA compliance.

**Figure 5.2** - Pathways are overgrown with turf and are made of different materials.

**Suggested Action-** Repair the damaged turf areas. Consider replacement with paved pathways, for pedestrian and vehicular use.

**Figure 5.3** - Concrete is cracking.

**Suggested Action-** Replace broken areas of concrete.

**Figure 5.4, 5.5** - The park has inadequate pathways. Natural footpaths have been established in the park. The transition where footpath meets the paved pathway has become a slipping safety hazard.

**Suggested Action-** Install edging to keep the footpath material from moving onto the paved pathway.

**Figure 5.6** - Parking lot pavement has oil stains and the striping is faded.

**Suggested Action-** Remove the stains or consider replacing the parking lot pavement. Apply a sealer to the asphalt regularly to protect the surface from damage. Repaint the striping.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. There are patches of yellowed and browned grass, and some areas of bare soil.
- Foot traffic has formed desire paths between the parking lot and the trails area.
- The turf is driven on by vehicles for maintenance; tire marks observed.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The turf area is generally clean.
- The parking lot has noticeable staining and litter. There are many cars parked here with people in the cars or standing next to the cars.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- There is minor amount of graffiti observed at the restrooms and on a bench.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds					
Structures			X		
Fields/Courts					
Amenities		X			
Hardscape			X		
Landscape/Irrigation			X		
Maintenance			X		

PRIORITY  
RANKING:

C



**7 GISLER  
PARK**

# SITE LAYOUT

Gisler Park is located at 1250 Gisler Avenue in Costa Mesa. This park includes a playground, sand volleyball court, and picnic/barbecue areas.

Site assessment was performed on August 1, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Picnic Area
- Playground
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	6 Light Pole
1 Field/Court	0 Drinking Fountain
0 Restroom	5 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	8 Regulatory Signage
1 Barbecue Grill	0 Fitness Area/Equipment
1 Hot Coals Receptacle	5 Picnic Table
0 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)



(Figure 1.6)

**Figure 1.1, 1.2** - The wood fiber level is too low, allowing the base of the rubber safety surfacing to be exposed. The safety surfacing is broken along the edges and no longer covers over the concrete subbase.

**Suggested Action-** Ensure wood fiber level is at proper depth for fall safety requirements, as the wood fiber compacts over time. Additionally, maintain wood fiber level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Replace the rubber safety surfacing. Consider removing the wood fiber and replace with rubber safety surfacing.

**Figure 1.3** - The play structure is stamped with manufacturer (Landscape Structures, not shown) and date of installation (shown).

**Figure 1.4, 1.5, 1.6** - The play equipment has damaged or worn off powder coating on posts, caps, and components.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1995  
*(Play equipment is 30 years old in 2025)*

# CRITERIA REVIEW



(Figure 3.1)



(Figure 3.2)



(Figure 3.3)

**Figure 3.1** - The sand volleyball court is located near trees that are covering the court. The court is not playable due to the tree branches.

*Suggested Action*- Relocate sand volleyball court.

**Figure 3.2** - The concrete band is cracking.

*Suggested Action*- Remove concrete band if relocating the volleyball court. Repair if court stays in current location.

**Figure 3.3** - The wood volleyball posts are old and is missing the net.

*Suggested Action*- Consider replacing the posts and net.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)



(Figure 4.6)

**Figure 4.1** - Picnic tables are well located on concrete paving near the playground and some trees.

**Figure 4.2** - The BBQ grill is rusted and warping.

*Suggested Action*- Replace the grill and place the hot coals receptacle nearer to the grill.

**Figure 4.3** - The bike rack is in good condition. Color is bright, minor scratches or chipping of paint is observed. City logo is visible.

**Figure 4.4, 4.5** - Lighting system was not assessed. There are different fixtures on the poles.

*Suggested Action*- Update the lighting fixtures. Consider changing lights to energy efficient LED if that has not already been done.

**Figure 4.6** - The parking sign has bird droppings on it, making it difficult to read.

*Suggested Action*- Add bird deterrents to the tops of signs and/or posts.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)



(Figure 5.5)

**Figure 5.1** - Cracks observed in the parking lot, the painting for the accessible parking marker is faded, and tire marks are seen in the dried mud indicate a vehicle going onto the paved pathway.

**Suggested Action**- Repair cracks in the asphalt parking lot. Repaint parking lot markers that are faded. Assess if there is need for a vehicular pavement path as there is utility infrastructure located at the east end of the park.

**Figure 5.2** - Paved pathway is cracking.

**Suggested Action**- Replace areas of broken concrete.

**Figure 5.3** - Soil is spilling over onto paved pathway.

**Suggested Action**- Consider extending the wall or install a concrete header to keep soil in the planting area.

**Figure 5.4** - Concrete curb at the playground is cracking.

**Suggested Action**- Replace concrete curb.

**Figure 5.5** - Concrete gutter is lifting up and cracking.

**Suggested Action**- Repair concrete gutter where needed.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in poor condition. There are areas where the turf has been trampled and shows bare soil.
- Tire damage to the turf observed between the parking lot and playground. Soil is wet and puddling was observed. There may be a water leak in the irrigation system which needs to be corrected.
- Tire damage observed to the turf area southeast of the playground. Here the soil is bare and dry. The driving in this area looks to be frequent over an extended amount of time. Consider installing a vehicular paved path (see Hardscape section).

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is generally clean.
- An unused metal pole is on the ground under the trees at the far east end of the park and should be removed.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Removing graffiti seems to be a recurring event in this park, as seen on the amount of repainting on the wall. The maintenance is proficient.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds		X			
Structures					
Fields/Courts	X				
Amenities		X			
Hardscape			X		
Landscape/Irrigation		X			
Maintenance			X		

PRIORITY  
RANKING:  
  
C



**8 HARPER  
PARK**

# SITE LAYOUT

Harper Park is located at 1768 Tustin Avenue in Costa Mesa. This park includes a playground, a picnic area, and soccer fields.

Site assessment was performed on August 22, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Picnic Area
- Playground
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	0 Light Pole
2 Field/Court	1 Drinking Fountain
0 Restroom	2 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	10 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	1 Picnic Table
3 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)

**Figure 1.1, 1.2** - Powder coating is damaged and worn off on posts, caps, and components. Rust is observed on the metal bracket of the climbing ladder.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years and the current condition of its parts, it is suggested to replace the play equipment.\*

**Figure 1.3** - Turf area is damaged along the concrete maintenance band of the rubber safety surfacing.

**Suggested Action-** Repair and level the turf, concrete maintenance band and safety surfacing to prevent a trip hazard.

**Figure 1.4, 1.5** - Rubber safety surfacing edge is exposed above the level of sand. Sand is spread over the top of the rubber safety surfacing, which can cause premature wear and tear of the safety surfacing.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Manufacturer:** Gametime  
**Year Installed:** 1995  
*(Play equipment is 30 years old in 2025,  
\*replacement suggested, funds requested  
in 2022)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)

**Figure 2.1, 2.2** - Portions of the wall are broken, exposing rebar. Algae/mold growth is observed where there is persistent moisture, predominantly at the top of the wall. Structure may be weakened by the water damage.

*Suggested Action*- Replace the wall.

**Figure 2.3** - Cracking is observed on the low wall cap. Algae/mold growth indicates the cap is not protecting the wall from moisture.

*Suggested Action*- Replace the low wall.

# CRITERIA REVIEW



(Figure 3.1)

**Figure 3.1** - The soccer fields have some areas where turf is struggling to grow.

# CRITERIA REVIEW



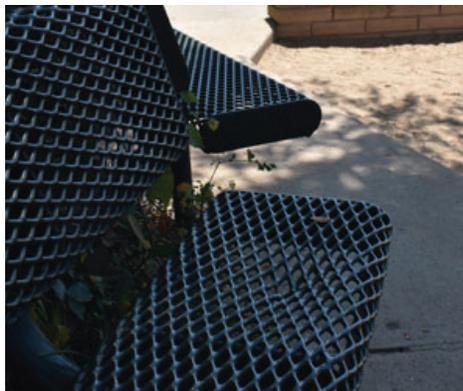
(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)

**Figure 4.1** - Regulatory signs for dogs and dog waste dispenser are combined on one sign post. The number of signs and location are visible and legible.

**Figure 4.2** - Picnic table bench is broken and the bench legs are cracking.

*Suggested Action*- Replace the damaged bench, or replace the picnic table and bench set.

**Figure 4.3** - The drinking fountain has algae/mold growth on the concrete pedestal from persistent moisture over time.

*Suggested Action*- Replace the drinking fountain.

**Figure 4.4** - A portion of the bench is dented, but the vinyl coating is intact. The bench is usable and safe, in fair to good condition.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)

**Figure 5.1** - Section of concrete is lifting, creating potential trip hazards.

*Suggested Action*- Replace the lifted concrete sections to eliminate trip hazards, ensure accessibility and ADA compliance.

**Figure 5.2** - Concrete pavement is cracking.

*Suggested Action*- Replace broken areas of concrete paving to ensure accessibility and ADA compliance.

**Figure 5.3** - Concrete curb is broken.

*Suggested Action*- Replace concrete curb.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair to good condition. There are some areas where turf is trampled and dying, which would require loosening the soil, seeding and watering to regrow the grass.

#### *Irrigation*

- Wet, muddy spots observed in the turf area. Check irrigation system for water leaks.
- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

---

### General Assessment:

#### *Cleanliness*

- The park is generally clean.
- Mold/algae growth occurring along walls at the playground and on the drinking fountain pedestal.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti was observed on the play equipment.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds		X			
Structures		X			
Fields/Courts			X		
Amenities		X			
Hardscape			X		
Landscape/Irrigation			X		
Maintenance			X		

PRIORITY  
RANKING:

C



**9 HELLER  
PARK**

# SITE LAYOUT

Heller Park is located at 257 E. 16th Street in Costa Mesa. This park includes a playground, restroom, and picnic areas.

Site assessment was performed on August 21, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Playground
- Picnic Area
- Park Boundary
- Restroom

Park Inventory	
QTY	QTY
1 Playground	9 Light Pole
0 Field/Court	1 Drinking Fountain
1 Restroom	3 Waste Receptacle
1 Shade Structure	1 Dog Waste Station
0 Bridge	5 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	8 Picnic Table
4 Bench	2 Bike Rack

# CRITERIA REVIEW

## Playgrounds .....



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)

**Figure 1.1** - Rubber safety surfacing edge is exposed above the level of sand. Sand is spread over the top of the rubber safety surfacing, which can cause premature wear and tear of the safety surfacing.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.2** - The swing set has worn off powder coating on the posts, caps, and components of the belt/basket swing set and the tire swing set. There is rust over the two belt swings.

**Suggested Action-** Monitor the swing set and replace the belt/basket swing set when needed. The tire swing set is in fair to good condition.

**Figure 1.3, 1.4** - The color on the plastic of the play structure is fading. The pyramid roofs are blackened. The square posts have scratches and discoloration.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years and the current condition of its parts, it is suggested to replace the play equipment.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1995  
*(Play equipment is 30 years old in 2025)*

# CRITERIA REVIEW

## Structures .....



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)



(Figure 2.4)



(Figure 2.5)

**Figure 2.1, 2.2** - The exterior of the restroom building is in fair condition. The building is showing signs of decline such as blackening on the roof, patching and crumbling on the wall, and chipped signage near the men's restroom entrance.

**Suggested Action-** Continue repairs and maintenance of the building. Consider a new restroom building.

**Figure 2.3** - The flooring and wall in the interior of the restroom do not match. The wall behind the toilet appears to have water damage.

**Suggested Action-** Continue repairs and maintenance of the building. Consider a new restroom building.

**Figure 2.4** - Cracking is observed on the low wall cap. Algae/mold growth indicates the cap is not protecting the wall from moisture.

**Suggested Action-** Replace the low wall.

**Figure 2.6** - The shade structure is in excellent condition. The color is complete without scratching or chipping, and the surfaces have a bright, gloss finish.

# CRITERIA REVIEW

## Amenities .....



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)

**Figure 4.1** - The bike rack is in good condition. Color is bright, minor scratches or chipping of paint is observed. City logo is visible.

**Figure 4.2** - This park bench has some broken spots in the plastic coating at the end of the bench, but the bench is still usable and safe. However, there is potential for rust to form on the exposed metal.

**Figure 4.3** - Lighting system was not assessed. The light poles have matching fixtures. This light pole pictured has rust forming at the base.

**Suggested Action-** Monitor the rust condition and replace the light pole when needed. Protect against exposure to water.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)



(Figure 5.5)

**Figure 5.1** - The concrete curb is broken.  
*Suggested Action*- Replace the missing section of concrete curb.

**Figure 5.2** - The paved pathway is cracking.  
*Suggested Action*- Replace broken sections of concrete to ensure accessibility and ADA compliance.

**Figure 5.3** - The concrete slabs surrounding the playground sand is chipping and breaking.  
*Suggested Action*- Replace the broken concrete.

**Figure 5.4** - Water is accumulating in the paved pathway, due to the pathway designed to also act as a concrete swale. Water damage on the pavement observed.  
*Suggested Action*- Monitor condition of pavement and replace damaged portions as needed.

**Figure 5.5** - The gap between concrete areas is too wide (exceeds 1/2 inch) to meet ADA requirements.  
*Suggested Action*- Install new concrete to meet the adjacent levels of the existing concrete to ensure accessibility and ADA compliance.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair to good condition. There are areas of brown turf, but these areas can be improved with better irrigation conditions.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.
- 

## Maintenance

---

### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- Much of the concrete curbs and pavement are old and cracked. The low wall at the playground has mold/algae growth.
- See also specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti observed on the play equipment.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds			X		
Structures			X		
Fields/Courts					
Amenities			X		
Hardscape		X			
Landscape/Irrigation			X		
Maintenance			X		

PRIORITY  
RANKING:

C

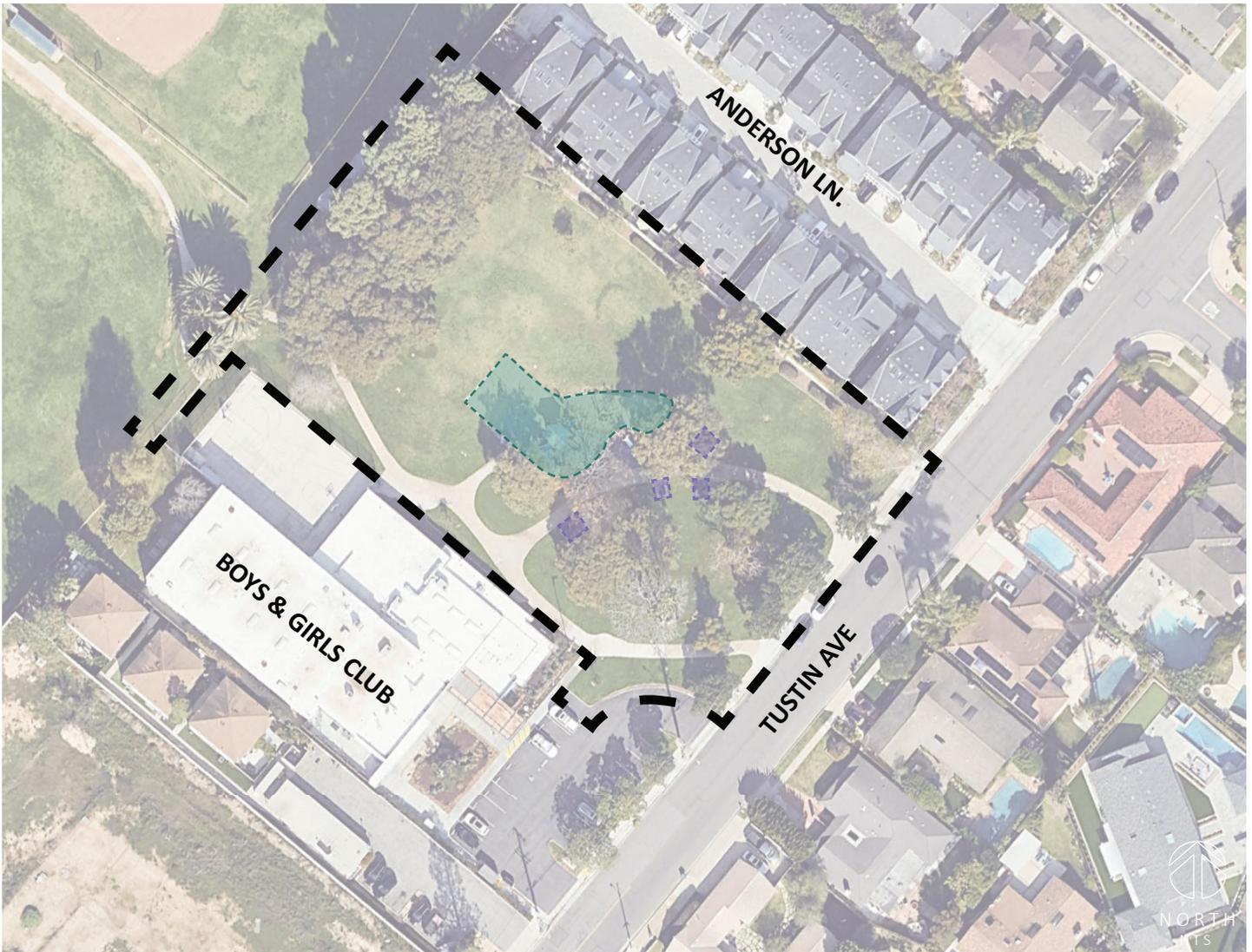


# 10 JORDAN PARK

# SITE LAYOUT

Jordan Park is located at 2141 Tustin Avenue in Costa Mesa. This park includes a playground and picnic/barbecue areas.

