



ARDEN PARK RECREATION AND PARK DISTRICT

1000 La Sierra Drive
Sacramento, CA 95864
(916) 483-6069

Board of Directors

Chair Rebecca Akroyd
Vice Chair Brian Weatherford
Secretary Lauren Erickson
Nora Shetty
Robert Lemmon

AGENDA

REGULAR MEETING OF THE BOARD OF DIRECTORS

May 19, 2026

7:00 pm – Arden Park Community Center

This meeting will be held at the above-stated location. This location is accessible to the public, and a member of the public may address the Board of Directors at this location. In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the District office at (916) 483-6069. Requests should be made as early as possible, and preferably at least one full business day in advance of the start of the meeting. Documents and materials related to an open session item on this agenda submitted to this Board after distribution of the agenda packet are available for public inspection and copying at The District office located at the address listed above during normal business hours.

I. CALL TO ORDER

- A. Welcome
- B. Roll Call and Announcement of a Quorum
- C. Agenda Approval

II. PUBLIC REQUEST TO ADDRESS THE BOARD OF DIRECTORS

- A. Any member of the public who requests to address the Board on any item which is not on the agenda may do so at this time. Any matter that requires action by the Board will be referred to the staff for action or staff will be asked to report back to the Board at a subsequent meeting. Comments pertaining to scheduled agenda items will be heard when that item is discussed by the Board. Comments are limited to three minutes per person unless further time is granted by the presiding officer.

III. CONSENT AGENDA

- A. Approval of the minutes of the Board Meeting held on April 21, 2026
- B. Financial Reports
 - 1. Revenue
 - 2. Salaries
 - 3. General Fund Bills
 - 4. Benefit Assessment Bills
 - 5. Fixed Asset Bills
 - 6. Cash in Treasury

IV. SECURITY REPORT

V. NEW BUSINESS

- A. Consideration and possible action to approve Resolution No. 26-05-04, a resolution of intention to continue assessments for fiscal year 2026-27, preliminarily approving engineer's report and providing for notice of public hearing for the Arden Park Landscaping and Lighting Assessment District of the Arden Park Recreation and Park District
- B. Second reading of Arden Park Recreation and Park District Ordinance No. 2 Park and Facility Use Policies
- C. Discussion of proposed capital items for FY 2026-27 budget

VI. REPORTS

- A. General Manager Report
- B. Standing Committee Reports

VII. BOARD COMMENTS

VIII. ADJOURN

This agenda has been prepared as required by the applicable laws of the State of California, including but not limited to, Government Code Section 54954.2(a)(3). No action or discussion shall be undertaken on any item not appearing on the posted agenda, except that members of a legislative body or its staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights under [Section 54954.3](#). In addition, on their own initiative or in response to questions posed by the public, a member of a legislative body or its staff may ask a question for clarification, make a brief announcement, or make a brief report on their own activities. Furthermore, a member of a legislative body, or the body itself, subject to rules or procedures of the legislative body, may provide a reference to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.



ARDEN PARK RECREATION AND PARK DISTRICT

1000 La Sierra Drive
Sacramento, CA 95864
(916) 483-6069

Board of Directors

Chair Rebecca Akroyd
Brian Weatherford
Nora Shetty
Lauren Erickson
Robert Lemmon

MINUTES

REGULAR MEETING OF THE BOARD OF DIRECTORS

April 21, 2026

7:00 pm – Arden Park Community Center

This meeting will be held at the above-stated location. This location is accessible to the public, and a member of the public may address the Board of Directors at this location. In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the District office at (916) 483-6069. Requests should be made as early as possible, and preferably at least one full business day in advance of the start of the meeting. Documents and materials related to an open session item on this agenda submitted to this Board after distribution of the agenda packet are available for public inspection and copying at The District office located at the address listed above during normal business hours.

I. CALL TO ORDER

A. Welcome

Akroyd called meeting to order at 7:00 pm.

B. Roll Call and Announcement of a Quorum

C. Agenda Approval

Lemmon motioned to approve the meeting agenda, seconded by Erickson. Motion carried unanimously, 5-0.

II. PUBLIC REQUEST TO ADDRESS THE BOARD OF DIRECTORS

A. Any member of the public who requests to address the Board on any item which is not on the agenda may do so at this time. Any matter that requires action by the Board will be referred to the staff for action or staff will be asked to report back to the Board at a subsequent meeting. Comments pertaining to scheduled agenda items will be heard when that item is discussed by the Board. Comments are limited to three minutes per person unless further time is granted by the presiding officer.

Miller welcomed several members of Rio Americano High School's Civitas program and gave a brief orientation on the background of the park district, funding sources, and staff structure.

III. CLOSED SESSION

A. Closed Session pursuant to Government Code Section 54957 (b)
Public Employment-General Manager

The board entered closed session at 7:07 pm. The closed session ended at 7:15 pm.

IV. PUBLIC EMPLOYMENT

A. Consideration and possible action to appoint and establish compensation for a General Manager

Akroyd summarized the HR subcommittee's hiring process. The HR subcommittee recommends appointing Cathy Phillips as General Manager at step 1 of the General Manager salary scale with a start date of April 27, 2026.

