

As a result of our outreach efforts some re-occurring questions were raised. The FAQ's page has been developed to provide answers to these frequently asked questions.

**Q. Why Are We Removing the Driving Range?**

A. The existing 210-yard driving range is undersized and does not meet any established safety standards. Due to its short length, the range requires the use of limited flight balls. It has poor targets and inferior turf, no shade coverings, and no night lighting for evening play.

Since the opening of the Tom Barber Golf Center in 2000, revenue for the Sinaloa Driving Range has dropped by 54%. To bring the existing driving range up to competitive standards would require a complete redesign of the driving range, including extending the range to a depth of 300 yards, providing a 120-foot-high netting around the perimeter of the range to allow the use of full-distance balls, construction of new targets, installation of new turf, providing shade over the mat areas as well as night lighting, and creating a two-tier stall system to increase the number of available tees from 28 to 56.

**Q. Why Not Just Build Nine More Holes of Pitch-and-Putt Golf or Build a Regulation Golf Course?**

A. Expanding the existing 9-hole pitch-and-putt golf course to 18 holes does not support the District's goal of developing a venue for family recreation. Miniature golf is more inclusive than regular golf (small children and older adults can participate), is more popular than regular golf, and is currently not easily accessible for Simi Valley residents. During the winter months the golf course is unavailable for play in the evenings. The miniature golf courses will be open for evening play year-round. Sinaloa Park offers a variety of choices – you can play on one of the three miniature golf courses, play the pitch-and-putt golf course, or enjoy the natural beauty of the park and its lake, streams, landscape, and cascading waterfalls while dining or just relaxing.

Sinaloa Golf Course is a pitch-and-putt course with par 3 holes that do not require players to use a driver. To build a regulation 18-hole course that would be competitive with other area courses would require the addition of par 4 holes. The property is not suitable for a regulation 18-hole golf course because there isn't enough land to provide a safety setback for Madera Road and the surrounding property boundaries. If par 4 holes were added to the course, players would need to use drivers, which would increase errant shots onto Madera Road and the surrounding properties, and would render parts of the course unsafe.

**Q. Will the New Miniature Golf Courses Compliment the Redesigned Pitch-and-Putt Golf Course?**

A. Yes. Studies have shown that there is a strong relationship between those people who participate in golf and miniature golf. These studies indicate that about 23% of golfers will also use the miniature golf courses, and almost 30% of miniature golfers will also use the golf course. As a result, there will also be opportunities for cross-marketing the two amenities. Taken together, the expanded site will represent a unique family recreational center that may serve as a destination place for residents.

**Q. What is Sinaloa Park's Service Area?**

A. The main focus for Sinaloa Park is to provide recreational opportunities to the residents of the Rancho Simi Recreation and Park District and the Simi Valley community. Studies have shown that most of the people who visit Sinaloa Park will come from the five- to ten-mile area around the park, which includes all of Simi Valley, as well as the northern portion of Thousand Oaks and the southeastern portion of Moorpark.

**Q. Does Simi Valley Need Another Rentable Room for Weddings, Family Celebrations, and Meetings?**

A. The Community Room will offer our residents a unique venue at an affordable rate. The facility offers a dramatic room with an adjoining outdoor patio. It offers a view of the golf course and lake. It is very affordable compared to similar venues such as The Reagan Library, The Vineyard, and Wood Ranch County Club. Its price structure also complements District-owned facilities such as the

Wood Ranch Barn at Strathearn Park and the multipurpose room at Rancho Santa Susana Community Park, thereby giving Simi Valley residents more choices to accommodate their individual budgets, as well as their individual event requirements.

**Q. What is the Plaza Square?**

A. In addition to the Community Room, the outdoor Plaza Square will provide a unique setting for family parties and special events that is not available anywhere else in Simi Valley. The Plaza Square, located near the Clubhouse, features a four- to five-foot-high waterfall and will be surrounded by a low seating wall and formal landscape planters. The facility will be shaded by a retractable sunscreen, and festival lights may be used to create an intimate setting for evening events.