Site assessment was performed on August 20, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



-  Playground
-  Picnic Area
-  Park Boundary

Park Inventory	
QTY	QTY
1 Playground	0 Light Pole
0 Field/Court	0 Drinking Fountain
0 Restroom	3 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	7 Regulatory Signage
1 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	5 Picnic Table
1 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)

**Figure 1.1** - The rubber safety surfacing is breaking down, and wearing out quicker due to the frequent abrasion from sand. The sand level is low, so that the edges of the rubber safety surfacing are showing.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.2** - The manufacturer's safety label has been ripped off part way.

**Suggested Action-** Replace label so that the information content is legible.

**Figure 1.3** - The play structure has damaged or worn off powder coating on components.

**Suggested Action-** The play equipment is only three years old, the worn off powder coating is on parts that receive the most treading on. The play equipment is overall in good to excellent condition.

**Manufacturer:** Gametime  
**Year Installed:** 2022  
*(Play equipment is 3 years old in 2025)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)

**Figure 2.1** - The low wall cap is broken and less effective at keeping moisture out of the wall.  
*Suggested Action*- Replace the low wall.

**Figure 2.2** - The chain link fabric is damaged and bent.  
*Suggested Action*- Replace chain link fabric.

# CRITERIA REVIEW

## Amenities .....



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)

**Figure 4.1** - The signs at the top of the posts have some bird droppings beginning to cover the informational content.  
*Suggested Action*- Add bird deterrents to the tops of signs and/or posts.

**Figure 4.2** - Picnic tables are placed in turf area; turf will struggle to grow where there is soil compaction.  
*Suggested Action*- Relocate picnic table and repair damaged turf.

**Figure 4.3** - Bike rack is in good condition. Color is bright, no scratches or chipping of paint is observed. City logo is visible.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)

**Figure 5.1, 5.2** - The paved pathway has areas of cracking, patching, and edges that have been ground down to be level with adjacent paving.

**Suggested Action-** Replace paved pathway to ensure accessibility and ADA compliance.

**Figure 5.3** - Concrete curb base is exposed .

**Suggested Action-** Maintain soil level to cover the base of the adjacent curb, stabilizing the curb in place between the planting area and the turf.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in poor to fair condition. There are areas near the playground where turf has died back completely leaving bare soil. Other parts of the park the turf looks rich in color and dense in structure.
- Turf area at the northernmost corner of the Boys & Girls Club fence shows severe degradation in the turf and soil; the top of the hill is eroding away and the fence post footing is exposed.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.
- There is a BBQ grill next to a picnic table, but no Hot Coals receptacle.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds				X	
Structures		X			
Fields/Courts					
Amenities			X		
Hardscape			X		
Landscape/Irrigation		X			
Maintenance				X	

PRIORITY  
RANKING:

**B**



**11 KETCHUM-LIBOLT  
PARK**

# SITE LAYOUT

Ketchum-Libolt Park is located at 2150 Maple Street in Costa Mesa. This park includes a playground and picnic area.

Site assessment was performed on September 3, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Playground
- Picnic Area
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	3 Light Pole
0 Field/Court	1 Drinking Fountain
0 Restroom	4 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	5 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	3 Picnic Table
6 Bench	1 Bike Rack

# CRITERIA REVIEW



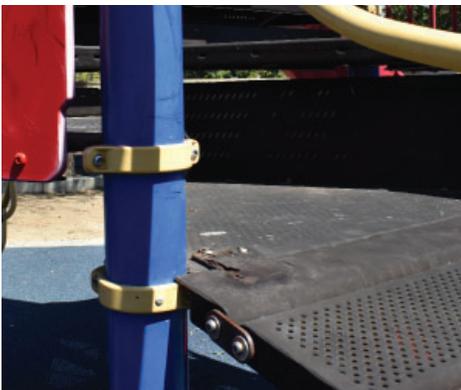
(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)



(Figure 1.6)

**Figure 1.1** - Powder coating has completely detached from block climber component and rust has formed.  
*Suggested Action*- The block climber component should be removed and replaced.

**Figure 1.2, 1.3** - Damage from extensive sun exposure has weakened the plastic of the handhold panels and altered the color. The panels show defacing.  
*Suggested Action*- Replace the handhold panels.

**Figure 1.4** - Bridge fasteners are breaking and/or rusting.  
*Suggested Action*- Replace the fasteners.

**Figure 1.5** - The handrail has been bent outward and is less stable for safely climbing the steps.  
*Suggested Action*- Identify the cause for the slanted handrail position and repair as required by industry standards. Additionally, considering the age of the play equipment exceeds 15 years and the current condition of its parts, it is suggested to replace the play equipment.\*

**Figure 1.6** - The rubber safety surfacing has broken around the base of the climber.  
*Suggested Action*- Repair by patching the hole with matching rubber granules and binder as required by industry standards.

**Manufacturer:** Landscape Structures  
**Year Installed:** 2003  
*(Play equipment is 22 years old in 2025, \*replacement and expansion scheduled for 2025)*

# CRITERIA REVIEW

## Structures .....



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)

**Figure 2.1** - Metal gate at the front of the park is rusting.

**Suggested Action-** Repair by thoroughly cleaning the surfaces and using a rust-inhibiting primer before painting with exterior-grade metal paint.

**Figure 2.2, 2.3** - Rust observed on the base of the post for the park archway sign.

**Suggested Action-** Assess for structural integrity and repair or replace as required to meet building and safety codes. Divert moisture from accumulating on the metal surfaces.

# CRITERIA REVIEW

## Amenities .....



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)



(Figure 4.6)

**Figure 4.1** - Park benches are rusting.

**Suggested Action-** Repair by thoroughly cleaning the surfaces and using a rust-inhibiting primer before painting with exterior-grade metal paint. Divert moisture from accumulating on the metal surfaces. Consider replacing the damaged benches.

**Figure 4.2** - Bike rack is in good condition. Color is bright, no scratches or chipping of paint is observed. City logo is visible. The waste receptacles are in fair condition. There are small spots of broken plastic coating on the waste receptacles that are allowing rust to form on the metal mesh.

**Suggested Action-** Continue to monitor the rusting and replace waste receptacle when needed.

**Figure 4.3** - Drinking fountain is in fair condition. The finish on the exterior is scratched, peeling, and damaged by water.

**Suggested Action-** Repair by cleaning thoroughly and monitor for any rust formation.

**Figure 4.4** - Edges of the picnic tables are chipped. The tables are set on bare soil and not accessible by paved pathway.

**Suggested Action-** Consider replacing tables. Relocate the tables on to the paved area in the shade.

**Figure 4.5** - Rust was observed on the park's memorial plaque.

**Suggested Action-** Repair by thoroughly cleaning the surfaces and using a rust-inhibiting primer before painting with exterior-grade metal paint. Divert moisture from accumulating on the metal surfaces..

**Figure 4.6** - Lighting system was not assessed. This light pole has tree branches covering the fixtures.

**Suggested Action-** Trim the tree branches to be a minimum 10' away from light fixtures. Change lights to energy efficient LED if not already done.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)

**Figure 5.1** - There are cracks and broken pieces in the concrete pavement in various areas throughout the park.  
*Suggested Action*- Clean out broken pieces and repair as needed to ensure accessibility and ADA compliance.

**Figure 5.2** - There is a noticeable gap between the slabs of concrete. It is filled with joint filler that is degrading and coming out of the gaps.  
*Suggested Action*- Clean out the broken pieces of joint filler and repair as needed.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in good condition. The color is bright and the structure is dense and uniform. Few areas are struggling to grow.

#### *Irrigation*

- Water from the irrigation system may be spraying on the fence and site furnishings, causing water damage and rusting. Adjust spray to avoid areas that do not require watering.
- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas are well maintained. Shrubs and trees are trimmed and maintain good visibility in the park.
  - Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.
- 

## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.
- There is staining on the concrete at the entryway.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Graffiti observed on the play equipment and picnic tables.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds		X			
Structures		X			
Fields/Courts					
Amenities		X			
Hardscape		X			
Landscape/Irrigation				X	
Maintenance			X		

PRIORITY  
RANKING:

C



# 12 LINDBERGH PARK

# SITE LAYOUT

Lindbergh Park is located at 220 E. 23rd Street in Costa Mesa. This park includes a playground and picnic areas.

Site assessment was performed on August 20, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Playground
- Picnic Area
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	0 Light Pole
0 Field/Court	0 Drinking Fountain
0 Restroom	4 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	10 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	3 Picnic Table
1 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



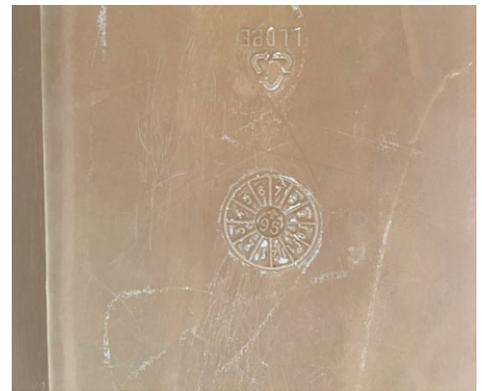
(Figure 1.3)



(Figure 1.4)



(Figure 1.5)



(Figure 1.6)

**Figure 1.1** - The playground has a sand and rubber safety surfacing combination. The sand level does not cover the bottom of the rubber safety surfacing.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.2** - The powder coating on the platform is breaking, exposing sharp edges that can cause injury.

**Suggested Action-** Replace the component.

**Figure 1.3** - Scratch marks have been carved into the plastic play component.

**Suggested Action-** Replace the component.

**Figure 1.4, 1.5** - The play structure has damaged or worn off powder coating on posts, caps, and components.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Figure 1.6** - The manufacturer's date of installation for the play structure is shown under the slide.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1995  
*(Play equipment is 30 years old in 2025)*

# CRITERIA REVIEW



(Figure 2.1)

**Figure 2.1** - Chain link fabric is broken, sharp ends exposed.

**Suggested Action-** Repair and assess chain link fence for further repair needs.

# CRITERIA REVIEW



(Figure 4.1)

**Figure 4.1** - Picnic tables are placed in turf area; turf will struggle to grow where there is soil compaction.  
*Suggested Action*- Relocate picnic table and repair damaged turf.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)

**Figure 5.1, 5.2** - Cracks in the paved pathway are observed in various areas throughout the park.

**Suggested Action-** Replace or repair sections of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.3** - The cracking in the circular concrete pad under the picnic tables has pieces breaking off and leaving holes in the surface.

**Suggested Action-** Replace the concrete pad under the picnic tables area.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. The areas around the playground are browning significantly, and sand has blown out of the play area and is visible on the grass.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Areas of surface damage observed on the play equipment.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor	←————→			Excellent
Playgrounds		X			
Structures				X	
Fields/Courts					
Amenities			X		
Hardscape			X		
Landscape/Irrigation			X		
Maintenance				X	

**PRIORITY  
RANKING:**  
  
**C**



**13 LIONS  
PARK**

# SITE LAYOUT

Lions Park is located at 570 West 18th Street in Costa Mesa. This park includes a playground, softball/soccer field, a shade structure, picnic areas and restroom building.

Site assessment was performed on September 22, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Playground
- Restroom
- Picnic Area
- Park Assessment Area  
(a portion of this park was assessed)

Park Inventory	
QTY	QTY
1 Playground	14 Light Pole
2 Field/Court	2 Drinking Fountain
2 Restroom	4 Waste Receptacle
1 Shade Structure	2 Dog Waste Station
0 Bridge	16 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	2 Picnic Table
13 Bench	3 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)

**Figure 1.1** - There is a visible gap where the fastener around the tube slide is bolted together.

**Suggested Action-** Verify the fastener is attached securely per manufacturer's instruction.

**Figure 1.2, 1.3** - Rubber safety surfacing and play structure components are marked and stained.

**Suggested Action-** Clean the safety surfacing and play components per manufacturer's recommendations.

**Figure 1.4** - Manufacturer's safety labels have been removed.

**Suggested Action-** Maintain manufacturer's safety labels are displayed per industry standards.

**Figure 1.5** - The play structure is in good to excellent condition. The installation of the play area was four years ago, and the equipment and surfacing look well-used.

**Suggested Action-** Continue frequent maintenance and cleaning of the play area.

**Manufacturer:** Landscape Structures  
**Year Installed:** 2021  
*(Play equipment is 4 years old in 2025)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)



(Figure 2.4)



(Figure 2.5)

**Figure 2.1** - Restroom building exterior is in good to excellent condition. The walls and roof are whole and intact. The paint has no chipping or signs of repainting. (This restroom building is located near the playground. The other restroom building, located near the softball field, was not open.)

**Figure 2.2** - The interior of the restroom is in fair condition. There are marks on the walls and the toilet seat cover dispenser is dented.

*Suggested Action*- Clean the scuff marks and replace the dispenser if no longer functioning.

**Figure 2.3** - The light fixture has what may be scorch marks on one side.

*Suggested Action*- Examine to ensure the light fixture is operating correctly and not overheating.

**Figure 2.4** - The sink is located on the restroom building exterior. It has hand rails for additional stability during use.

**Figure 2.5** - The shade structure is in excellent condition. The posts are set perpendicular to the ground plane. The shade cover fabric is whole and intact, and the color is rich and vibrant.

# CRITERIA REVIEW



(Figure 3.1)



(Figure 3.2)



(Figure 3.3)



(Figure 3.4)



(Figure 3.5)



(Figure 3.6)

**Figure 3.1, 3.2** - The softball field is in excellent condition. The lines between turf and infield are clear and distinct. The bases are clean and visible. The backstop boards and chain link fencing are whole and intact.

**Figure 3.3** - The safety netting is fraying in the area above the dugout.  
*Suggested Action*- Repair the safety netting where needed.

**Figure 3.4** - A soccer goal off the field is broken.  
*Suggested Action*- Replace or repair broken components.

**Figure 3.5** - Turf is growing out into the decomposed granite area (service road).  
*Suggested Action*- Consider adding a concrete curb to separate the turf from the decomposed granite.

**Figure 3.6** - The chain link fence fabric is detached from the top rail.  
*Suggested Action*- Repair the chain link fence where needed.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



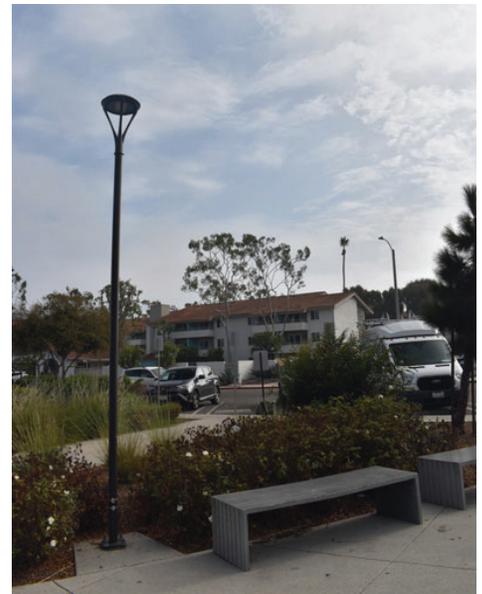
(Figure 4.3)



(Figure 4.4)



(Figure 4.5)



(Figure 4.6)

**Figure 4.1** - The bench has damage from skateboard use.  
*Suggested Action*- Add a skateboard deterrent to the bench.

**Figure 4.2** - The picnic table is placed on top of turf, making the soil prone to compaction due to frequent foot traffic.  
*Suggested Action*- Relocate the picnic table and repair damaged turf.

**Figure 4.3** - Waste/recycle receptacle is full and has spills from liquid on the exterior.  
*Suggested Action*- May need to maintain waste/recycle receptacles more frequently at this highly used park.

**Figure 4.4** - The drinking fountains (located on the restroom building exterior) are in good condition. There is staining on the surfaces, and a rope has been tied from handrail to handrail.  
*Suggested Action*- Remove the rope and assess the structure of the drinking fountains are intact. Repair as needed. Clean the staining.