Public comments:

- **David Burke – supports the full appointment of Phillips**
- **Gregg Fishman – congratulated Phillips and thanked Miller for his years of service**
- **Dave Defanti – congratulated Phillips and thanked Miller**

Weatherford motioned to appoint Cathy Phillips as General Manager of the Arden Park Recreation and Park District effective April 27, 2026 at step 1 of the General Manger salary scale, Shetty seconded the motion. Motion carried unanimously, 5-0.

V. CONSENT AGENDA

All matters listed on the Consent Calendar are considered to be routine and non-controversial and will be acted upon by a single action of the Board of Directors, unless a Board Member requests separate consideration of the item. If such a request is made, the item may be heard as an action item at this meeting.

- A. Approval of the minutes of the Board Meeting held on March 17, 2026
- B. Financial Reports-
 - 1. Revenues
 - 2. Salaries
 - 3. General Fund Bills
 - 4. Benefit Assessment Bills
 - 5. Fixed Asset Bills
 - 6. Cash in Treasury

Shetty motioned to approve the consent agenda, seconded by Weatherford. Motion carried unanimously, 5-0.

VI. OLD BUSINESS

- A. Consideration and possible action to approve a Memorial Donation Policy
 - **Miller presented the finalized Memorial Donation Policy, incorporating all changes recommended by the board at prior meetings. Updated bench location maps were also presented, reflecting the movement of one Arden Park bench to the side of the basketball court to remove it from the softball field of play.**
 - **Randi Olson commented that the map should be accurate on bench locations so it is not open to interpretation.**

Lemmon motioned to approve the Memorial Bench Donation Policy, seconded by Weatherford. Motion carried unanimously, 5-0.

- B. Consideration and possible action to approve the recommendations of the Ad Hoc Security Committee
 - **Miller presented the recommendations of the Ad Hoc Security Committee, which are included in the agenda packet.**

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- **Captain Stringer from California Security Agency noted that dusk-based closure can be easier to enforce.**
 - **Joyce Williams questioned when park hours will be changed.**

Shetty motioned to approve the Ad Hoc Security Committee recommendations, seconded by Erickson. Motion carried unanimously, 5-0.

C. Discussion of recent developments in the negotiations for purchasing the fire station at 970 La Sierra Dr.

- **Miller provided an update on the 3 year effort to purchase the fire station.**
- **The county's initial appraisal yielded an attractive purchase price that could have been funded with cash on hand.**
- **Discussions and due diligence continued over the next 1.5 years. Testing revealed significant asbestos contamination and the county removed an easement on the property.**
- **Eventually the county had the building re-appraised, and the price quadrupled. An independent appraisal by the district returned a figure nearly as high as the county's new appraisal.**
- **At the new price point, the purchase is not financially feasible. The board agreed that while the acquisition would have been highly desirable for a landlocked district, the price is not justifiable.**
- **Miller will notify the county that the district is moving on from the negotiations.**

Public comments:

David Burke – He is very disappointed and thinks an option would be to have the wells re-appraised.

Joyce Williams – Questioned what would happen to the storage space at the fire station? Miller hopes the agreement we have with the county for storage in exchange for landscaping will continue.

VII. NEW BUSINESS

A. Expression of appreciation for Colin Miller on his retirement

- **Akroyd, on behalf of the full board, thanked Miller for his 17 years of service to the district. Akroyd highlighted his effectiveness in advancing the district's mission of providing safe, inclusive parks and programming with modest resources.**

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- **Miller expressed gratitude and reflected on his 40-year career in parks, noting his appreciation for the Arden Park community. He credited his staff and commended the Board.**

B. First reading of Arden Park Recreation and Park District Ordinance No. 2 Park and Facility Use Policies

- **Two amendments to Ordinance No. 2 involving open fire and fireworks prohibitions will be incorporated – see agenda statement.**
- **The board suggested minor wording revisions be made prior to the second reading at the next board meeting. The correct wording of the first sentence 2.4.14 should read: “No person shall ignite, maintain, or use any fire in any place within any park facility except in a barbecue cooker or other cooking device authorized and installed by the District for that purpose without a permit issued by the General Manager.”**

Lemmon motioned to waive the full reading of Ordinance No. 2 and enter it into the record, adding “and installed” after “authorized” in the first sentence of 2.4.15 and moving the first 8 words of the first sentence of 2.4.15 to the end of the first sentence of 2.4.15. Shetty seconded the motion. Motion carried unanimously, 5-0.

C. Consideration and possible action to approve Resolution No. 26-04-02 Calling the District General Election

- **4 board members are up for re-election. These board members (Shetty, Weatherford, Lemmon, and Erickson) must file for re-election and be listed on the ballot.**
- **This resolution calls the election and combines it with the county election.**
- **Miller does not recall a contested election in his 17-year tenure.**

Weatherford motioned to approve Resolution No. 26-04-02,

Lemmon seconded the motion. Motion carried unanimously, 5-0.