The Plaza Square will also be a place for small events, such as art shows, craft fairs, student exhibits, small theatrical performances, magic shows, puppet shows, or a children's story hour.

**Q. How Will Sinaloa Park Be Staffed?**

A. Sinaloa Park will be staffed with a full-time Site Manager and an Operations Coordinator. One or the other of these two staff persons will be at the site seven days per week. The Sinaloa Park Clubhouse will also be staffed with Starters and Starter Assistants who will man the one outdoor admissions counter and who will have good visibility to both the pitch-and-putt golf course and the three miniature golf courses. Ample staffing will be available at all times. For example, on a summer Friday evening at 7:00 p.m., the facility will be staffed by the Operations Coordinator, a Starter, an Assistant, and three Food and Beverage Concession staff.

In addition to the Clubhouse staff, a six-person maintenance crew will maintain the entire site. Members of the maintenance staff will be on-site and available seven days per week. Clubhouse staff will close the park at closing time and lock the gates of the miniature golf course and park area. A night-time janitor will be on-site until approximately 2:30 a.m. each day. Maintenance staff will arrive at the site before dawn to open the golf course for play.

**Q. Why Do We Need the Park Area Included in the Plan?**

A. The park amenities are intended to support the District's continuing goal of providing a safe and attractive place for family-oriented recreation and relaxation. The two reservable Picnic Pavilions will provide residents with a high-quality facility for family picnics, sports league picnics, or company picnics. Each shelter includes a gas barbeque, food preparation table, and sink. A sand volleyball court is available to those who reserve either of the shelters. The pitch-and-putt golf course and the miniature golf course are easily accessible. The adjacent playground and NEOS playground game add exciting amenities to the park. Quality food and beverage service is readily available. These amenities compliment each other, providing excellent recreational experiences that are free or very affordable.

**Q. Why Do the Miniature Golf Courses Have to be Open at Night?**

A. The 9:00 p.m. (winter) or 10:00 p.m. (summer weekdays) closing time will allow families to enjoy Sinaloa Park after dining at home or grabbing a bite to eat at the park. Sinaloa's 11:00 p.m. weekend closing time during the summer months accommodates younger people's desire to have a place to go on a date. Similar facilities such as the Sherman Oaks Castle Park and Ventura Golf 'N Stuff are open until midnight on weekends year-round and until 10:00 p.m. (Golf 'N Stuff) or 11:00 p.m. (Castle Park) on winter weekdays.

**Q. Will the Miniature Golf Courses Look Like Other Miniature Golf Courses?**

A. No, not at all. The miniature golf courses will be themed after many of the great national parks across the United States. The national parks theme will make the courses interesting, educational, and scenic, avoiding the dated look of typical "storybook" miniature golf courses. The view of the facility from Madera Road and surrounding hillsides will be very aesthetically pleasing. Ample landscaping will beautify the area and buffer noise and lighting.

**Q. Why Proceed With the Project During a Bad Economy?**

A. The District has constructed and maintained the area's park facilities for nearly 50 years, during good and bad economic times. Construction costs have decreased as the economy has struggled, lowering the estimated cost to construct this facility. As the economy recovers, Sinaloa Park will be posed to capture the public's interest and use.

Sinaloa Park is projected to open in May 2013 – three years from now. The economy should be well on the road to recovery by then. Proceeding now will take advantage of a favorable bidding climate, and construction of the park will surely help to stimulate our local economy by providing jobs and several sizable individual construction contracts. However, the District always has the option to adjust the construction schedule to respond to changing economic conditions.

**Q. How is the Park District Planning on Paying for Sinaloa Park?**

A. The District will be paying for the development of Sinaloa Park using net revenues from its Golf Course Enterprise Fund. This Fund accounts for the operation and maintenance of both Simi Hills Golf Course and the Sinaloa Golf Course properties. The net revenues in the Golf Course Enterprise Fund have traditionally been used to finance large District capital expenditures. For instance, this Fund was used to finance the original construction of Simi Hills Golf Course, Rancho Santa Susana Community Center, and the widening of Madera Road and realignment of Irvine Road at Sinaloa Golf Course.