**Figure 4.5** - Bike rack is in good condition. Color is bright, no scratches or chipping of paint is observed.

**Figure 4.6** - Lighting system was not assessed. The light poles are in good condition.

# CRITERIA REVIEW



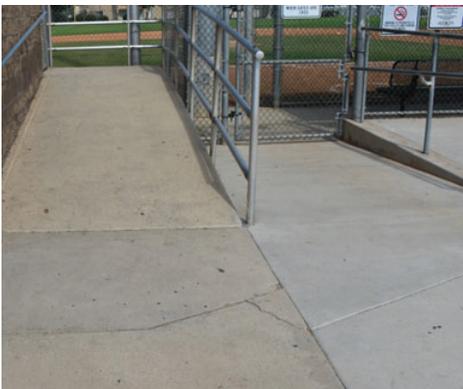
(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)

**Figure 5.1** - Cracking observed in the paved pathway.

**Suggested Action-** The amount of cracking in the paved pathway throughout the park is minimal. There are no changes in level or widening gaps observed. Continue to monitor the condition and repair as needed.

**Figure 5.2** - The base of the paved pathway around the playground sand area is exposed.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the paved pathway to contain the sand from being spread out over the pavement.

**Figure 5.3** - Extensive staining observed on the paved pathway.

**Suggested Action-** Deep clean the paved pathway.

**Figure 5.4** - Cracking observed in the paved pathway at the base of the ramp to the bleacher seating at Luke Davis Field.

**Suggested Action-** The amount of cracking in the paved pathway throughout the park is minimal but there are uneven surfaces forming. Continue to monitor the condition and repair as needed to ensure accessibility and ADA compliance.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in good condition. The color is bright and the structure is dense and uniform. Few areas are struggling to grow.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

---

### General Assessment:

#### *Cleanliness*

- The park generally clean. There is notable staining on the concrete and rubber play surfacing.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti observed on the bike racks and on signage.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds				X	
Structures				X	
Fields/Courts				X	
Amenities			X		
Hardscape				X	
Landscape/Irrigation				X	
Maintenance				X	

PRIORITY  
RANKING:

**B**



# 14 MARINA VIEW PARK

# SITE LAYOUT

Marina View Park is located at 1035 West 19th Street in Costa Mesa. This park includes a playground, shade structure, and picnic/barbecue areas.

Site assessment was performed on September 23, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Playground
- Picnic Area
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	7 Light Pole
0 Field/Court	1 Drinking Fountain
0 Restroom	3 Waste Receptacle
1 Shade Structure	1 Dog Waste Station
0 Bridge	17 Regulatory Signage
1 Barbecue Grill	0 Fitness Area/Equipment
1 Hot Coals Receptacle	3 Picnic Table
3 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.4)



(Figure 1.2)



(Figure 1.3)

**Figure 1.1** - Erosion runoff from the hillside and turf area is traveling to the sand area of the playground.

**Suggested Action-** Further assess the park for locations to implement erosion control measures; these may include additional vegetative cover or bioswale.

**Figure 1.2** - Powder coating is damaged and worn off on posts, caps, and components. Rust is observed on the metal components.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years and the current condition of its parts, it is suggested to replace the play equipment.\*

**Figure 1.3** - Safety labels on the play structure are no longer legible.

**Suggested Action-** Replace safety labels per industry standards.

**Figure 1.4** - The sand level is low to where the edges of the rubber safety surfacing is beginning to be exposed. A corner of the safety surfacing is tearing away, and may be wearing out quicker due to the frequent abrasion from sand.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Manufacturer:** Miracle Recreation  
**Year Installed:** 1997  
*(Play equipment is 28 years old in 2025,  
\*replacement suggested, funds requested  
for FY '22 - '23)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)

**Figure 2.1** - The shade structure over the picnic area is in excellent condition. The posts are clean, the powder coating is whole and intact.

**Figure 2.2** - Chainlink fence fabric is broken along the paved pathway from Parkcrest Drive.  
*Suggested Action*- Repair broken chain link fence fabric.

# CRITERIA REVIEW



(Figure 4.1)



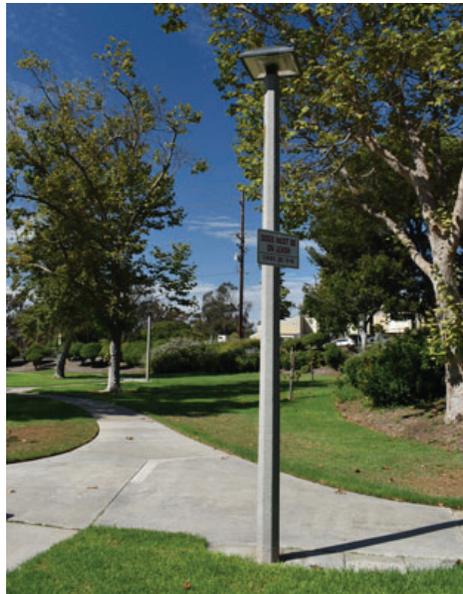
(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1** - Bike rack is in good condition. The color is bright, the city logo is visible. Minimal signs of wear and tear.

**Figure 4.2** - Waste receptacle has some broken areas in the plastic coating over the mesh and rust is forming.

*Suggested Action*- Monitor and replace when needed.

**Figure 4.3** - Benches are in good condition. No tears, bending or rusting observed.

**Figure 4.4** - The drinking fountain is poor condition. There is algae/mold and cracking on the surfaces.

*Suggested Action*- Replace the drinking fountain.

**Figure 4.5** - Lighting system was not assessed. The light poles have matching fixtures..

*Suggested Action*- Change lights to energy efficient LED if not already done.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)



(Figure 5.5)

**Figure 5.1** - Cracks observed in the concrete walkway.

**Suggested Action**- Replace areas of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2**- Concrete collar for the service hole is broken.

**Suggested Action**- Replace the concrete collar.

**Figure 5.3**- Concrete pavers at base of light pole show cracking with turf growing and possibly widening the cracks.

**Suggested Action**- Assess if the cracking indicates any decline in the foundation for the light pole. Repair or replace as needed.

**Figure 5.4**- Algae/mold growth on the paved pathway indicate the consistent presence of moisture.

**Suggested Action**- Regularly monitor the paved pathway for signs of decline from being exposed to moisture. Consider installing swales to divert water from hardscape.

**Figure 5.5**- Mulch and soil are spilling onto the paved pathway and poses a slipping hazard.

**Suggested Action**- Consider adding edging or a low retaining wall along this side of the pathway to keep the soil and mulch in the planting area.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in good condition. The color is bright and the structure is dense and uniform. Few areas are struggling to grow.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- This park has downward sloping planting areas and erosion runoff is observed in the park. Further study should be made to implement landscape/structural erosion control practices for long term maintainance of the park.
  - The Mariposa Garden, with butterfly sculptures and butterfly-friendly plants, is a unique feature near this park.
  - Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.
- 

## Maintenance

---

### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti was observed on the paved pathway.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds		X			
Structures				X	
Fields/Courts					
Amenities			X		
Hardscape		X			
Landscape/Irrigation				X	
Maintenance				X	

PRIORITY  
RANKING:

C

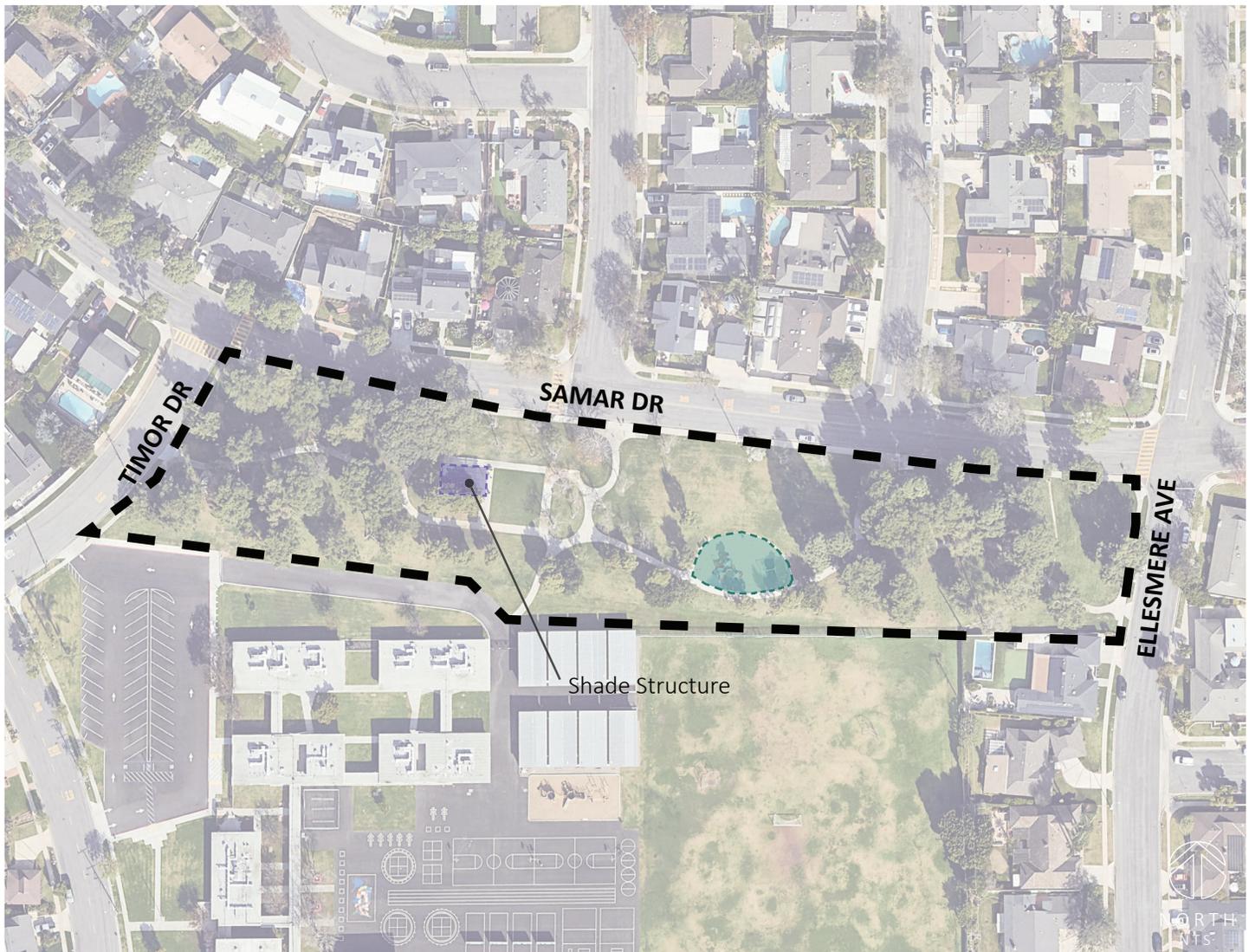


# 15 MESA VERDE PARK

# SITE LAYOUT

Mesa Verde Park is located at 1795 Samar Drive in Costa Mesa. This park includes a playground and picnic/barbecue area.

Site assessment was performed on September 24, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Picnic Area
- Playground
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	0 Light Pole
0 Field/Court	0 Drinking Fountain
0 Restroom	6 Waste Receptacle
1 Shade Structure	2 Dog Waste Station
0 Bridge	13 Regulatory Signage
1 Barbecue Grill	0 Fitness Area/Equipment
1 Hot Coals Receptacle	3 Picnic Table
7 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)

**Figure 1.1** - The safety labels on the play structure are faded.

**Suggested Action-** Replace safety labels per industry standards.

**Figure 1.2, 1.3, 1.4** - Powder coating is damaged and worn off on posts, caps, and components. Rust has formed on the play equipment.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years and the current condition of its parts, it is suggested to replace the play equipment.

**Manufacturer:** Miracle Recreation  
**Year Installed:** 1997  
*(Play equipment is 28 years old in 2025)*

# CRITERIA REVIEW



(Figure 2.1)

**Figure 2.1** - The shade structure over the picnic table area is in good condition. The area is clean and connected to the paved pathway. The concrete at the base of the posts show cracking (see Hardscape section).

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1** - BBQ grill is in good condition. No holes or warping observed.

**Figure 4.2** - Waste receptacle is rusting where the plastic coating has broken.  
*Suggested Action*- Monitor and replace waste receptacle when needed.

**Figure 4.3** - Benches are in good condition. No tears, bending or rusting observed. The concrete pad underneath shows signs of persistent moisture, which may lead to earlier signs of decline.

**Figure 4.4** - Bike rack is in good condition. Color is bright, no scratches or chipping of paint is observed. City logo is visible.

**Figure 4.5** - Sign has been painted over.  
*Suggested Action*- Remove or replace sign.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)

**Figure 5.1-** Cracks observed in the concrete walkway.

*Suggested Action-* Replace areas of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2-** Concrete is cracking around several posts of the shade structure.

*Suggested Action-* Further assess for damage to the post foundation. Repair or replace as needed.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair to good condition. The color is bright and the structure is dense and uniform. Few areas are struggling to grow.
- Near the elementary school drive, a significant area of turf has browned.
- There is an area on Samar Drive where there is bare soil due to removal of possibly concrete; this spot should be resod.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti was observed on a sign (see Amenities section).

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds			X		
Structures			X		
Fields/Courts					
Amenities			X		
Hardscape		X			
Landscape/Irrigation				X	
Maintenance				X	

PRIORITY  
RANKING:

**B**



**16 MOON  
PARK**

# SITE LAYOUT

Moon Park is located at 3377 California Street in Costa Mesa. This park includes playgrounds, picnic areas, and an entrance to the Santa Ana River Trail.

Site assessment was performed on August 13, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Playground
- Picnic Area
- Park Boundary

Park Inventory	
QTY	QTY
2 Playground	4 Light Pole
0 Field/Court	1 Drinking Fountain
0 Restroom	4 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	5 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	2 Picnic Table
0 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)

**Figure 1.1** - Component of the play structure is in decline; there is cracking and staining in the plastic.

**Figure 1.2, 1.3, 1.4** - The play structure has damaged or worn off powder coating on posts, caps, and components.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years and the current condition of its parts, it is suggested to replace the play equipment.

**Figure 1.5** - There is rubber safety surfacing at one of the play structure areas.

**Suggested Action-** Consider installing safety surfacing at the play area that is currently only sand. Rubber safety surfacing provides an accessible surface for users of all abilities.

**Manufacturer:** Gametime

**Year Installed:** Unknown

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)

**Figure 4.1** - The drinking fountain concrete pedestal is broken.

*Suggested Action-* Replace the drinking fountain.

**Figure 4.2** - Picnic tables are placed in turf area; turf will struggle to grow where there is soil compaction from frequent foot traffic.

*Suggested Action-* Relocate the picnic tables and repair damaged turf.

**Figure 4.3** - Lighting system was not assessed.

*Suggested Action-* Change lights to energy efficient LED if that has not already been done.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)

**Figure 5.1-** Cracks observed in the paved pathway.

**Suggested Action-** Replace areas of broken concrete throughout the park to ensure accessibility and ADA compliance.

**Figure 5.2-** The "moon" feature and dedication boulder have some cracking.

**Suggested Action-** Further assess how to protect this unique feature for the park.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. Much of the grass is yellowing.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting area near the playground and the Santa Ana River Trail is very brown.
- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

---

### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti was observed on a waste receptacle.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds		X			
Structures					
Fields/Courts					
Amenities		X			
Hardscape			X		
Landscape/Irrigation			X		
Maintenance			X		

PRIORITY  
RANKING:

C



17 **NETH  
PARK**

# SITE LAYOUT

Neth Park/Civic Center Park is located at 111 Fair Drive in Costa Mesa. This park includes picnic areas.

Site assessment was performed on September 3, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



Picnic Area



Park Boundary

## Park Inventory

QTY	QTY
0 Playground	0 Light Pole
0 Field/Court	0 Drinking Fountain
0 Restroom	2 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	7 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	3 Picnic Table
0 Bench	1 Bike Rack

# CRITERIA REVIEW

## Amenities .....



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1** - Bike rack is in good condition. The color is bright and the city logo is visible.

**Figure 4.2, 4.3** - The park signs show different names for the park.

**Figure 4.4** - Picnic tables are placed in turf area; turf will struggle to grow where there is soil compaction from frequent foot traffic.

*Suggested Action*- Relocate the picnic table and repair damaged turf.

**Figure 4.5** - The waste receptacles and bollard are in good condition.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)

**Figure 5.1** - Concrete pad has algae/mold growth.

*Suggested Action*- Clean and assess the source of moisture to eliminate the continued growth.

**Figure 5.2** - Cracking and uneven pavers observed in the paved pathway.

*Suggested Action*- Repair or replace to ensure accessibility and ADA compliance.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in good condition. The color is bright and the structure is dense and uniform. Few areas are struggling to grow.
- The turf at the south boundary of the park along the curb of the alleyway is not growing, possibly from irrigation not covering this area.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds					
Structures					
Fields/Courts					
Amenities			X		
Hardscape				X	
Landscape/Irrigation				X	
Maintenance				X	

PRIORITY  
RANKING:

**B**



# 18 PAULARINO PARK

# SITE LAYOUT

Paularino Park is located at 1040 Paularino Avenue in Costa Mesa. This park includes a playground and picnic areas.