D. Consideration and possible action to approve Resolution No. 26-04-03 Directing the Preparation of the 2026-2027 Engineer’s Report for the continuation of the assessments for the Arden Park Benefit Assessment District

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- **This resolution directs SCI Consulting to prepare the annual Engineer’s Report for the renewal of the Benefit Assessment District.**
 - **This is the first in a series of steps toward maintaining the \$91.78/year assessment on the tax roles for FY 2026-27.**
 - **SCI Consulting charges approximately \$12,000 and is the subject matter expert on these assessment districts, serving over 1000 districts statewide.**

Lemmon motioned to approve Resolution No. 26-04-03,

Weatherford seconded the motion. Motion carried unanimously, 5-0.

VIII. REPORTS

D. Staff Report

See agenda packet

E. Standing Committee Reports

Addressed under agenda items IV.A and VI.B

F. Security Report

- **Outliers are included in the agenda packet.**
- **Captain Stringer from California Security Agency was present to answer questions.**
- **Shetty asked if anything can be provided to security staff to assist in their patrols, and if park rules are clear to the officers. Stringer replied that a calendar of facility reservations is sent by Miller and that all officers have digital copies of park rules. He stated that it can be difficult to get support from the sheriff’s officers when he or his officers request assistance.**
- **Unidentified attendee asked if the district could hire an off-duty sheriff for patrol duty. Miller replied that it would be prohibitively expensive. The Neighborhood Association sometimes hires out sheriff patrols.**
- **Randi Olson noted that a van is parking overnight at Cresta Park. She was told that this was a Neighborhood Association issue.**
- **Joyce Williams commented that the officers are not enforcing park rules, including the prohibition on bikes on the tennis courts. She has found that officers often do not know the rules.**

IX. BOARD COMMENTS

Weatherford congratulated Phillips and thanked Miller and the Arden Park community.

X. ADJOURN

Meeting adjourned at 8:35 pm.

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ARDEN PARK RECREATION AND PARK DISTRICT

REVENUE REPORT May 19, 2026

ACCOUNT	FY 2025-2026	TOTALS
94942900	Facility Rentals	
	Block	\$500
	Community Center	\$1,067
	Picnic Areas	\$2,393
	Pool	\$1,144
	Facility Rentals Total 94942900	\$5,104
96964600	Recreation Services	
Youth	All Day Explorers	\$895
	Baby Ballet/Pre-Ballet/Gymnastics/Tiny To1	\$2,904
	Before & After School Program 2025-2026	\$1,426
	Camp Cresta Critters	\$12
	Explorers Seasonal Camps	\$280
	Explorers Summer Camp	-\$766
	Family Paint Class	\$72
	Junior Leader	\$1,350
	Little Explorers 2025-2026	\$4,166
	Swim Lessons	\$19,614
	Tennis	\$2,065
	Preschool 2025-2026	\$8,929
Events	Sip & Stroll	\$450
Adult	Country Line Dancing	\$898
	Jazzercise	\$288
	Time to Thrive	\$650
Financial	Credit from Account	-\$845
	Credit to Account	\$1,022
	Recreation Total 96964600	\$43,410
97979000	Miscellaneous Revenue	
	Cancellation Fee	\$112
	Multi-Family Discount Repay	\$51
	Misc. Total 97979000	\$163
	TOTAL REVENUE	\$48,677

Financial Data April 15, 2026 through May 12, 2026

ARDEN PARK RECREATION & PARK DISTRICT
 BOARD MEETING OF **May 19, 2026**
SALARIES AND WAGES

FISCAL YEAR 2025-2026

SUMMARY

REGULAR EMPLOYEES

1)	Burr, Willie	Park Maintenance Supervisor	\$6,675
2)	Dominguez, Angelo	Maintenance Worker I	\$3,818
3)	Maesomy, Darcie	Recreation Supervisor	\$6,700
4)	Massey, Darwin	Maintenance Worker I	\$3,818
5)	Miller, Colin	General Manager	\$23,563
6)	Phillips, Cathy	Operations Supervisor	\$7,017
Sub-total Regular Employees			\$51,591
* FICA			\$3,362
Deferred comp (employer contribution)			\$2,659
June Kaiser(3196), June Co-Power(109)			\$3,305
Sub-total Benefits			\$5,964

Regular Employees & Benefits Total **\$60,917**

PART-TIME / SEASONAL EMPLOYEES

1)	Aquatics		\$945
2)	Preschool		\$4,797
3)	Recreation Coordinator		\$2,125
4)	Recreation Leader		\$7,338
5)	Special Event		\$578
Sub-total Part-time / Seasonal Employees			\$15,783
* FICA			\$978

Part-time / Seasonal Employees Total **\$16,761**

State of California EDD - Unemployment		
CAPRI - Workers Comp.		
* Employer contributions SUI(195) & Medicare (1015)		\$1,210