This funding plan represents a financially conservative approach. The District does not intend to borrow any money to pay for the construction of this facility. This approach gives the District the flexibility of developing the project in phases using net revenues in future years.

This funding approach will also allow for other parks projects throughout the District to be completed in the ordinary course of the District's business operations, as outlined in the District's Five-Year Capital Improvement Plan.

**Q. How Much Will Sinaloa Park Cost, and When Will It Be Built?**

A. The total project cost of Sinaloa Park, including design, permitting, construction, and project contingency, is approximately \$18.6 million. Because the project is being paid for through the District's Golf Course Enterprise Fund, the project will be built in phases.

Phase 1, expected to open in May 2013, will include all of the park's required infrastructure, southern parking lot including landscaping, park restroom building, reconstruction of the pitch-and-putt golf course (golf holes 1, 2 and 9, and a new practice green/pitching area) and construction of the primary revenue-generating elements of the project: the three 18-hole miniature golf courses, the Clubhouse (which includes the Food and Beverage Concession), and the Plaza Square. The cost of Phase 1 is approximately \$12.4 million.

Phase 2 and Phase 2A involve constructing the northern parking lot and the park area. Phase 2 includes the northern parking lot, and the necessary landscaping, walkways, pedestrian bridges, and perimeter fencing. Phase 2A consists of the park area amenities, including the playground, NEOS playground game, a sand volleyball court, a shallow interactive stream, and the two reservable Picnic Pavilions.

Phase 3 includes the final project element, the Community Room.

Phases 2, 2A, and 3 will be built as funds are generated through the Golf Course Enterprise Fund. It is anticipated that the park amenities will be added within two to three years of Sinaloa Park's opening, with Phase 3 (the Community Room) being constructed thereafter.

**Q. Are There Any Other Benefits of Sinaloa Park?**

A. Yes. In addition to providing a great recreational amenity, completion of Sinaloa Park will provide another reliable revenue source to

the District. This combined with the annual profit from Simi Hills Golf Course will help ensure that the District will be able to continue to maintain and improve the community's park system while providing the best possible recreational facilities for our youth and adults.

**Q. What is NEOS?**

A. NEOS is an electronic outdoor interactive game which physically challenges its players. The game is intended for outdoor use and creates a fun and healthy alternative to sitting indoors and playing video games. Playing the game requires the use of speed, agility and reflexes as opponents play each other. The game has a series of buttons that light up which players must locate and turn off by pushing them. This requires quick movements both back and forth, and up and down to locate the lit buttons and score points. The structure stands approximately 7 feet tall and 15 feet wide, can accommodate multiple players and provides fun for all ages. For more information on NEOS you can visit the manufacturer's website at: <http://www.playneos.com/>

**Q. Will alcohol be sold at the Park?**

A. The sale of alcohol is confined to the Clubhouse's designated food and beverage area. Alcohol is permissible at scheduled events in the Community Room and Plaza square with required Facility Use and Alcohol Permits, and must be purchased through the Food and Beverage Concessionaire. No alcohol will be allowed in the miniature golf course or park areas, with the exception of scheduled events in the two rentable Picnic Pavilions with required Facility Use and Alcohol Permits.

**Q. Will the Park be safe?**

A. The District is taking a comprehensive approach to insure a safe environment for all park users, including the design of the park itself and the structures that will complement the park. These measures include locating facilities so that they are under the watchful eyes of on-site management and staff, and the strategic placement of security cameras. Park security will be provided by the Park Rangers who will be on site for special events and at other times provide periodic park patrol and will always have direct access to park personnel by radio phones. A perimeter fence will be provided around the park area with locking gates that will be closed at night to prevent unsupervised after hour use. Additionally, the Clubhouse and Community Room will have fire sprinklers installed and be constructed to current building and fire codes to ensure the safety of the staff and guests.