Site assessment was performed on August 13, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



Playground



Picnic Area



Park Boundary

## Park Inventory

QTY		QTY	
1	Playground	6	Light Pole
0	Field/Court	0	Drinking Fountain
0	Restroom	4	Waste Receptacle
1	Shade Structure	1	Dog Waste Station
0	Bridge	13	Regulatory Signage
0	Barbecue Grill	0	Fitness Area/Equipment
0	Hot Coals Receptacle	4	Picnic Table
3	Bench	1	Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)

**Figure 1.1, 1.2** - The play structures are in good to excellent condition. The color is vibrant, the components are whole and intact. There is minimal wear and tear.

**Figure 1.3** - The play structure is stamped with manufacturer (Landscape Structures, not shown) and date of installation (shown).

**Figure 1.4** - The rubber safety surfacing is breaking down, and wearing out quicker due to the frequent abrasion from sand. The sand level is low, so that the edges of the rubber safety surfacing are showing.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.5** - The sand level in the playground area is low and dug out in several areas, exposing the base of the paved pathway.

**Suggested Action-** Replenish sand in low spots. Level out the sand to achieve an even surface.

**Manufacturer:** Landscape Structures  
**Year Installed:** 2007  
*(Play equipment is 18 years old in 2025)*

# CRITERIA REVIEW

## Structures .....



(Figure 2.1)

**Figure 2.1** - The shade structure is in excellent condition. The posts are clean, the powder coating is whole and intact. The metal roof has some dust and pine needles collecting on its top, but discoloration from outdoor exposure is minimal.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)

**Figure 4.1** - The benches and waste receptacle are in good condition. The vinyl covered mesh is whole and intact. The waste receptacle is clean.

**Figure 4.2** - Picnic tables are placed in turf area; turf will struggle to grow where there is soil compaction from frequent foot traffic.

*Suggested Action*- Relocate the picnic tables and repair damaged turf.

**Figure 4.3** - Lighting system was not assessed. The pole and fixture look aged, and the base of the pole shows some rusting.

*Suggested Action*- Update the light poles and fixtures. Change lights to energy efficient LED if that has not already been done.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)



(Figure 5.5)

**Figure 5.1** - Cracks observed in the concrete walkway.

*Suggested Action*- Replace areas of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2, 5.3** - Cracks observed in the concrete swale.

*Suggested Action*- Replace areas of broken concrete to restore the full function of the swale.

**Figure 5.4** - Concrete curb between turf and shrub planting ends in bare soil.

*Suggested Action*- Continue the concrete curb to delineate the planting areas from turf.

**Figure 5.5** - Bollard is missing. The size of the bollard remaining leaves a sizeable gap in the concrete.

*Suggested Action*- Replace bollards and patch the gap at the concrete surface to ensure accessibility and ADA compliance.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in poor to fair condition. The grass has died off in several areas.

#### *Irrigation*

- A wet, muddy area in the turf was observed. Check the irrigation system for any leaks.
- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

---

### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds				X	
Structures					X
Fields/Courts					
Amenities			X		
Hardscape		X			
Landscape/Irrigation			X		
Maintenance				X	

PRIORITY  
RANKING:

**B**



# 19 PEREZ PARK

# SITE LAYOUT

Perez Park is located at 308 University Drive in Costa Mesa. This park includes a playground and shade structures.

Site assessment was performed on August 21, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



-  Bioswale
-  Playground
-  Park Boundary

Park Inventory	
QTY	QTY
1 Playground	6 Lighted Bollards
0 Field/Court	0 Drinking Fountain
0 Restroom	2 Waste Receptacle
2 Shade Structure	0 Dog Waste Station
0 Bridge	12 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	0 Picnic Table
0 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)

**Figure 1.1** - The play equipment is in good to excellent condition. The components are whole and intact, and the colors are bright and vibrant.

**Figure 1.2** - The rubber safety surfacing has some dirt and stain spots.  
*Suggested Action*- Clean the safety surfacing with mild soap and water.

**Figure 1.3** - Water damage was observed in the safety surfacing.  
*Suggested Action*- Assess the irrigation system for leaking or overspray and repair as needed.

**Manufacturer:** Playworld Systems  
**Year Installed:** 2021  
*(Play equipment is 4 years old in 2025)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)

**Figure 2.1** - The filler used in the rock retaining wall is showing some decline.  
*Suggested Action*- Monitor and repair as needed.

**Figure 2.2** - The shade sails create excellent shade for the users of the park.

# CRITERIA REVIEW

## Amenities .....



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)

**Figure 4.1** - A few letters by the county seal were observed missing.  
*Suggested Action*- Replace missing letters.

**Figure 4.2** - Bike rack is in good condition. The color is bright, the city logo is visible. Minimal signs of wear and tear.

**Figure 4.3** - Park regulation signage is visible, legible, in good condition.

# CRITERIA REVIEW



(Figure 5.1)

**Figure 5.1** - Minor cracking observed in concrete band.

*Suggested Action*- Monitor for any change in the cracking. Repair as needed to ensure accessibility and ADA compliance.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### Irrigation

- There is one area where irrigation system may be causing water damage to the play area surfacing (see Playgrounds section).
- A broken irrigation valve box was observed.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### Trees

- There is one tree in the park. If space permits, consider planting additional small trees in the planting areas.

#### Planting Areas

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

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### General Assessment:

#### Cleanliness

- The park is clean.

#### Repairs

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds				X	
Structures					X
Fields/Courts					
Amenities			X		
Hardscape					X
Landscape/Irrigation				X	
Maintenance				X	

PRIORITY  
RANKING:

A



**20 PINKLEY  
PARK**

# SITE LAYOUT

Pinkley Park is located at 360 Ogle Street in Costa Mesa. This park includes a playground, shade structure, and picnic areas.

Site assessment was performed on August 22, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Picnic Area
- Playground
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	8 Light Pole
0 Field/Court	1 Drinking Fountain
0 Restroom	3 Waste Receptacle
1 Shade Structure	1 Dog Waste Station
0 Bridge	12 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	6 Picnic Table
2 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)

**Figure 1.1** - The playground has a wood fiber and rubber safety surfacing combination. The wood fiber level covers the bottom of the rubber safety surfacing.

**Suggested Action-** Ensure wood fiber level is at proper depth for fall safety requirements, as wood fiber compacts over time. Additionally, maintain wood fiber level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the wood fiber and replace with rubber safety surfacing.

**Figure 1.2, 1.3** - Play structure is in excellent condition. The play area is well shaded by the shade structure.

**Manufacturer:** Gametime  
**Year Installed:** 2019  
*(Play equipment is 6 years old in 2025)*

# CRITERIA REVIEW

## Structures .....



(Figure 2.1)



(Figure 2.2)

**Figure 2.1** - Cracks were observed on the retaining wall.

**Suggested Action-** Repair with concrete filler. If structural integrity begins to fail, consider replacement of the retaining wall.

**Figure 2.2** - The shade structure is in excellent condition; the posts are straight, the finish is bright and clean, no chipping on the surfaces.

# CRITERIA REVIEW

## Amenities .....



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1** - Concrete pedestal of the drinking fountain is chipped and has algae/mold growth. The bowl and spout have algae/mold growth as well.

**Suggested Action-** Consider replacing the drinking fountain.

**Figure 4.2, 4.3** - The picnic tables have broken parts.

**Suggested Action-** Repair the edge of the table so there are no sharp edges; replace the picnic table with the damaged tabletop.

**Figure 4.4** - Bike rack is in good condition. Color is bright with some chipping of paint observed. City logo is visible.

**Figure 4.5** - Lighting system was not assessed. All the fixtures match.

**Suggested Action-** Consider changing lights to energy efficient LED if that has not already been done.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)

**Figure 5.1** - Cracks observed in the paved pathway throughout the park

*Suggested Action*- Replace areas of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2, 5.3, 5.4** - Uneven surfaces in the paved pathway.

*Suggested Action*- Repair and/or replace concrete pavement as needed to ensure accessibility and ADA compliance.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. There are some areas where turf is yellowing or browning.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti was observed on a picnic table.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds					X
Structures			X		
Fields/Courts					
Amenities		X			
Hardscape		X			
Landscape/Irrigation			X		
Maintenance			X		

PRIORITY  
RANKING:

**B**



**21 SHALIMAR  
PARK**

# SITE LAYOUT

Shalimar Park is located at 782 Shalimar Drive in Costa Mesa. This park includes a playground and seating area.

Site assessment was performed on September 22, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Playground
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	0 Light Pole
0 Field/Court	0 Drinking Fountain
0 Restroom	2 Waste Receptacle
0 Shade Structure	0 Dog Waste Station
0 Bridge	3 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	0 Picnic Table
2 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)

**Figure 1.1, 1.2** - The play equipment have damaged or worn off powder coating on posts, caps, and components. Rust is forming.

**Suggested Action**- Considering the high amount of areas damaged, it is suggested to replace the play equipment.\*

**Figure 1.3** - Manufacturer's safety labels are deteriorating.

**Suggested Action**- Replace labels to be in compliance with industry standards.

**Figure 1.4** - The wood fiber level is too low. Piping is exposed under the tire swing.

**Suggested Action**- Ensure wood fiber level is at proper depth for fall safety requirements, as the wood fiber compacts over time. Consider removing the wood fiber and replace with rubber safety surfacing.

**Manufacturer:** Playworld Systems  
**Year Installed:** 2014  
*(Play equipment is 11 years old in 2025, Scheduled for expansion and replacement FY '24 - '25)\**

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)

**Figure 2.1** - Base of concrete wall is exposed over the level of wood fiber.

*Suggested Action*- Replenish wood fiber.

**Figure 2.2** - Concrete low wall damaged from skateboarding. Concrete pieces have broken off.

*Suggested Action*- Replace low walls as needed. Consider installing skateboard deterrents.

**Figure 2.3** - Concrete curb is cracking and broken.

*Suggested Action*- Replace concrete curb.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)

**Figure 4.1** - Bike rack is in good condition. Color is bright, minor scratches or chipping of paint is observed.

**Figure 4.2** - Benches in the park show wear and tear. One of the benches was observed to have cracks in the legs where mounted to the concrete.

**Suggested Action**- Replace benches as needed.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)

**Figure 5.1** - Cracks observed in the paved pathway.

*Suggested Action*- Replace areas of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2** - Paint has worn off the paved pathway.

*Suggested Action*- Repaint to match existing.

**Figure 5.3** - Paving level is uneven in various areas.

*Suggested Action*- Repair by adjusting base material where appropriate.

# CRITERIA REVIEW

## Landscape/Irrigation

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### General Assessment:

#### *Irrigation*

- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- For a small park with little planting area, there are enough trees to create good shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is generally clean, but the signs of decline in the concrete, on site furnishings and the play equipment are visibly noticeable.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Easily noticeable graffiti observed in various places throughout the park.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds	X				
Structures		X			
Fields/Courts					
Amenities			X		
Hardscape			X		
Landscape/Irrigation			X		
Maintenance		X			

**PRIORITY  
RANKING:**  
  
**D**



**22 SHIFFER  
PARK**

# SITE LAYOUT

Shiffer Park is located at 3143 Bear Street in Costa Mesa. This park includes playgrounds, sand volleyball court, basketball court, handball court, picnic/barbecue areas, and restroom building.

Site assessment was performed on July 31, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Playground
- Picnic Area
- Restroom
- Park Boundary

Park Inventory	
QTY	QTY
2 Playground	9 Light Pole
3 Field/Court	1 Drinking Fountain
1 Restroom	11 Waste Receptacle
1 Shade Structure	1 Dog Waste Station
1 Bridge	11 Regulatory Signage
2 Barbecue Grill	0 Fitness Area/Equipment
1 Hot Coals Receptacle	9 Picnic Table
2 Bench	3 Bike Rack

# CRITERIA REVIEW

## Playgrounds .....



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)

**Figure 1.1, 1.5** - The play equipment have damaged or worn off powder coating on posts, caps, and components.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Figure 1.2** - The sand level properly covers the edges of the rubber safety surfacing. There is a spot on the safety surfacing that is breaking down.

**Suggested Action-** The sand will wear down safety surfacing. Monitor and assess for safety surfacing replacement when needed. Consider replacing sand with safety surfacing.

**Figure 1.3** - The play structure is stamped with manufacturer (Landscape Structures, not shown) and date of installation (shown).

**Figure 1.4** - The play structure is faded from sun exposure and the roof is blackened.

**Suggested Action-** Pressure wash the play structure. Monitor if the plastic components are failing and replace when needed.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1995  
*(Play equipment is 30 years old in 2025)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)

**Figure 2.1** - The restroom structure roof rafters have noticeable termite damage.  
*Suggested Action*- Replace/repair the damaged areas and repaint.

**Figure 2.2** - Existing restroom interior has broken floor and wall tiles around the toilet.  
*Suggested Action*- Repair floor and wall tiles.

**Figure 2.3** - The shade structure over the picnic area is in good condition.

# CRITERIA REVIEW



(Figure 3.1)



(Figure 3.2)



(Figure 3.3)



(Figure 3.4)

**Figure 3.1** - There is no clear delineation where the sand volleyball court begins from the turf.

*Suggested Action*- Add a maintenance curb to separate the court from the turf.

**Figure 3.2** - The volleyball posts and net are in fair condition. The posts are wooden and are splintering.

*Suggested Action*- Replace volleyball posts.

**Figure 3.3** - The basketball court and court surface are in excellent condition. The color is vibrant, the lines are clear, and the pavement has no cracking.

**Figure 3.4** - The handball court appears to be in good condition. The color is vibrant and the lines are clear. The concrete beyond the court lines has cracked and shows water damage.

*Suggested Action*- Replace areas of broken concrete.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1** - Benches appear to be in good condition. The color is bright and there are minimal signs of wear and tear.

**Figure 4.2** - The drinking fountain (located on the restroom building exterior) is fairly clean. There is some scratching on the metal.

**Figure 4.3** - The metal bike rack has been damaged on the decorative portion; the rack is still functional. (There are 2 other bike racks in the park which are concrete; both are in good condition.)

*Suggested Action*- Straighten out the bent frame.

**Figure 4.4** - Lighting was not assessed. The light poles have matching fixtures.

**Figure 4.5** - The picnic table is set off the paved pathway in the turf area; turf will struggle to grow where there is soil compaction.

*Suggested Action*- Relocate the picnic bench and repair damaged turf.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)



(Figure 5.5)

**Figure 5.1-** Cracks observed in the concrete ramp adjacent to the parking lot.  
*Suggested Action-* Replace areas of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2-** Concrete bleachers are cracking.  
*Suggested Action-* Repair cracks. Consider replacement.

**Figure 5.3-** Concrete seat wall/retaining wall is broken.  
*Suggested Action-* Replace the wall.

**Figure 5.4-** Concrete stairs are cracking.  
*Suggested Action-* Repair or replace concrete stairs.

**Figure 5.5-** Concrete band and parking lot paving (located near the painted island striping) is sunken, breaking.  
*Suggested Action-* Repair the band and paving.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. There are some areas where turf is trampled and dying, which would require loosening the soil, seeding and watering to regrow the grass.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds			X		
Structures		X			
Fields/Courts				X	
Amenities			X		
Hardscape		X			
Landscape/Irrigation			X		
Maintenance			X		

PRIORITY  
RANKING:

C



**23 SMALLWOOD  
PARK**

# SITE LAYOUT

Smallwood Park is located at 1646 Corsica Place in Costa Mesa. This park includes a playground, restroom, softball field, basketball court, and picnic areas.

Site assessment was performed on September 24, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Playground
- Restroom
- Picnic Area
- Park Boundary

Park Inventory	
QTY	QTY
2 Playground	0 Light Pole
2 Field/Court	1 Drinking Fountain
1 Restroom	7 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	13 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	4 Picnic Table
4 Bench	3 Bike Rack

# CRITERIA REVIEW

## Playgrounds .....



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)

**Figure 1.1** - Wood fiber is thrown onto the play equipment. Weed barrier is being exposed from displaced and/or low levels of wood fiber.

**Suggested Action-** Ensure wood fiber level is at proper depth for fall safety requirements, as the wood fiber compacts over time. Additionally, maintain wood fiber level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Replace the rubber safety surfacing. Consider removing the wood fiber and replace with rubber safety surfacing.

**Figure 1.2** - The play area is not located near trees.

**Suggested Action-** Plant trees near to the playground. Consider installing a shade structure.

**Figure 1.3** - Manufacturer's safety labels have worn off.

**Suggested Action-** Replace labels per industry standards.

**Figure 1.4, 1.5** - Older play equipment (installed in 1995) has been repainted but the color is noticeably dull and patchy.

**Suggested Action-** Repaint the play structure. Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1995 [5-12yrs] | 2016 [2-5yrs]  
*(Play equipment [5-12 yrs] is 30 years old in 2025, [2-5yrs] is 9 years old in 2025)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)



(Figure 2.4)

**Figure 2.1, 2.4** - The restroom building and attached pergola are in good condition. The wood is not splintering and the paint color looks fresh and complete. The brick walls look cleaned and well-maintained.