* Figures taken from Payroll Reports & Compass

\$1,210

GRAND TOTAL **\$78,888**

CHAIRPERSON

DIRECTOR

DIRECTOR

DATE

Totals from PP202608 & PP202609

ARDEN PARK RECREATION AND PARK DISTRICT

BOARD MEETING OF **May 19, 2026**

CLAIMS / BILLS APPROVED BY BOARD OF DIRECTORS

Fiscal Year 2025-2026

	<u>SUMMARY</u>	<u>ACCT</u>	<u>ITEM</u>	
1	Brooke Swan	20203900	mileage	\$14.50
2	Cathy Phillips	20203900	mileage	\$31.18
3	Darcie Macesomy	20203900	mileage	\$39.44
4	USB-Sac Co Parking	20203900	parking	\$3.50
5	USB-Amazon	20214200	land imp maint	\$287.10
6	USB-Reys Air	20215100	mech sys maint	\$150.00
7	SMUD	20219100	street lights April	\$81.93
8	SMUD	20219100	6768691 April	\$2,190.66
9	SMUD	20219100	6768694 April	\$88.90
10	SMUD	20219100	6768695 April	\$60.61
11	PG&E	20219200	community center April	\$14.70
12	PG&E	20219200	pool heater April	\$451.59
13	Waste Management	20219300	Arden Park garbage May	\$348.38
14	Waste Management	20219300	Cresta Park garbage May	\$228.09
15	Comcast	20219700	internet service	\$370.97
16	USB-Intermedia	20219700	phone service	\$202.46
17	USB-Amazon	20222600	expendable tools	\$35.21
18	USB-Amazon,Natomas Blinds	20226100	office equip maint	\$372.62
19	USB-Home Depot,Harbor Freight	20228200	shop equip maint	\$481.09
20	USB-Costco	20232200	custodial supplies	\$791.49
21	McMurchie Law Firm	20253100	legal advice	\$162.00
22	California Security Agency	20259100	security -April	\$3,835.00
23	FlexTG	20259100	copier - April	\$90.45
24	USB-ADT,Crashplan,Connecteam,CA Auto	20259100	professional services	\$3,963.09
25	Alison Lloyd	20259100	ballet/gymnastics/Tiny Tots - April	\$1,579.20
26	Performance-ology	20259100	senior mobility - April	\$311.50
27	Thaddeus White	20259100	tennis - April	\$1,036.00
28	Tina Goins	20259100	line dancing - April	\$593.60
29	GSA	20285200	umpires	\$524.40
30	USB-Dtree,S&F,Costco	20285200	after school	\$370.20
31	USB-Tgt,Spud,Amz,DT,TJM,R's,Cco,GP,S&F	20285200	Easter event	\$1,021.21
32	Kristi VanDenAbeelen	20285200	Explorers Camp	\$530.00
33	USB-Amzn,Tgt,DSS,TPT	20285200	preschool	\$194.42
34	USB-Fast Signs, Office Max	20285200	rec supplies	\$193.87
35	USB-Amazon,DSS	20285200	seasonal camps	\$40.27

TOTAL \$ 20,689.63

CHAIRPERSON

DIRECTOR

DIRECTOR

DATE

Financial Data April 15, 2026 through May 12, 2026

ARDEN PARK RECREATION & PARK DISTRICT
 BOARD OF DIRECTORS MEETING OF **May 19, 2026**
 BILLS APPROVED BY BOARD OF DIRECTORS
BENEFIT ASSESSMENT DISTRICT
INDEX 9399397000

FISCAL YEAR 2024-2025

	<u>SUMMARY</u>	<u>ACCT</u>	<u>ITEM</u>	<u>AMOUNT</u>
1	Bud's Tree Service	20210400	ag hort supplies	\$580.00
2	Cascade Rock	20210400	ag hort supplies	\$517.31
3	Cascade Rock	20210400	ag hort supplies	\$295.90
4	Kohler Pools	20210400	ag hort supplies	\$1,189.00
5	Heritage Landscape	20210400	ag hort supplies	\$140.24
6	Heritage Landscape	20210400	ag hort supplies	\$36.21
7	USB - Amzn,Green Acres,Radial Tire,Hdepot	20210400	ag hort supplies	\$1,863.96
8	Keller Supply	20212200	chemical supplies	\$1,843.08
9	Emigh Hardware	20214200	land imp maint	\$18.04
10	Emigh Hardware	20214200	land imp maint	\$199.40
11	Emigh Hardware	20214200	land imp maint	\$25.85

TOTAL \$6,708.99

USB = U.S. Bank CalCard

CHAIRPERSON

DIRECTOR

DIRECTOR

DATE

Financial data April 15, 2026 through May 12, 2026

ARDEN PARK RECREATION & PARK DISTRICT
MEETING OF **May 19, 2026**
BILLS APPROVED BY BOARD OF DIRECTORS

FIXED ASSETS

FISCAL YEAR 2025-2026

COST CENTER 9339334000 & 9399397000

<u>SUMMARY</u>	<u>ACCT</u>	<u>ITEM</u>	<u>AMOUNT</u>
No expenses for this Board Report			
TOTAL			\$0.00

CHAIRPERSON

DIRECTOR

DIRECTOR

DATE

FINANCIAL DATA April 15, 2026 THROUGH May 12, 2026

COMPASS REPORTS FISCAL YEAR 2025/ 2026
BENEFIT ASSESSMENT DISTRICT Cash in Treasury

Report Period	Beginning Balance	Period Income	Period Expenses	Ending Balance
31-Jul-25	\$101,231		-\$456	\$100,775
31-Aug-25	\$100,775		-\$3,037	\$97,738
30-Sep-25	\$97,738	\$1,810	-\$8,205	\$91,343
31-Oct-25	\$91,343	\$8	-\$14,545	\$76,806
30-Nov-25	\$76,806		-\$1,138	\$75,668
31-Dec-25	\$75,668		-\$639	\$75,029
31-Jan-26	\$75,029	\$96,427	-\$3,078	\$168,378
28-Feb-26	\$168,378		-\$2,501	\$165,877
31-Mar-26	\$165,877	\$7,544	-\$9,385	\$164,036
30-Apr-26	\$164,036	\$1,149	-\$113,969	\$51,216
31-May-26				
30-Jun-26				

COMPASS REPORTS FISCAL YEAR 2025/2026
GENERAL FUND Cash in Treasury

Report Period	Beginning Balance	Period Income	Period Expenses	Ending Balance
31-Jul-25	\$1,415,348	\$35,333	-\$205,486	\$1,245,195
31-Aug-25	\$1,245,195	\$36,960	-\$145,966	\$1,136,189
30-Sep-25	\$1,136,189	\$68,972	-\$106,001	\$1,099,160
31-Oct-25	\$1,099,160	\$46,324	-\$109,904	\$1,035,580
30-Nov-25	\$1,035,580	\$51,520	-\$90,508	\$996,592
31-Dec-25	\$996,592	\$49,035	-\$106,113	\$939,514
31-Jan-26	\$939,514	\$379,516	-\$114,630	\$1,204,400
28-Feb-26	\$1,204,400	\$57,407	-\$67,972	\$1,193,835
31-Mar-26	\$1,193,835	\$216,293	-\$142,476	\$1,267,652
30-Apr-26	\$1,267,652	\$186,666	-\$75,019	\$1,379,299
31-May-26				
30-Jun-26				

Calls for Service

2026-05-08 10:52 PM

Call Summary

Loud people at Cresta Park.

Lozinto Eric

2026-05-08 11:06 PM

Disposition

I walked the Cresta park area and I heard no disturbances or see anyone hanging out in the park.

2026-05-07 3:36 PM

Call Summary

The caller is reporting that a strange man is seen near the bathrooms at cresta park.

Nicholas Clopton

2026-05-07 4:31 PM

Disposition

I officer Clopton arrived at corsair park at 1621 in response to a service call concerning a homeless man near the restroom. I searched the site and both restrooms but saw no signs of any man fitting the description. The site appeared to be secure at the time that I left.

Patrol Reports

2026-05-04 9:06 PM

Patrol Details

I officer Amorette Robertson performed lockups at the Arden Park location where I locked both bathroom doors and both entrance gates as well as secured the alarm in the office and checked all points of entry for signs of vandalism disturbances and forced entry. At this time I found no suspicious activities no signs of vandalism disturbances or forced entry. I did find a vehicle parked at the park and the owner came to retrieve it before I completed the patrol. I also found a locked container and a chair left at the park.

2026-05-03 10:10 PM

Patrol Details

Patrol officer lozinto upon my arrival to Arden park I Patrolled the perimeter of the park In which this includes the bathrooms are locked play grounds and tennis courts basketball court and the main office the alarm system is set the baseball diamond and the handball courts and the surrounding area all clear Everything appears to be fine at this time Also the firehouse gate is locked and the main gate to Arden park is locked Caught 6 teenagers in the back area by children's center I asked them to leave and they politely did Then on the way out a another group was waiting for me to leave but I out lasted them also somebody left the lights on in the children's center

2026-05-02 9:45 PM

Patrol Details

Patrol officer lozinto upon my arrival to Arden park I Patrolled the perimeter of the park In which this includes the bathrooms are locked play grounds and tennis courts basketball court and the main office the alarm system is set the baseball diamond and the handball courts and the surrounding area all clear Everything appears to be fine at this time Also the firehouse gate is locked and the main gate to Arden park is locked Had a run in with 4 teenagers 3 of them were polite but the 4th 1 just had a hard time keeping his mouth shut all 4 left the park

2026-05-02 3:00 PM

Foot Patrol Details

Group of kids using electric/and or motorized bicycles are on park grounds riding in areas that prohibits the uses of electric or motorized vehicles. I advise them that riding their bikes on park grounds is limited to the parking lot. They replied ok. I continued my patrol and witnessed two of the do a lap around the large grass field afterwards the group left the park.

2026-05-02 1:00 PM

Foot Patrol Details

Hampton on site @1000 La Sierra dr Made contact with Darwin in the groundskeepers shed. He will be on site til 1430. USPS Courier onsite utilizing public restroom facilities. Families in the play areas. Pool is empty gates are secure. Basketball court empty. Tennis court being used as intended. Community center doors are secure. Took note of some graffiti near handball court. Bag of soft/baseballs left in the dugout of baseball field.