**Figure 2.2, 2.3** - The interior of the restroom is clean. The paint on the toilet seat is chipped.

# CRITERIA REVIEW



(Figure 3.1)



(Figure 3.2)



(Figure 3.3)

**Figure 3.1** - Backstop at the softball field is broken in several spots.

*Suggested Action*- Replace boards.

**Figure 3.2, 3.3** - The concrete surface of the basketball court is cracking. It is cracked all throughout the middle of the court. There is water damage on the court surface.

*Suggested Action*- Consider replacement of the court surface.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1, 4.2, 4.3** - Bike racks are in good condition. Styles are varied. Color is bright, no scratches or chipping of paint is observed. City logo is visible.

**Figure 4.4** - Drinking fountain is dull, tarnished and not fully functioning.

**Figure 4.5** - The picnic table is set away from the paved pathway in the turf area; turf will struggle to grow where there is soil compaction.

**Suggested Action**- Relocate the picnic tables and repair damaged turf.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)

**Figure 5.1, 5.2** - Cracks and gaps observed in the paved area around the softball field. This pavement appears to be older than the rest of the paved pathways in the park.

**Suggested Action-** Replace areas of broken concrete to ensure accessibility and ADA compliance.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. There are some areas where turf is trampled and dying, which would require loosening the soil, seeding and watering to regrow the grass.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Juniper trees have dense branching causing lower visibility in the park. An arborist should assess the trees before any lower branches are removed.
- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.
- 

## Maintenance

---

### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti observed on the restroom building and drinking fountain.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds			X		
Structures				X	
Fields/Courts		X			
Amenities		X			
Hardscape		X			
Landscape/Irrigation			X		
Maintenance			X		

PRIORITY  
RANKING:

C

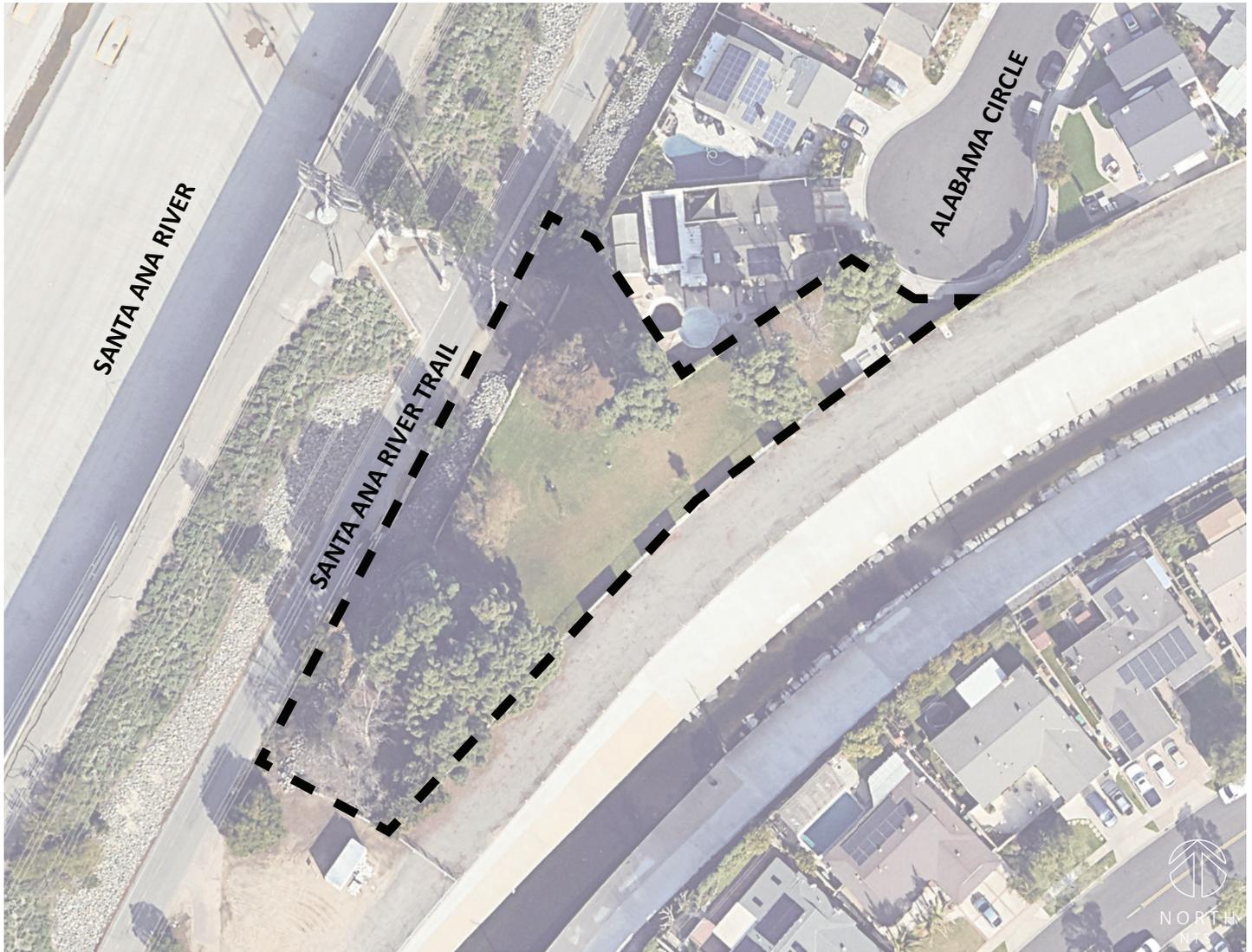


# 24 SUBURBIA PARK

# SITE LAYOUT

Suburbia Park is located at 3302 Alabama Circle, Costa Mesa. This park is adjacent to the Santa Ana River Trail and includes a seating area.

Site assessment was performed on August 13, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



--- Park Boundary

Park Inventory	
QTY	QTY
0 Playground	0 Light Pole
0 Field/Court	0 Drinking Fountain
0 Restroom	2 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	5 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	0 Picnic Table
1 Bench	2 Bike Rack

# CRITERIA REVIEW



(Figure 2.1)

**Figure 2.1** - The chain-link fence is warped in several sections along the wall.

**Suggested Action**- Repair or replace damaged sections.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)

**Figure 4.1-** Bike racks and bench are located near the entrance.

**Figure 4.2-** Trash receptacle by the gate is rusting at the bottom.  
*Suggested Action-* Replace receptacle when needed.

**Figure 4.3-** Park sign is clean, bright, and legible.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)

**Figure 5.1-** Concrete pad under bike racks and bench is in excellent condition; the surface is even and is flush with the turf.

**Figure 5.2-** An area of cracking on the driveway apron was observed along the park boundary.

**Suggested Action-** Repair or replace with new concrete to ensure accessibility and ADA compliance.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. Brown patches are observed where turf is underwatered.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

---

### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds					
Structures			X		
Fields/Courts					
Amenities			X		
Hardscape					X
Landscape/Irrigation			X		
Maintenance				X	

PRIORITY  
RANKING:

**B**



**25 Tanager  
Park**

# SITE LAYOUT

Tanager Park is located at 1780 Hummingbird Drive in Costa Mesa. This park includes a playground, basketball court, pickleball courts, volleyball courts, and picnic areas.

Site assessment was performed on September 23, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Picnic Area
- Playground
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	12 Light Pole
5 Field/Court	1 Drinking Fountain
0 Restroom	5 Waste Receptacle
0 Shade Structure	3 Dog Waste Station
0 Bridge	14 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	7 Picnic Table
8 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)

**Figure 1.1, 1.2, 1.3** - The play equipment is in excellent condition. The powder coating on the posts, caps, and components is bright and without blemish.

**Figure 1.3** - The playground has a sand and rubber safety surfacing combination. The sand level covers the bottom of the rubber safety surfacing for the most part but in Figure 2.3 the edge of the safety surfacing is exposed above the sand level. **Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Manufacturer:** Landscape Structures  
**Year Installed:** 2022  
*(Play equipment is 3 years old in 2025)*

# CRITERIA REVIEW



(Figure 3.1)



(Figure 3.2)



(Figure 3.3)



(Figure 3.4)



(Figure 3.5)



(Figure 3.6)

**Figure 3.1** - The concrete at the volleyball court has some cracking.

**Suggested Action**- Monitor and assess when replacement may be necessary.

**Figure 3.2, 3.3** - The posts are wooden for both the sand and concrete volleyball courts. The wooden posts at the sand volleyball court have some splitting.

**Suggested Action**- Replace posts as needed.

**Figure 3.4** - The pickleball courts surface is clearly painted with intact fencing. Posts and netting are in good condition.

**Figure 3.5** - The basketball court surface has colors that are vibrant and clearly painted lines. There is some water damage.

**Suggested Action**- Assess whether the irrigation system needs adjustment to prevent water spray on the court surface.

**Figure 3.6** -The basketball backboard has some chipping paint.

**Suggested Action**- Repaint backboard.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1** - Bike rack is in good condition. Color is bright with some chipping of paint observed. City logo is visible.

**Figure 4.2** - Picnic table is located in the turf area; turf will struggle to grow where there is soil compaction.  
*Suggested Action*- Relocate picnic table and repair damaged turf.

**Figure 4.3** - Lighting was not assessed.  
*Suggested Action*- Replace lights with energy efficient LED if not already done.

**Figure 4.4** - The drinking fountain is located near the playground, and is in good condition.

**Figure 4.5** - Sign post has signs attached all the way to the ground.  
*Suggested Action*- Reduce amount of signs on one post.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)

**Figure 5.1-** Cracks observed in the paved pathway.

*Suggested Action-* Replace areas of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2-** Concrete curb along the planting area has some broken areas.

*Suggested Action-* Replace concrete curb.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. There are many brown spots and bare soil in the vicinity of all the sports courts, and near the playground.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.
- There is no waste receptacle located near the volleyball courts.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor	←————→			Excellent
Playgrounds					X
Structures					
Fields/Courts				X	
Amenities			X		
Hardscape			X		
Landscape/Irrigation			X		
Maintenance				X	

PRIORITY  
RANKING:

**A**

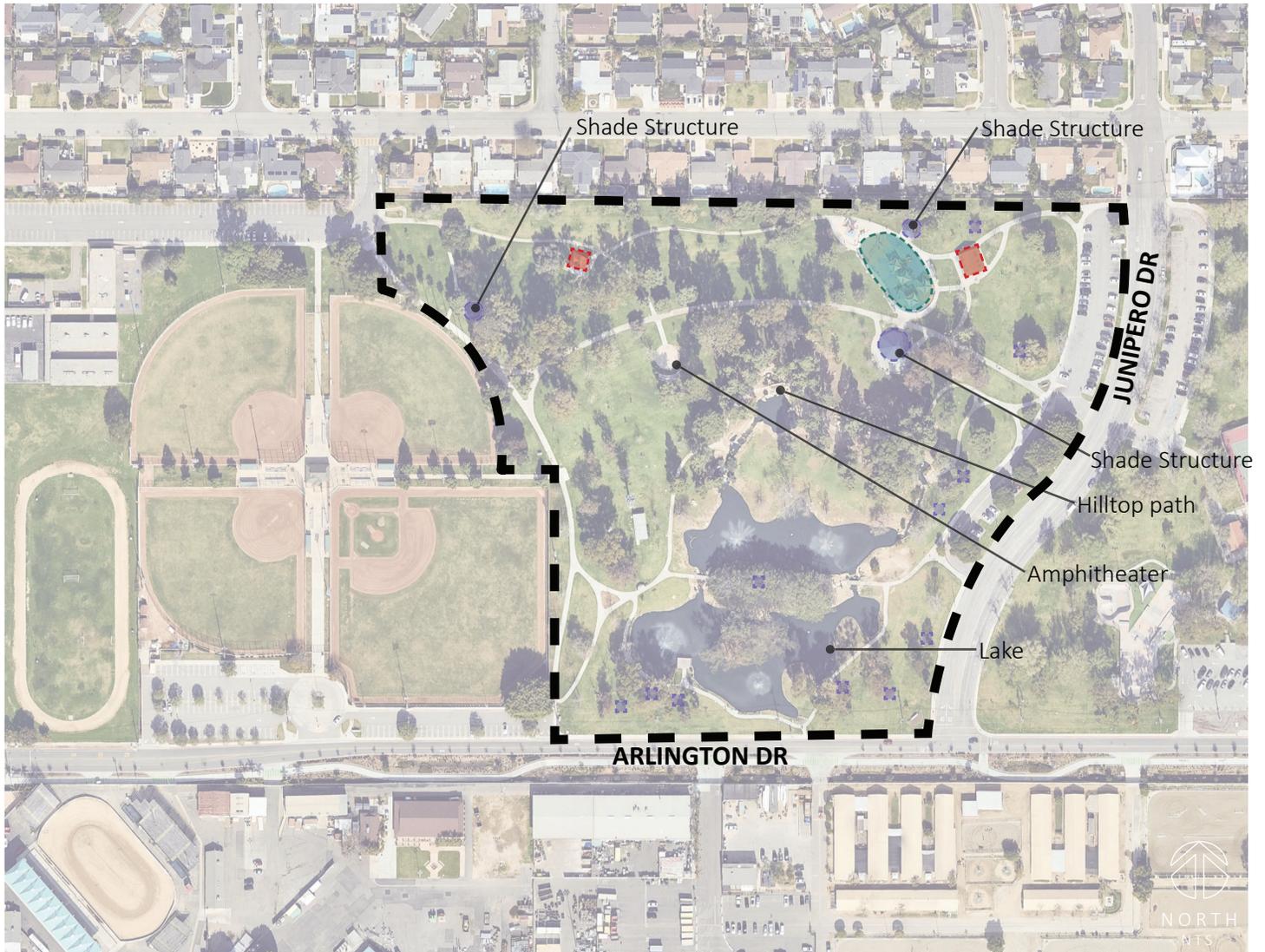


# 26 TEWINKLE PARK

# SITE LAYOUT

TeWinkle Park is located at 970 Arlington Drive in Costa Mesa. This park includes a playground, lake, amphitheater, hilltop path, picnic/barbecue areas, and restroom buildings.

Site assessment was performed on August 12, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Playground
- Picnic Area
- Restroom
- Park Boundary (assessed area only)

Park Inventory	
QTY	QTY
1 Playground	19 Light Pole
- Field/Court	1 Drinking Fountain
2 Restroom	30 Waste Receptacle
3 Shade Structure	2 Dog Waste Station
3 Bridge	25 Regulatory Signage
5 Barbecue Grill	0 Fitness Area/Equipment
2 Hot Coals Receptacle	28 Picnic Table
17 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)

**Figure 1.1** - The play equipment is in good condition; the components are bright and the equipment is well shaded. The play structure has insignificant damaged or worn off powder coating on posts, caps, and components. The shade sails are stained and the color looks faded.

**Suggested Action-** Considering the age of the play structure, it does not show extensive damage. The rubber surfacing may have kept the play equipment in better condition as compared to play structures in sand.

**Figure 1.2** - Rubber safety surfacing is in good condition. The surface show some light staining, but edges are neat and level with adjacent concrete.

**Figure 1.3** - The play structure is stamped with manufacturer (Landscape Structures, not shown) and date of installation (shown).

**Manufacturer:** Landscape Structures  
**Year Installed:** 2007  
*(Play equipment is 18 years old in 2025)*

# CRITERIA REVIEW

## Structures



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)



(Figure 2.4)



(Figure 2.5)

**Figure 2.1** - The shade structures over the picnic table areas are in good condition and are clean and accessible from the paved pathway.

**Figure 2.2** - The pergolas around the playground are in good condition. They match the benches and bollards and create areas with clear sightlines on the play structure.

**Figure 2.3** - The restroom building near the playground is in good condition. The brick walls and metal roofing are whole and intact. The adjacent green pergola tie in aesthetically with the other site furnishings in the park.

**Figure 2.4** - This restroom structure is older than the restroom near the playground. There is artful tile inlay in the restroom building exterior wall, which is a unique addition to the park. It was locked at the time of the assessment site visit, so it may not be regularly available to park visitors. The brick is dull, and paint has come off the base of the building. *Suggested Action*- Given the age of the restroom structure, it is recommended to update the building.

**Figure 2.5** - This pier is a nice spot to view the lake and parkgrounds. The wood is splintering and breaking in some areas. *Suggested Action*- Assess the wood planks of the platform and repair where necessary. Consider adding seating.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)



(Figure 4.6)

**Figure 4.1** - Bike rack is in good condition. Color is bright, no scratches or chipping of paint is observed. City logo is visible.

**Figure 4.2** - Picnic table is located in the turf area; turf will struggle to grow where there is soil compaction.  
*Suggested Action*- Relocate picnic table and repair damaged turf.

**Figure 4.3** - Drinking fountain located in front of restroom entrances under a pergola. It is located next to the restroom building.

**Figure 4.4** - Lighting was not assessed. Base cover of light pole is dented.  
*Suggested Action*- Replace base cover.