2026-04-28 8:57 PM

Patrol Details

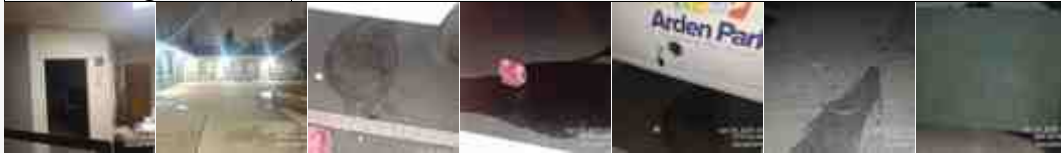
I officer Amorette Robertson performed lockups at the Arden Park location where I locked both bathroom doors and both entrance gates as well as secured the alarm in the office and checked all points of entry for signs of vandalism disturbances and forced entry. Upon arrival I found several vehicles in the parking lot and swim team still in the pool. I began walking the park as they wrapped up. I also found a bag left in the play ground area. No suspicious activities no signs of vandalism disturbances or forced entry. Everything is all clear.

2026-04-26 4:22 AM

Patrol Details

Patrol officer lozinto upon my arrival to Arden park I Patrolled the perimeter of the park i started over by the firehouse worked my way around. I came upon a Caucasian mail. I would say in mid 26 foot 6 foot 1. He was siphoning gas out of the ban on the parking lot. I totally freeze you took off running. I gave chase. He failed down on LA Sierra spelt, the gasoline all over. Um, and get done running. I gave a little bit of pursuit, then I gave up, ran out of breath, but I did get the gas scan. And got siphoning hose, this flashlight, and I called the sheriff's department and see what they do about it. But other than that, everything is secure.

Files/Images/Video



2026-04-18 9:55 PM

Patrol Details

Patrol officer lozinto upon my arrival to Arden park I Patrolled the perimeter of the park In which this includes the bathrooms are locked play grounds and tennis courts basketball court and the main office the alarm system is set the baseball diamond and the handball courts and the surrounding area all clear Everything appears to be fine at this time Once again their were about 6 to 8 kids on their E backs in the park Also the firehouse gate is locked and the main gate to Arden park is locked

2026-04-13 8:56 PM

Patrol Details

I officer Amorette Robertson performed lockups at the Arden Park location where I locked the bath entrance gate as well as secured the alarm in the office. As per the post orders I did not lock the front entering gate or the bathrooms for plumber access. I checked all points of entry for signs of vandalisation disturbances or forced entry and found no suspicious activity no signs of vandalisation disturbances or forced entry. Apon arrival i noticed several people leaving from the pool area. There are a few items left around the park.

2026-04-12 12:40 AM

Patrol Details

Patrol officer lozinto upon my arrival to Arden park I came across 3 individuals, when was a Caucasian male? And his 30s, the other one, was a black male. Tell me any late 20s, 30s and a female Caucasian 30s. I was walking along the park, and I noticed on the table right there. It appeared to be drugs. And lots of it. They were a little bit a ways from the table wind I came upon them all three were over by the fence line Immediately after they saw me, and they started walking towards me. I told them that things was

being parked and is closed, and they started the white Caucasian mail. He started getting loud. I stepped out of the way they went straight over to the table and gathered up everything. I don't know why they would be dead on the table and be over by the fence line

Arden Park Recreation and Park District Agenda Statement

Meeting Date: May 19, 2026

Item No. V.A

Item Title

Consideration and possible action to approve Resolution No. 26-05-04 declaring the Board's intention to levy the continued assessments for fiscal year 2026-27, preliminarily approve the Engineer's Report for the Park Maintenance and Recreation Improvement District and providing for the notice of a public hearing on June 16, 2026, regarding levying the continued assessments for fiscal year 2026-27.

Item Summary

With approval of this item, the Board will declare its intention to levy the continued assessments for fiscal year 2026-27 and will preliminarily approve the Engineer's Report, including the proposed rates in the Engineer's Report for the Arden Park Benefit Assessment District. The Engineer will administer and process the current parcel data to establish continued assessments for each parcel in the assessment district boundaries. The Engineer will cause a Notice to be published in a local newspaper to notify the public of the hearing to be held on June 16, 2026, for the continued levy of the assessments.

Attachments

Resolution No 26-05-04

Staff Report

Draft Engineer's Report



RESOLUTION No. 26-05-04

**A RESOLUTION OF INTENTION TO CONTINUE
ASSESSMENTS FOR FISCAL YEAR 2026-27,
PRELIMINARILY APPROVING ENGINEER'S REPORT, AND
PROVIDING FOR NOTICE OF PUBLIC HEARING FOR THE ARDEN
PARK LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT OF
THE ARDEN PARK RECREATION AND PARK DISTRICT**

RESOLVED, by the Board of Directors (the "Board") of the Arden Park Recreation and Park District (the "Park District") in the County of Sacramento.

1. On July 24, 1991, by its Resolution No. 919204, this Board ordered the formation of and levied the first assessment for the Arden Park Benefit Assessment District (the "Assessment District") pursuant to the provisions of the Landscaping and Lighting Act of 1972.and
2. By Resolution No. 26-04-03, the Board ordered the preparation of an Engineer's Report for the Continuation of the Arden Park Landscaping and Lighting Assessment District ("Assessment District") of the Arden Park Recreation and Park District for fiscal year 2026-27; and
3. Pursuant to said Resolution, the Engineer's Report was prepared by SCI Consulting Group, Engineer of Work, in accordance with 22565, *et seq.*, of the Streets and Highways Code (the "Report") and Article XIID of the California Constitution; The Report has been made, filed with the Secretary to the Board and duly considered by the Board and is hereby deemed sufficient and preliminarily approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to the foregoing resolution.
4. It is the intention of this Board to levy and collect the continued assessments within the Assessment District for fiscal year 2026-27. Within the Assessment District, the existing and proposed improvements, and any substantial changes proposed to be made to the existing improvements, are generally described as installation, maintenance, and servicing of public recreational facilities and improvements, including, but not limited to, turf and play areas, landscaping, ground cover, shrubs and trees, irrigation systems, drainage systems, lighting, fencing, entry monuments, basketball courts, tennis courts, gymnasium, swimming pools, other recreational facilities, security patrols to protect the

Improvements, graffiti removal and repainting, and labor, materials, supplies, utilities, and equipment, as applicable, at each of the locations owned, operated or maintained by the Arden Park Recreation and Park District.

5. The Assessment District consists of the lots and parcels shown on the boundary map of the Assessment District on file with the Secretary of the Board of the Arden Park Recreation and Park District, and reference is hereby made to such map for further particulars.
6. Reference is hereby made to the Engineer's Report for a full and detailed description of the improvements, the boundaries of the Assessment District, and the proposed continued assessments upon assessable lots and parcels of land within the Assessment District. The Engineer's Report identifies all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed.
7. The Board of Directors declares its intent to levy and collect the continued assessments for fiscal year 2026-27 within said district at an assessment rate of \$91.73 per single-family equivalent (SFE) benefit unit.

BE IT FURTHER RESOLVED, by the Governing Board of the Arden Park Recreation and Park District that a Public Hearing shall be held to consider the ordering of the improvements and the continuation of the assessments for fiscal year 2026-27 on June 16, 2026, at 7:00 p.m. or as soon after as practical, at the Arden Park Recreation and Park District Office, 1000 La Sierra Dr., Sacramento, California.

PASSED AND ADOPTED this 19th day of May 2026 by the following roll call vote:

Ayes: _____

Noes: _____

Abstain: _____

Absent: _____

Board Chair

STAFF REPORT

DATE: May 19, 2026

TO: The Board of Directors

FROM: Cathy Phillips, District Administrator

SUBJECT: Resolution No.26-05-04 declaring the Intention to Continue Assessments for Fiscal Year 2026-27, Preliminarily Approving Engineer's Report, and Providing for Notice of Hearing on June 16, 2026, for the Arden Park Benefit Assessment District.

RECOMMENDATION

It is recommended that the Board approve a Resolution that would declare the Board's intention to levy the continued assessments for fiscal year 2026-27, preliminarily approve the Engineer's Report for the Park Maintenance and Recreation Improvement District and provide for the notice of a public hearing on June 16, 2026, regarding levying the continued assessments for fiscal year 2026-27.

RESULT OF RECOMMENDED ACTION

The Board will declare its intention to levy the continued assessments for fiscal year 2026-27 and will preliminarily approve the Engineer's Report, including the proposed rates in the Engineer's Report for the Arden Park Benefit Assessment District. The Engineer will administer and process the current parcel data to establish continued assessments for each parcel in the assessment district boundaries. The Engineer will cause a Notice to be published in a local newspaper to notify the public of the hearing to be held on June 16, 2026, for the continued levy of the assessments.

CONCLUSION

It is recommended that the Board approve the Resolution of Intention to Continue Assessments for Fiscal Year 2026-27, Preliminarily Approving Engineer's Report and Providing for Notice of Hearing on June 16, 2026, for the Arden Park Benefit Assessment District.

Respectfully submitted,

Cathy Phillips, General Manager
Arden Park Recreation and Park District

Fiscal Year 2026-27

ENGINEER'S REPORT

Arden Park Recreation and Park District Landscaping and Lighting Assessment District

May 2026
Preliminary Report

Engineer of Work:



4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

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Arden Park Recreation and Park District

Board of Directors

Rebecca Akroyd, Chair
Brian Weatherford, Vice Chair
Lauren Erickson, Secretary
Robert Lemmon, Director
Nora Shetty, Director

General Manager

Cathy Phillips

District Attorney

David McMurchie, McMurchie Law

Engineer of Work

John Bliss, M. Eng., P.E., SCI Consulting Group, Lead Assessment Engineer

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Introduction

Overview

The Arden Park Recreation and Park District (the “Park District”) provides park facilities and recreational programs to its service area of over 1,800 parcels and over 3,500 residents in Sacramento County, California. The Park District currently owns, operates, or maintains one neighborhood park and one community park located within the largely developed area of the Park District. The Park District’s facilities are summarized below.