**Figure 4.5** - Sign by the lake shows extensive sun damage.  
*Suggested Action*- Replace sign.

**Figure 4.6** - Boulders in turf create challenges in mowing and maintenance.  
*Suggested Action*- Maintenance can be simplified by moving the turf edge away from the boulders.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)

**Figure 5.1-** Cracks observed in the concrete walkway.

**Suggested Action-** Replace sections of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2-** Paved pathway shows accumulation of soil from the water that frequently runs along it towards the drain.

**Suggested Action-** Monitor for decline in the concrete and replace as needed. Consider curb cuts to slow down water flow.

**Figure 5.3-** The base of the concrete path is exposed; the soil is eroding away downhill.

**Suggested Action-** Support the concrete base with additional soil and planting or terracing to keep the soil in place.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. Various areas are browning and struggling to grow. Several large boulders in the turf create challenges in mowing and maintenance.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.
- There are notable amounts of duck/geese droppings around the lake area.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.
- The lake has signage indicating renovation in the coming fall (2025).

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds				X	
Structures		X			
Fields/Courts					
Amenities				X	
Hardscape			X		
Landscape/Irrigation			X		
Maintenance				X	

PRIORITY  
RANKING:

**B**



**27 VISTA  
PARK**

# SITE LAYOUT

Vista Park is located at 1200 Victoria Street in Costa Mesa. This park includes a playground, restroom, and picnic/barbecue areas.

Site assessment was performed on September 23, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Playground
- Picnic Area
- Park Boundary

Restroom

### Park Inventory

QTY	QTY
1 Playground	12 Light Pole
0 Field/Court	1 Drinking Fountain
1 Restroom	10 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	9 Regulatory Signage
2 Barbecue Grill	0 Fitness Area/Equipment
1 Hot Coals Receptacle	8 Picnic Table
3 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)

**Figure 1.1, 1.2** - The playground has a sand and rubber safety surfacing combination. The sand level covers the bottom of the rubber safety surfacing. There is a large gap between the safety surfacing and the paved pathway (Figure 2.1). The safety surfacing is broken (Figure 2.2).

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.3** - The play structure is stamped with manufacturer (Landscape Structures, not shown) and date of installation (shown).

**Figure 1.4** - Powder coating is damaged and worn off on posts, caps, and components due to wear and tear. There is no obvious damage to the play structure.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Figure 1.5** - Manufacturer's safety labels are deteriorating.

**Suggested Action-** Replace labels per industry standards.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1996  
*(Play equipment is 29 years old in 2025)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)

**Figure 2.1** - There are signs of termite damage on the roof rafters.

*Suggested Action*- Replace the damaged wood on roof.

**Figure 2.2** - The interior of the restroom is clean. The sink faucet handle is damaged. The floor and wall are stained.

*Suggested Action*- Repair sink as needed. Replace/repair flooring and wall as needed.

**Figure 2.3** - The exterior wall shows extensive mold/algae growth from persistent moisture.

*Suggested Action*- Assess the source of moisture and divert the source and/or apply sealers to the walls and concrete.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)



(Figure 4.6)

**Figure 4.1** - The plastic coating on the picnic table has broken and the metal is rusting.

*Suggested Action*- Replace picnic tables as needed.

**Figure 4.2** - The drinking fountain is located on the restroom building exterior and is in good condition. The surface is generally clean, no signs of leaking.

**Figure 4.3** - BBQ grill is in fair condition. There are signs of damage from heat (wear and tear), but the grills are usable.

**Figure 4.4** - The waste receptacle is broken and rusting.

*Suggested Action*- Replace waste receptacles as needed.

**Figure 4.5** - Lighting system was not assessed. This base is missing the light pole.

*Suggested Action*- Replace light pole.

**Figure 4.6** - This bench is in poor condition. The paint is chipped and surface altered. The mulch and soil underneath are spilling over onto the paved pathway.

*Suggested Action*- Consider removing the bench.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)



(Figure 5.5)

**Figure 5.1, 5.2** - Lifted concrete and cracking observed in the paved pathway.

*Suggested Action*- Repair broken or uneven concrete sections to ensure accessibility and ADA compliance.

**Figure 5.3** - Concrete paving around the restroom building is damaged by water from the turf. Mold/algae is growing and the concrete is breaking.

*Suggested Action*- Replace concrete as needed. Adjust irrigation to prevent overspray on paving and structures.

**Figure 5.4** - The wood edging on the concrete steps is in decline.

*Suggested Action*- Replace the wood edging. Consider replacing with another material that has more durability.

**Figure 5.5** - Concrete collar around the drain cover is broken.

*Suggested Action*- Replace concrete collar.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in good condition. The color is bright and the structure is dense and uniform. Few areas are struggling to grow.

#### *Irrigation*

- Irrigation system may be overspraying onto concrete. Adjust the system as needed.
- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.
- There is mold/algae growth on the concrete and restroom building.

#### *Repairs*

- Concrete swale at the south-west end of the park (the vista viewpoint area) is showing signs of decline.
- See also specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Graffiti observed on various site furnishings throughout the park, and on the restroom building.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds			X		
Structures		X			
Fields/Courts					
Amenities		X			
Hardscape		X			
Landscape/Irrigation				X	
Maintenance			X		

PRIORITY  
RANKING:

C



# 28 WAKEHAM PARK

# SITE LAYOUT

Wakeham Park is located at 3400 Smalley Road in Costa Mesa. This park includes a playground, sand volleyball court, basketball courts and picnic/barbecue areas.

Site assessment was performed on August 1, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Playground
- Picnic Area
- Restroom
- Park Boundary

Park Inventory	
QTY	QTY
1 Playground	12 Light Pole
3 Field/Court	1 Drinking Fountain
1 Restroom	13 Waste Receptacle
3 Shade Structure	2 Dog Waste Station
1 Bridge	14 Regulatory Signage
6 Barbecue Grill	0 Fitness Area/Equipment
3 Hot Coals Receptacle	15 Picnic Table
1 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)

**Figure 1.1** - Powder coating is damaged and worn off on posts, caps, and components.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Figure 1.2** - The play structure is stamped with manufacturer (shown) and date of installation (shown).

**Figure 1.3** - Rubber safety surfacing edge is exposed above the level of sand.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.4** - Swing sets have extensive powder coating damage on the top beam.

**Suggested Action-** Considering the age of the swing set exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1995  
*(Play equipment is 30 years old in 2025)*

# CRITERIA REVIEW

## Structures



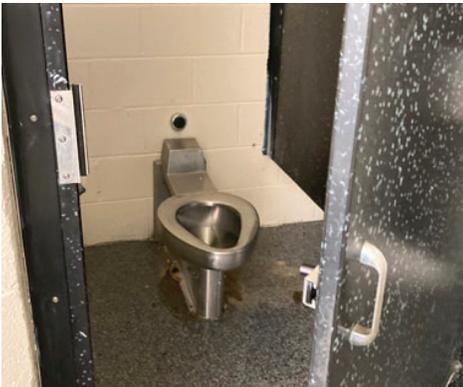
(Figure 2.1)



(Figure 2.2)



(Figure 2.3)



(Figure 2.4)



(Figure 2.5)



(Figure 2.6)

**Figure 2.1** - Bridge is in good condition. Color is bright, with no significant scratches or chipping of paint observed.

**Figure 2.2** - Wood posts are rotted out in the centers.

*Suggested Action*- Replace or remove wood posts.

**Figure 2.3** - The restroom/storage structure is in good condition but paint is peeling off the fascia board of the roof. There may also be termite damage in the wood.

*Suggested Action*- Repaint and/or repair the fascia board.

**Figure 2.4, 2.5** - The interior of the restroom building looks fairly clean and in working condition. There appears to be some leaking around the toilet.

*Suggested Action*- Assess for any signs of water damage and repair any leaks in the restroom.

**Figure 2.6** - The shade structure over the picnic area is in good condition, but has remnants of stickers accumulating on the beams and posts.

# CRITERIA REVIEW



(Figure 3.1)



(Figure 3.2)



(Figure 3.3)

**Figure 3.1** - The basketball court surface shows deterioration between the slabs of paving.  
*Suggested Action*- Replace the basketball court paving to ensure a smooth playing surface.

**Figure 3.2** - The wooden post of the sand volleyball court is splintering and shows signs of paint chipping.  
*Suggested Action*- Replace volleyball posts.

**Figure 3.3** - The sand volleyball court is located in the turf. Minor cracking in the concrete curb.  
*Suggested Action*- Monitor condition and repair as needed.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)

**Figure 4.1** - The drinking fountain (located on the exterior of the restroom building) is in good condition. The surface is clean, no signs of leaking.

**Figure 4.2** - The picnic table is located in the turf area; turf will struggle to grow where there is soil compaction.  
*Suggested Action*- Relocate picnic table and repair damaged turf.

**Figure 4.3** - Bike rack is in good condition. Color is bright, minor scratches or chipping of paint is observed. City logo is visible.

**Figure 4.4** - Lighting system was not assessed. The light poles have matching fixtures.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)

**Figure 5.1** - Multiple areas of cracking were observed on the paved pathway in the park.  
*Suggested Action*- Replace areas of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2** - Water is accumulating in the paved pathway, due to the pathway designed to also act as a concrete swale. Water damage on the pavement observed.  
*Suggested Action*- Monitor concrete condition and repair or replace as needed.

**Figure 5.3** - Concrete swale around the park perimeter is filling with soil and mulch.  
*Suggested Action*- Clean out swale as required to function properly.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in good condition. The color is bright and the structure is dense and uniform. Few areas are struggling to grow.

#### *Irrigation*

- Some areas in the turf were muddy. Assess the irrigation system for any leaks.
- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Juniper trees have dense branching causing lower visibility in the park. An arborist should assess the trees before any lower branches are removed.
- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Areas of bare soil adjacent to the perimeter concrete swale are places of soil erosion. Planting in these areas can help keep the soil in place.
- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- The paved pathway in the park is also a concrete swale, and is showing damage from channeling water.
- See also specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti observed on the play equipment and on a picnic table.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds			X		
Structures			X		
Fields/Courts			X		
Amenities				X	
Hardscape		X			
Landscape/Irrigation				X	
Maintenance				X	

PRIORITY  
RANKING:

**B**



**29 WILSON  
PARK**

# INTRODUCTION

Wilson Park is located in 360 West Wilson Street in Costa Mesa. This Park includes a playground, sand volleyball court, picnic/barbecue area, restrooms, and a swale that runs throughout the site.

Site assessment was performed on June 23, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Playground
- Bioswale
- Park Boundary
- Picnic Area
- Restroom

## Park Inventory

QTY	QTY
1 Playground	5 Light Pole
1 Field/Court	1 Drinking Fountain
1 Restroom	7 Waste Receptacle
1 Shade Structure	2 Dog Waste Station
4 Bridge	15 Regulatory Signage
2 Barbecue Grill	0 Fitness Area/Equipment
1 Hot Coals Receptacle	3 Picnic Table
2 Bench	2 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)

**Figure 1.1** - The play structure has damaged or worn off powder coating on posts, caps, and components.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Figure 1.2** - The play structure is stamped with manufacturer (Landscape Structures, not shown) and date of installation (shown).

**Figure 1.3** - The playground has a sand and rubber safety surfacing combination. The sand level covers the bottom of the rubber safety surfacing.

**Suggested Action-** Ensure sand level is at proper depth for fall safety requirements, as sand compacts over time. Additionally, maintain sand level to be within 2-3 inches to the top of the beveled edge of the rubber safety surfacing. Consider removing the sand and replace with rubber safety surfacing.

**Figure 1.4** - The swings have damaged or worn off powder coating on posts, caps, and components. Rust is observed near the swing set hangers.

**Suggested Action-** Given the age of the swing set and the current condition of its parts, it is recommended to replace the swing set.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1995  
*(Play equipment is 30 years old in 2025)*

# CRITERIA REVIEW

## Structures



(Figure 2.1)



(Figure 2.2)



(Figure 2.3)



(Figure 2.4)



(Figure 2.5)

**Figure 2.1** - Wood posts are rotted out in various areas.  
*Suggested Action*- Replace or remove wood posts.

**Figure 2.2** - Wood pergola rafters are splintering.  
*Suggested Action*- Repair the pergola as needed.

**Figure 2.3** - Several wall tiles are missing within the restroom facility.  
*Suggested Action*- Replace tiles or repair so no sharp edges are exposed.

**Figure 2.4** - The shade structure is in fair condition. This corner is coming apart, and damage from weathering is observed on the underside of the roof panels.  
*Suggested Action*- Assess the extent of the damage and repair/replace as needed.

**Figure 2.5** - The bridge area creates a potential hiding spot near the playground.  
*Suggested Action*- Consider closing off the gap underneath.

# CRITERIA REVIEW



(Figure 3.1)



(Figure 3.2)

**Figure 3.1** - The sand volleyball court is delineated by a concrete curb that separates sand from turf.

*Suggested Action*- Monitor the condition of the concrete curb and repair/replace as needed.

**Figure 3.2** - The wood posts are splintering.

*Suggested Action*- Replace posts.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.4)



(Figure 4.2)



(Figure 4.3)



(Figure 4.5)

**Figure 4.1** - The park's sign has bird droppings on it.

*Suggested Action*- Attach a bird landing deterrent on the top of the sign.

**Figure 4.2** - The dog waste sign is legible; post is leaning.

*Suggested Action*- Straighten the post so it is not leaning over the paved pathway.

**Figure 4.3** - Lighting system was not assessed.

*Suggested Action*- Replace lights with energy efficient LED if not already done.

**Figure 4.4** - The backrest of the bench is dented, but the vinyl coating is intact. The bench is usable and in good condition.

**Figure 4.5** - Bike rack is in good condition. Color is bright, minor scratches or chipping of paint is observed. City logo is visible.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)

**Figure 5.1** - Cracks observed in the paved pathways at various areas throughout the park.

**Suggested Action**- Replace sections of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2** - The curb at the playground area is much lower than the paved pathway, creating a potential safety concern.

**Suggested Action**- Consider raising the curb to be level with the paved pathway, or lowering the path to be level with the curb.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. There are areas of yellowing and browning.
- The bioswale looks like bare soil in many areas. Explore the opportunity to redesign or retrofit the area as a bio-swale system to improve function, reduce maintenance needs, and enhance stormwater management.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Juniper trees have dense branching causing lower visibility in the park. An arborist should assess the trees before any lower branches are removed.
- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

#### *Graffiti*

- Minor amount of graffiti observed at the restroom building.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds			X		
Structures		X			
Fields/Courts			X		
Amenities			X		
Hardscape			X		
Landscape/Irrigation			X		
Maintenance			X		

PRIORITY  
RANKING:

C



**30 WIMBLEDON  
PARK**

# SITE LAYOUT

Wimbledon Park is located at 3440 Wimbledon Way in Costa Mesa. This park includes playgrounds, half-court basketball, exercise areas and picnic areas.

Site assessment was performed on August 1, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



- Field/Court
- Playground
- Picnic Area
- Park Boundary

Park Inventory	
QTY	QTY
2 Playground	6 Light Pole
1 Field/Court	2 Drinking Fountain
0 Restroom	6 Waste Receptacle
0 Shade Structure	1 Dog Waste Station
0 Bridge	12 Regulatory Signage
0 Barbecue Grill	4 Fitness Area/Equipment
0 Hot Coals Receptacle	7 Picnic Table
9 Bench	1 Bike Rack

# CRITERIA REVIEW



(Figure 1.1)



(Figure 1.2)



(Figure 1.3)



(Figure 1.4)



(Figure 1.5)



(Figure 1.6)

**Figure 1.1, 1.2, 1.3** - The play equipment have damaged or worn off powder coating on posts, caps, and components; some components look damaged from long exposure to the sun.

**Suggested Action-** Considering the age of the play equipment exceeds 15 years, it is suggested to assess feasibility of replacing the play equipment.

**Figure 1.4** - The play structure is smeared with dirt or grease.

**Suggested Action-** Clean the play structure with mild soap and water.

**Figure 1.5** - The play structure is stamped manufacturer (not shown) with date of installation (shown).

**Figure 1.6** - The tunnel appears to be in good condition, and is a unique play element for this park.

**Suggested Action-** Visibility between the two playground areas is blocked by the tunnel feature, which is a safety concern. Consider assessing feasibility of redeveloping the play area with clear sight lines throughout.

**Manufacturer:** Landscape Structures  
**Year Installed:** 1998  
*(Play equipment is 28 years old in 2025)*

# CRITERIA REVIEW



(Figure 2.1)



(Figure 2.2)

**Figure 2.1, 2.2** - Guardrail and retaining wall are in good condition. There is some soil erosion near the concrete base for the guardrail.

*Suggested Action*- Assess for structural integrity and repair as needed to meet safety standards.

# CRITERIA REVIEW



(Figure 3.1)

**Figure 3.1** - The basketball half-court is in excellent condition. The color is vibrant, the lines are clear, and the pavement has no cracking.

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)



(Figure 4.6)

**Figure 4.1** - There is one picnic table area connected to the paved pathway. Other picnic tables are each on a small concrete pad surrounded by turf.

**Figure 4.2** - Bench seating and drinking fountains are easily accessed from the paved pathway.

**Figure 4.3** - The two drinking fountains are in good condition. The concrete pedestals are clean, whole and intact.

**Figure 4.4** - The park's Fitness Zone signs have bird droppings on it.  
**Suggested Action**- Attach a bird landing deterrent on the top of the sign.

**Figure 4.5** - Lighting system was not assessed. The light poles have matching fixtures.

**Figure 4.6** - The four Fitness Zone areas are in good to excellent condition. Color is bright, minor scratches or chipping of paint is observed.

**Manufacturer:** Greenfield Outdoor Fitness **Year Installed:** 2024 (*Fitness equipment is 1 year old in 2025*)

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)

**Figure 5.1** - Concrete is shown in different colors; it appears the newer concrete was installed in a different color than the existing concrete.

**Figure 5.2** - Concrete pads are cracking beneath picnic tables, corners of the concrete are chipping.  
*Suggested Action*- Replace concrete pads under the picnic tables.

**Figure 5.3** - Cracks and lifted concrete observed in the paved pathway at various areas throughout the park.  
*Suggested Action*- Repair or replace sections of concrete to ensure accessibility and ADA compliance.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in fair condition. There are many areas where turf is brown and underwatered. On the top of the hill over the playground tunnel the turf has died out leaving patches of bare soil.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

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## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- The isolated "floating" concrete pads under picnic tables and waste receptacles are all cracked and/or chipped at the corners.
- See also specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds			X		
Structures				X	
Fields/Courts					X
Amenities					X
Hardscape			X		
Landscape/Irrigation			X		
Maintenance				X	

**PRIORITY  
RANKING:**  
  
**B**

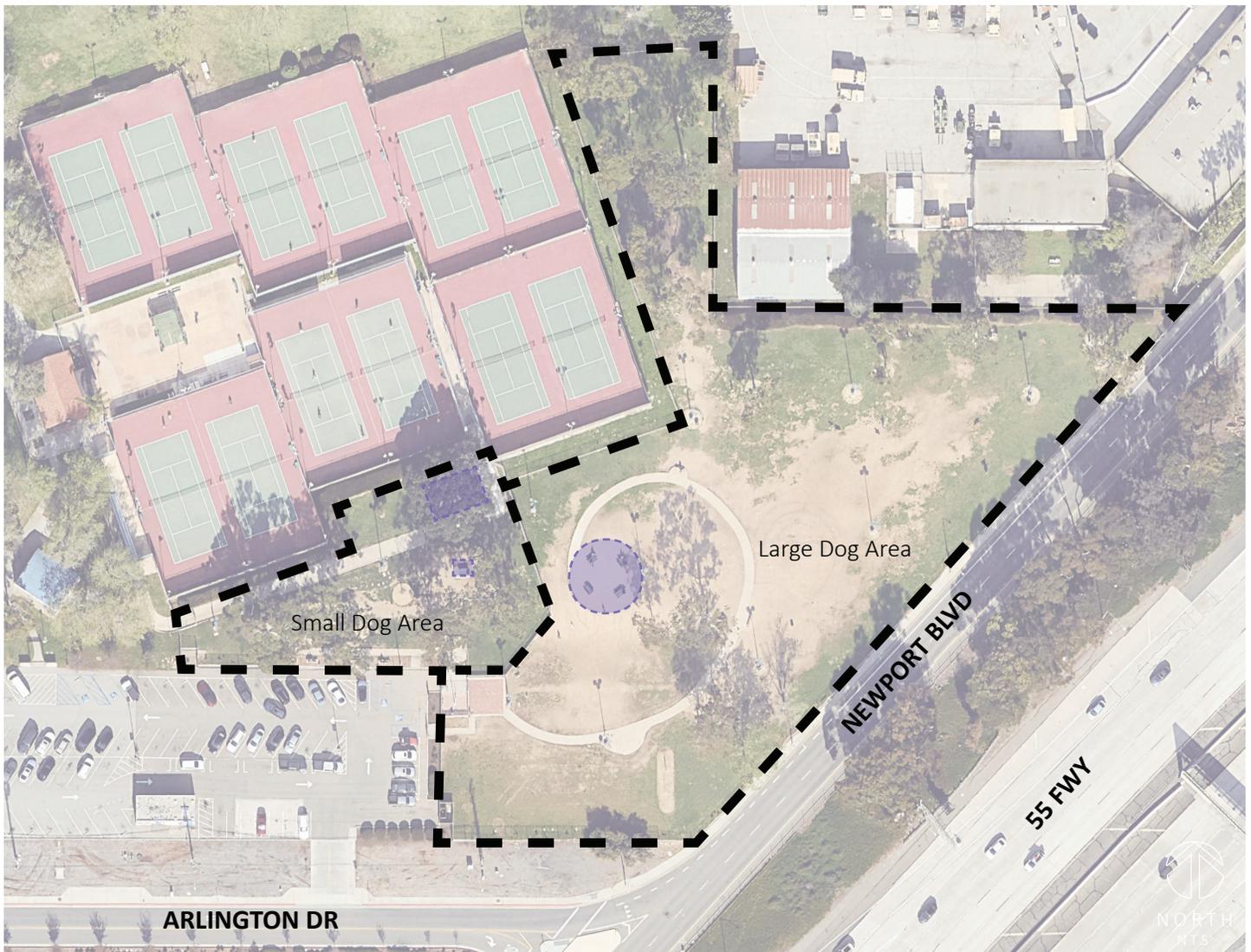


# 31 BARK PARK

# SITE LAYOUT

Bark Park is located at 970 Arlington Drive in Costa Mesa. This park includes a large dog area, small dog area, drinking bowls, and picnic areas.

Site assessment was performed on August 12, 2025 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



Park Inventory	
QTY	QTY
0 Playground	13 Light Pole
0 Field/Court	6 Water Bowls
0 Restroom	10 Waste Receptacle
0 Shade Structure	9 Dog Waste Station
0 Bridge	16 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	6 Picnic Table
5 Bench	0 Bike Rack

-  Picnic Area
-  Park Boundary

# CRITERIA REVIEW



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)



(Figure 4.4)



(Figure 4.5)

**Figure 4.1** - The picnic tables in the paved area approached with a spiral shaped paved pathway is a focal point in the Large Dog Area. This space lacks shade and feels open and exposed.

**Suggested Action-** Consider a shade structure to make this area more usable in sunny weather.

**Figure 4.2** - The dog bowls in the Large Dog Area are not drained after use. Water is not clean when sitting in the bowls for extended periods of time. Water is collecting in the soil adjacent, creating a muddy area.

**Suggested Action-** Dog owners often prefer bringing their own bowls as a sanitary protection. Consider offering a hose bibb in addition to or instead of communal bowls. Direct water runoff away to maintain a dry walking surface.

**Figure 4.3** - The dog bowls in the Small Dog Area are rusted. A dog owner at the park commented the bowls do not drain properly.

**Suggested Action-** See comment for Figure 4.2.

**Figure 4.4, 4.5** - There are many places to sit in the Small Dog Area. Some benches provide appealing conditions for dog urination.

**Suggested Action-** Regularly clean the benches and consider selecting a style of bench less attractive for dogs to urinate on. The bench in the middle (shown here in Figure 4.3) with narrow, recessed legs is a good example.

# CRITERIA REVIEW



(Figure 5.1)



(Figure 5.2)



(Figure 5.3)



(Figure 5.4)



(Figure 5.5)

**Figure 5.1** - Cracking observed in the paved pathway in the park.

**Suggested Action-** Replace areas of broken concrete to ensure accessibility and ADA compliance.

**Figure 5.2** - Base of concrete is exposed; soil may be eroding away.

**Suggested Action-** Replace soil and turf to be 1-2" below finish grade of pavement, to stabilize the concrete work and establish a level surface between turf and concrete pavement.

**Figure 5.3** - Site furnishing in the Large Dog Area has been removed, leaving holes in the pavement.

**Suggested Action-** Patch the holes in the concrete pavement to ensure accessibility and ADA compliance.

**Figure 5.4, 5.5** - Decorative tile floor appears to be in good condition except in the area around the waste receptacle where there is damage from dog urination.

**Suggested Action-** Relocate the waste receptacle to an area where the surfacing can withstand the effects of dog urine. Consider integrating designated dog relief areas (areas of gravel or artificial turf) throughout the dog park.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf condition is poor. The wear and tear from dog use is significant. Turf has stopped growing in large areas. Muddy areas observed from the many impressions of dried paw prints in the soil.
- One dog owner commented that this park draws people from other cities because of the large area of turf grass.

#### *Irrigation*

- There are areas where irrigation coverage needs to be reviewed to ensure head-to-head coverage. Soil testing may be necessary.
- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- Landscape fabric is coming up above the soil around a large tree (Small Dog Area).
- Replace tree in tree well that is empty (Small Dog Area).
- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

---

## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- There are two sign kiosks at the park that are minimally used (three flyers were posted). The bases are urinated on, and one kiosk has significant rust and corrosion on the metal bases.
- See also specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor	←————→			Excellent
Playgrounds					
Structures					
Fields/Courts					
Amenities		X			
Hardscape			X		
Landscape/Irrigation		X			
Maintenance			X		

**PRIORITY  
RANKING:**  
  
**C**



**32 RALEIGH  
PARK**

# SITE LAYOUT

Raleigh Park is located at 2157 Raleigh Ave. in Costa Mesa. This park includes benches in a paved seating area.

Site assessment was performed on February 2, 2026 to evaluate the current condition of the park. Observations were made in-person to document physical conditions, functionality, safety, and the overall quality of the park. This assessment serves as the basis for identifying improvement needs and establishing priority levels for future upgrades or investments.



--- Park Boundary

Park Inventory	
QTY	QTY
0 Playground	0 Lighted Bollards
0 Field/Court	0 Drinking Fountain
0 Restroom	1 Waste Receptacle
0 Shade Structure	0 Dog Waste Station
0 Bridge	4 Regulatory Signage
0 Barbecue Grill	0 Fitness Area/Equipment
0 Hot Coals Receptacle	0 Picnic Table
3 Bench	0 Bike Rack

# CRITERIA REVIEW

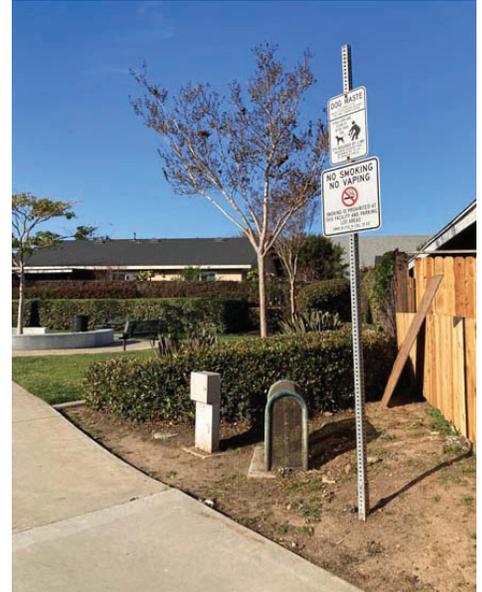
## Amenities .....



(Figure 4.1)



(Figure 4.2)



(Figure 4.3)

**Figure 4.1** - Concrete seatwall is in good condition. The form is whole and intact. Very little cracking observed on the surfaces.

**Figure 4.2** - Benches are in fair to good condition. The coating on the mesh is beginning to decline.  
*Suggested Action*- Monitor condition and replace as needed.

**Figure 4.3** - Park regulation signage is visible, legible, in good condition.

# CRITERIA REVIEW



(Figure 5.1)

**Figure 5.1, 5.2** - Paved pathway is in excellent condition. No cracking observed. Joint filler is declining slightly.  
*Suggested Action*- Monitor and repair as needed to ensure accessibility and ADA compliance.

**Figure 5.3** - Concrete curb is in excellent condition. No cracking observed.

# CRITERIA REVIEW

## Landscape/Irrigation

---

### General Assessment:

#### *Turf*

- Turf is maintained in good condition. The color is bright and the structure is dense and uniform.

#### *Irrigation*

- A full assessment of the irrigation system was not performed. The irrigation controller was not assessed.

#### *Trees*

- There are three trees in the park.
- Trees should be assessed by an arborist for overall health and determination if demolition is required.
- The park already includes a generational mix of trees providing excellent shade opportunities. Recommend replacing problematic trees with new trees as part of the on-going effort to provide generational diversity in park trees.

#### *Planting Areas*

- Planting areas can be utilized for spreading mulch and or compost if needed as a part of the City's organic mulch recycle program under the CalRecycle requirements.

---

## Maintenance

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### General Assessment:

#### *Cleanliness*

- The park is clean.

#### *Repairs*

- See specific repairs suggestions noted in the preceding Criteria Review Sections.

# CRITERIA REVIEW

## CRITERIA SCORE OVERVIEW:

	1	2	3	4	5
	Very Poor				Excellent
Playgrounds					
Structures					
Fields/Courts					
Amenities				X	
Hardscape					X
Landscape/Irrigation				X	
Maintenance				X	

PRIORITY  
RANKING:

A

Estimates of Probable Costs - Totals Overview

Perez Park	\$ 2,000.00
Suburbia Park	\$ 3,400.00
Lions Park	\$ 6,000.00
Bark Park	\$ 11,000.00
Shalimar Park	\$ 36,400.00
Jordan Park	\$ 97,600.00
Paularino Park	\$ 127,500.00
Ketchum-Libolt Park	\$ 169,400.00
Pinkley Park	\$ 170,000.00
Estancia Park	\$ 230,500.00
Tanager Park	\$ 297,000.00
TeWinkle Park	\$ 389,000.00
Fairview Park	\$ 547,900.00
Harper Park	\$ 572,150.00
Wimbledon Park	\$ 578,000.00
Mesa Verde Park	\$ 580,200.00
Moon Park	\$ 599,000.00
Lindbergh Park	\$ 692,350.00
Del Mesa Park	\$ 778,220.00
Gisler Park	\$ 783,500.00
Marina View Park	\$ 871,600.00
Brentwood Park	\$ 884,310.00
Wilson Park	\$ 961,000.00
Smallwood Park	\$1,024,000.00
Shiffer Park	\$1,272,160.00
Canyon Park	\$1,311,300.00
Vista Park	\$1,353,420.00
Heller Park	\$1,534,400.00
Balearic Park	\$1,983,200.00
Wakeham Park	\$2,171,800.00
Neth Park	No estimate
Raleigh Park	No estimate

**Estimate of Probable Cost****Balearic Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playground</i>				
Replace Play Equipment in Balearic Park (currently 27 years old)	5170	SF	\$ 200.00	\$ 1,034,000.00
Replace Play Equipment in Balearic Center Tot Lot (currently 27 years old)	4440	SF	\$ 200.00	\$ 888,000.00
Replenish Sand at Tot Lot	4360	SF	\$ 10.00	\$ 43,600.00
<i>Amenities</i>				
Replace Flagpole (winch component has rust)	1	EA	\$5,000.00	\$ 5,000.00
<i>Hardscape</i>				
Replace asphalt path with PCC	320	SF	\$ 30.00	\$ 9,600.00
Replace curb and gutter at Balearic Center Tot Lot	1	LS	\$3,000.00	\$ 3,000.00
			<b>TOTAL</b>	<b>\$ 1,983,200.00</b>

**Estimate of Probable Cost  
Brentwood Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (currently 30 years old, show rust/broken edge)	2500	SF	\$ 200.00	\$ 500,000.00
Replenish Sand	2150	SF	\$ 10.00	\$ 21,500.00
<i>Structures</i>				
Replace wood pergola (10' x 20')	1	EA	\$ 200,000.00	\$ 200,000.00
Remove wood post accent wall	1	LS	\$ 5,000.00	\$ 5,000.00
<i>Fields/Courts</i>				
Install concrete curb at volleyball court edge	160	LF	\$ 65.00	\$ 10,400.00
Replace volleyball posts and net	1	EA	\$ 6,000.00	\$ 6,000.00
Replenish Sand	1431	SF	\$ 10.00	\$ 14,310.00
<i>Amenities</i>				
Replace wood monument sign	1	EA	\$ 5,000.00	\$ 5,000.00
Replace light poles and fixtures	1	LS	\$ 104,000.00	\$ 104,000.00
Replace bollards	3	EA	\$ 3,000.00	\$ 9,000.00
<i>Hardscape</i>				
Replace concrete curb around playground	140	LF	\$ 65.00	\$ 9,100.00
			<b>TOTAL</b>	<b>\$ 884,310.00</b>

**Estimate of Probable Cost  
Canyon Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (currently 28 years old)	6250	SF	\$ 200.00	\$ 1,250,000.00
Replenish Sand	4650	SF	\$ 10.00	\$ 46,500.00
<i>Amenities</i>				
Replace BBQ grill	1	EA	\$ 3,000.00	\$ 3,000.00
Replace picnic table	1	EA	\$ 4,000.00	\$ 4,000.00
<i>Hardscape</i>				
Replace concrete	260	SF	\$ 30.00	\$ 7,800.00
			<b>TOTAL</b>	<b>\$ 1,311,300.00</b>

**Estimate of Probable Cost****Del Mesa Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (currently 30 years old)	2820	SF	\$ 200.00	\$ 564,000.00
Replenish Sand	2570	SF	\$ 10.00	\$ 25,700.00
<i>Structures</i>				
Replace wood roof on restroom	1	LS	\$ 10,000.00	\$ 10,000.00
<i>Fields/Courts</i>				
Replace basketball court with acrylic sport court surfacing	3108	SF	\$ 40.00	\$ 124,320.00
<i>Amenities</i>				
Replace light poles and fixtures	1	LS	\$ 26,000.00	\$ 26,000.00
Replace BBQ grills	2	EA	\$ 3,000.00	\$ 6,000.00
<i>Hardscape</i>				
Replace concrete	740	SF	\$ 30.00	\$ 22,200.00
			<b>TOTAL</b>	<b>\$ 778,220.00</b>

**Estimate of Probable Cost**  
**Estancia Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Structures</i>				
Replace seat walls	2820	SF	\$ 40.00	\$ 112,800.00
	2570	SF	\$ 10.00	\$ 25,700.00
<i>Amenities</i>				
Replace bench	1	EA	\$ 3,000.00	\$ 3,000.00
Replace light poles and fixtures	1	LS	\$ 39,000.00	\$ 39,000.00
<i>Hardscape</i>				
Replace concrete (Hillside Pathway)	1	LS	\$ 50,000.00	\$ 50,000.00
			<b>TOTAL</b>	<b>\$ 230,500.00</b>

**Estimate of Probable Cost**  
**Fairview Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Structures</i>				
Renovate restroom building	750	SF	\$ 500.00	\$ 375,000.00
<i>Amenities</i>				
Replace waste receptacle	2	EA	\$ 2,200.00	\$ 4,400.00
Remove wood bollards at parking lot	2500	LF	\$ 15.00	\$ 37,500.00
Reset monument boulder	1	EA	\$ 5,000.00	\$ 5,000.00
<i>Hardscape</i>				
Replace concrete (including where wood bollards are removed)	950	SF	\$ 30.00	\$ 28,500.00
Replace asphalt path (from shade structure to restroom)	3250	SF	\$ 30.00	\$ 97,500.00
			<b>TOTAL</b>	<b>\$ 547,900.00</b>

**Estimate of Probable Cost****Gisler Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace play equipment (currently 30 years old)	3000	SF	\$ 200.00	\$ 600,000.00
Replace rubber safety surfacing	500	SF	\$ 33.00	\$ 16,500.00
Replenish wood fiber mulch	2500	SF	\$ 5.00	\$ 12,500.00
<i>Fields/Courts</i>				
Remove sand volleyball court (including turf repair)	1	EA	\$ 30,000.00	\$ 30,000.00
Install sand volleyball court (including concrete curb, posts, net)	1	EA	\$ 25,000.00	\$ 25,000.00
<i>Amenities</i>				
Replace BBQ grill	1	EA	\$ 3,000.00	\$ 3,000.00
Replace light poles and fixtures	1	LS	\$ 78,000.00	\$ 78,000.00
<i>Hardscape</i>				
Replace concrete	400	SF	\$ 30.00	\$ 12,000.00
Repair concrete curb at playground	100	LF	\$ 65.00	\$ 6,500.00
			<b>TOTAL</b>	<b>\$ 783,500.00</b>

**Estimate of Probable Cost  
Harper Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (currently 30 years old, rust on components)	2500	SF	\$ 200.00	\$ 500,000.00
Replenish Sand	2400	SF	\$ 10.00	\$ 24,000.00
<i>Structures</i>				
Replace walls at playground (1' ht.)	135	LF	\$ 160.00	\$ 21,600.00
Replace walls at playground (3' ht.)	15	LF	\$ 300.00	\$ 4,500.00
<i>Amenities</i>				
Replace picnic table	1	EA	\$ 4,000.00	\$ 4,000.00
Replace drinking fountain	1	EA	\$ 12,000.00	\$ 12,000.00
<i>Hardscape</i>				
Replace concrete	180	SF	\$ 30.00	\$ 5,400.00
Replace concrete curb	10	LF	\$ 65.00	\$ 650.00
			<b>TOTAL</b>	<b>\$ 572,150.00</b>

**Estimate of Probable Cost  
Heller Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (currently 30 years old, rust on swing set, plastic discolora	3900	SF	\$ 200.00	\$ 780,000.00
Replenish Sand	3600	SF	\$ 10.00	\$ 36,000.00
<i>Structures</i>				
Replace restroom building with new (walls and roof are declining)	680	SF	\$ 1,000.00	\$ 680,000.00
Replace low wall at playground	65	LF	\$ 160.00	\$ 10,400.00
<i>Amenities</i>				
Replace light pole (1 has rusting base)	1	LS	\$ 10,000.00	\$ 10,000.00
<i>Hardscape</i>				
Replace concrete	600	SF	\$ 30.00	\$ 18,000.00
			<b>TOTAL</b>	<b>\$1,534,400.00</b>

**Estimate of Probable Cost****Jordan Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace rubber safety surfacing	1000	SF	\$ 40.00	\$ 40,000.00
Replenish Sand	2000	SF	\$ 10.00	\$ 20,000.00
<i>Structures</i>				
Replace low wall at playground	40	LF	\$ 160.00	\$ 6,400.00
Repair chain link fabric on fence	20	LF	\$ 60.00	\$ 1,200.00
<i>Hardscape</i>				
Replace concrete	1000	SF	\$ 30.00	\$ 30,000.00
			<b>TOTAL</b>	<b>\$ 97,600.00</b>

**Estimate of Probable Cost  
Ketchum-Libolt Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds (under construction Jan. 2026)</i>				
<i>Structures</i>				
Replace metal archway, gate, fencing (rust)	1	LS	\$ 20,000.00	\$ 20,000.00
<i>Amenities</i>				
Replace bench	6	EA	\$ 3,000.00	\$ 18,000.00
Replace waste receptacles	2	EA	\$ 2,200.00	\$ 4,400.00
Replace picnic tables	3	EA	\$ 4,000.00	\$ 12,000.00
Repair metal sign post	1	LS	\$ 10,000.00	\$ 10,000.00
<i>Hardscape</i>				
Replace concrete	3500	SF	\$ 30.00	\$ 105,000.00
			<b>TOTAL</b>	<b>\$ 169,400.00</b>

**Estimate of Probable Cost****Lindbergh Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (currently 30 years old, broken edge, surface damage)	3200	SF	\$ 200.00	\$ 640,000.00
Replace Rubber Safety Surfacing	50	SF	\$ 33.00	\$ 1,650.00
Replenish Sand	3150	SF	\$ 10.00	\$ 31,500.00
<i>Structures</i>				
Replace chain link fence fabric	20	LF	\$ 60.00	\$ 1,200.00
<i>Hardscape</i>				
Replace concrete	600	SF	\$ 30.00	\$ 18,000.00
			<b>TOTAL</b>	<b>\$ 692,350.00</b>

**Estimate of Probable Cost**

**Lions Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Fields/Courts</i>				
Repair fence fabric at the dugouts and outfield	1	LS	\$ 6,000.00	\$ 6,000.00
			<b>TOTAL</b>	<b>\$ 6,000.00</b>

**Estimate of Probable Cost  
Marina View Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (currently 28 years old, rusting)	3500	SF	\$ 200.00	\$ 700,000.00
Replace Rubber Safety Surfacing	400	SF	\$ 33.00	\$ 13,200.00
Replenish Sand	3100	SF	\$ 10.00	\$ 31,000.00
<i>Structures</i>				
Replace chain link fabric on fencing	20	LF	\$ 60.00	\$ 1,200.00
<i>Amenities</i>				
Replace waste receptacle (1)	1	EA	\$ 2,200.00	\$ 2,200.00
Replace drinking fountain	1	EA	\$ 12,000.00	\$ 12,000.00
Replace light poles and fixtures	1	LS	\$ 91,000.00	\$ 91,000.00
<i>Hardscape</i>				
Replace concrete	700	SF	\$ 30.00	\$ 21,000.00
			<b>TOTAL</b>	<b>\$ 871,600.00</b>

**Estimate of Probable Cost**  
**Mesa Verde Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (currently 28 years old, rusting)	2800	SF	\$ 200.00	\$ 560,000.00
<i>Amenities</i>				
Replace waste receptacle	1	EA	\$ 2,200.00	\$ 2,200.00
<i>Hardscape</i>				
Replace concrete	600	SF	\$ 30.00	\$ 18,000.00
			<b>TOTAL</b>	<b>\$ 580,200.00</b>

**Estimate of Probable Cost****Moon Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (current age unknown, signs of decline)	2600	SF	\$ 200.00	\$ 520,000.00
<i>Amenities</i>				
Replace drinking fountain	1	EA	\$ 12,000.00	\$ 12,000.00
Replace light poles and fixtures	1	LS	\$ 52,000.00	\$ 52,000.00
<i>Hardscape</i>				
Replace concrete	500	SF	\$ 30.00	\$ 15,000.00
			<b>TOTAL</b>	<b>\$ 599,000.00</b>

**Estimate of Probable Cost****Paularino Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace rubber safety surfacing	700	SF	\$ 33.00	\$ 23,100.00
Replenish Sand	2100	SF	\$ 10.00	\$ 21,000.00
<i>Amenities</i>				
Replace light poles and fixtures	1	LS	\$ 78,000.00	\$ 78,000.00
<i>Hardscape</i>				
Replace concrete	180	SF	\$ 30.00	\$ 5,400.00
			<b>TOTAL</b>	<b>\$ 127,500.00</b>

**Estimate of Probable Cost**

**Perez Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Amenities</i>				
Repair park sign (missing letters)	1	LS	\$ 2,000.00	\$ 2,000.00
			<b>TOTAL</b>	<b>\$ 2,000.00</b>

**Estimate of Probable Cost  
Pinkley Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Structures</i>				
Repair retaining wall	1	LS	\$ 1,000.00	\$ 1,000.00
<i>Amenities</i>				
Replace drinking fountain	1	EA	\$ 12,000.00	\$ 12,000.00
Replace picnic tables	2	EA	\$ 4,000.00	\$ 8,000.00
Replace light poles and fixtures	1	LS	\$ 104,000.00	\$ 104,000.00
<i>Hardscape</i>				
Replace concrete	1500	SF	\$ 30.00	\$ 45,000.00
			<b>TOTAL</b>	<b>\$ 170,000.00</b>

**Estimate of Probable Cost**  
**Shalimar Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds (under construction Jan. 2026)</i>				
<i>Structures</i>				
Replace concrete low retaining wall	150	LF	\$ 160.00	\$ 24,000.00
Replace concrete curb	20	EA	\$ 65.00	\$ 1,300.00
<i>Amenities</i>				
Replace bench	2	EA	\$ 3,000.00	\$ 6,000.00
<i>Hardscape</i>				
Replace concrete	170	SF	\$ 30.00	\$ 5,100.00
			<b>TOTAL</b>	<b>\$ 36,400.00</b>

**Estimate of Probable Cost****Shiffer Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (currently 30 years old, plastic discoloration)	11200	SF	\$ 100.00	\$ 1,120,000.00
Replace rubber safety surfacing	650	SF	\$ 33.00	\$ 21,450.00
<i>Structures</i>				
Renovate interior of restroom building (including roof repair)	200	SF	\$ 500.00	\$ 100,000.00
<i>Fields/Courts</i>				
Install concrete curb at volleyball court edge	160	LF	\$ 65.00	\$ 10,400.00
Replace volleyball posts and net	1	EA	\$ 6,000.00	\$ 6,000.00
Replenish Sand	1431	SF	\$ 10.00	\$ 14,310.00
<i>Hardscape</i>				
Replace concrete pavement, bleachers	1	LS	\$ 30,000.00	\$ 30,000.00
			<b>TOTAL</b>	<b>\$ 1,272,160.00</b>

**Estimate of Probable Cost**  
**Smallwood Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playground</i>				
Replace the older half of the play equipment (currently 30 years old)	3300	SF	\$ 200.00	\$ 660,000.00
<i>Fields/Courts</i>				
Replace backstop boards at softball field	1	LS	\$ 35,000.00	\$ 35,000.00
Replace sport court surfacing for full court basketball	4700	SF	\$ 40.00	\$ 188,000.00
<i>Hardscape</i>				
Replace concrete	4700	SF	\$ 30.00	\$ 141,000.00
			<b>TOTAL</b>	<b>\$1,024,000.00</b>

**Estimate of Probable Cost**  
**Suburbia Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Structures</i>				
Replace chain link fabric	20	LF	\$ 60.00	\$ 1,200.00
<i>Amenities</i>				
Replace waste receptacle	1	EA	\$ 2,200.00	\$ 2,200.00
			<b>TOTAL</b>	<b>\$ 3,400.00</b>

**Estimate of Probable Cost****Tanager Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Fields/Courts</i>				
Replace sport court surfacing at volleyball court	3000	SF	\$ 40.00	\$ 120,000.00
Replace posts at volleyball court	2	EA	\$ 6,000.00	\$ 12,000.00
<i>Amenities</i>				
Replace light poles and fixtures	1	LS	\$ 156,000.00	\$ 156,000.00
<i>Hardscape</i>				
Replace concrete	300	SF	\$ 30.00	\$ 9,000.00
			<b>TOTAL</b>	<b>\$ 297,000.00</b>

**Estimate of Probable Cost**  
**TeWinkle Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Structures</i>				
Renovate restroom building	760	SF	\$ 500.00	\$ 380,000.00
<i>Hardscape</i>				
Replace concrete	300	SF	\$ 30.00	\$ 9,000.00
			<b>TOTAL</b>	<b>\$ 389,000.00</b>

**Estimate of Probable Cost****Vista Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace play equipment (currently 29 years old)	3500	SF	\$ 200.00	\$ 700,000.00
Replace rubber safety surfacing	340	SF	\$ 33.00	\$ 11,220.00
<i>Structures</i>				
Replace restroom building	570	SF	\$ 1,000.00	\$ 570,000.00
<i>Amenities</i>				
Replace picnic tables	1	EA	\$ 4,000.00	\$ 4,000.00
Replace waste receptacle	1	EA	\$ 2,200.00	\$ 2,200.00
Replace missing light pole and fixture (to match existing)	1	LS	\$ 13,000.00	\$ 13,000.00
Replace bench	1	EA	\$ 3,000.00	\$ 3,000.00
<i>Hardscape</i>				
Replace concrete pavement, collar and steps	1	LS	\$ 50,000.00	\$ 50,000.00
			<b>TOTAL</b>	<b>\$ 1,353,420.00</b>

**Estimate of Probable Cost****Wakeham Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace Play Equipment (currently 30 years old)	15000	SF	\$ 100.00	\$ 1,500,000.00
Replenish Sand	14480	SF	\$ 10.00	\$ 144,800.00
<i>Structures</i>				
Remove wood post accent wall	1	LS	\$ 10,000.00	\$ 10,000.00
Repair wood roof on restroom building	1	LS	\$ 10,000.00	\$ 10,000.00
<i>Fields/Courts</i>				
Replace sport court surfacing for full court basketball	11400	SF	\$ 40.00	\$ 456,000.00
Replace posts for volleyball	1	LS	\$ 6,000.00	\$ 6,000.00
<i>Hardscape</i>				
Replace concrete	1500	SF	\$ 30.00	\$ 45,000.00
			<b>TOTAL</b>	<b>\$ 2,171,800.00</b>

**Estimate of Probable Cost****Wilson Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace play equipment (currently 30 years old, rusting on swings)	4300	SF	\$ 200.00	\$ 860,000.00
<i>Structures</i>				
Remove wood post accent wall	1	LS	\$ 5,000.00	\$ 5,000.00
Repair wooden pergola at restroom building	120	SF	\$ 300.00	\$ 36,000.00
Renovate restroom building	120	SF	\$ 500.00	\$ 60,000.00
<i>Fields/Courts</i>				
Replace posts for volleyball court	1	LS	\$ 6,000.00	\$ 6,000.00
<i>Amenities</i>				
Replace light poles and fixtures	1	LS	\$ 65,000.00	\$ 65,000.00
<i>Hardscape</i>				
Replace concrete	250	SF	\$ 30.00	\$ 7,500.00
			<b>TOTAL</b>	<b>\$ 961,000.00</b>

**Estimate of Probable Cost**

**Wimbledon Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Playgrounds</i>				
Replace play equipment (currently 28 years old)	2800	SF	\$ 200.00	\$ 560,000.00
<i>Hardscape</i>				
Replace concrete	600	SF	\$ 30.00	\$ 18,000.00
			<b>TOTAL</b>	<b>\$ 578,000.00</b>

**Estimate of Probable Cost**

**Bark Park**

	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<i>Amenities</i>				
Replace dog bowls in Big and Small Dog Areas	1	LS	\$ 5,000.00	\$ 5,000.00
<i>Hardscape</i>				
Replace Concrete	200	SF	\$ 30.00	\$ 6,000.00
			<b>TOTAL</b>	<b>\$ 11,000.00</b>