District Parks/Facilities:

- Arden Park – 1000 La Sierra Drive: Community Center, Swimming Pool, 3 Tennis Courts (not lighted), 1 Basketball Court, 1 Softball Field (not lighted), Play Equipment and Benches, Group Picnic Shelter, Individual BBQ, and Picnic Tables, Restroom, 1 Horseshoe Pit, and on-site parking.
- Cresta Park – 4033 Cresta Way: Tennis Court, Basketball Court, Soccer/Open Play Field, Play Equipment and Benches, Individual BBQ and Picnic Tables, and Restroom.

Assessment District Formation

On July 24, 1991, the Board of Directors of the Arden Park Recreation and Park District (“Park District”) adopted Resolution 919204, creating the Arden Park Landscaping and Lighting Assessment District (“Assessment District”) and confirming and authorizing the levying of assessments. The Assessment District was initially formed for the following purposes: (1) to provide funds for the construction of capital improvements within the District consisting of renovating the community center, swimming pool, soccer and other athletic fields, playground renovations consistent with the Americans with Disabilities Act, restroom construction, and miscellaneous improvements to the District’s park sites; and (2) to fund the maintenance, repair, and replacement of the capital improvement projects constructed with assessment proceeds for the useful life of those capital improvements, which useful life exceeds the repayment of the COPs; and (3) to pay the cost of servicing such capital improvements constructed with assessment proceeds including the costs of water, gas, and other utilities; and (4) to fund the cost of construction and maintenance of additional capital improvement projects consisting of park and recreational facilities.

When the Assessment District was formed in 1991, the Park District had been experiencing a revenue shortfall due to declining property tax revenues. In fiscal years 1991-92 and 1992-93 the State of California enacted new legislation shifting a significant portion of property tax revenue away from special districts such as the Park District to Educational Revenue Augmentation Funds established in each County (hereinafter ERAF's) to help fund the State's obligation to fund education according to the requirements of Proposition 98. The Park District lost the amount of \$25,049 in property tax revenue in the first year of this tax shift to ERAF's, which revenue loss forced the Park District to postpone projects, reduce recreational programs and cut staffing for park maintenance. This annual property tax revenue loss has continued each year to the present time.

Assessment District Debt

Since its formation, the Assessment District has funded the construction of all of the capital improvements specified in the District's Master Plan through the issuance of Certificates of Participation known as the Arden Park Recreation and Park District's Certificates of Participation 1992 Series N (the "COPs") in the amount of \$775,000 secured by a pledge of the assessment revenues (the "Bonds"), and agreed to repay the principal amount of those Bonds plus interest over a 20-year term from the assessment revenues levied and collected annually within the Assessment District. Since its formation, the Assessment District has also utilized a portion of the assessment revenues to fund the continuing maintenance, repair, and replacement of the improvements constructed with such assessment proceeds as those maintenance requirements arise. In fiscal year 2026-27 the assessment proceeds will be used to pay for a portion of the continuing costs of maintenance, repair, and replacement of portions of the District's park and recreational capital improvements, and the servicing of those improvements.

Assessment Continuation Procedures

This Engineer's Report ("Report") was prepared to establish the budget for the capital improvements, maintenance, and services expenditures that are proposed to be funded by the proposed 2026-27 assessments, to determine the special benefits received from the park maintenance and capital improvement projects by real property within the Park District, and to specify the method of assessment apportionment to lots and parcels within the Park District. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIIC and XIID of the California Constitution (Proposition 218).

In each year for which the assessments will be levied, the District Board must direct the preparation of an Engineer's Report, budgets, and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the Board may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the Board adopted on April 21, 2026.

If the Board approves this Engineer's Report and the proposed continuation of the assessments by resolution, a notice of assessment levies must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day period after publishing the notice, a public hearing will be held to allow public testimony about the proposed continuation of the assessments for fiscal year 2026-27. This hearing is currently scheduled for June 16, 2026. At this hearing, the Board will consider approval of a resolution confirming the assessments for fiscal year 2026-27. If so confirmed and approved, the assessments will be submitted to the Sacramento County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2026-27.

Legal Analysis

Proposition 218

This Assessment District was formed and the District issued its Bonds secured by assessment revenues in 1991, prior to the passage of Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and now comprises Article XIII C and XIII D of the California Constitution. Proposition 218 provided that all assessments levied by local governments must comply with the following two criteria: (1) assessments must be demonstrated to provide "special benefit" to the parcels of real property upon which the assessment is levied, and not for general benefit to the public and society at large, including non-property owners such as tenants and visitors to District facilities; and (2) no assessment may be imposed on any parcel of real property which exceeds the reasonable costs of the proportional special benefit conferred on that parcel.

In addition, Proposition 218 “grandfathered” many assessments already in existence prior to the time Proposition 218 was adopted in November 1996 including the assessments levied by the District’s Assessment District commencing in 1991 (See Cal. Const., art. XIII D, § 5). Among those assessments grandfathered by Proposition 218 were any assessment proceeds pledged to repay bonded indebtedness of which the failure to pay would violate the contract impairment clause of the United States Constitution. This exemption from Proposition 218 is applicable to the Bonds issued by the District to finance its capital improvement plan secured by assessment revenues, since the District pledged in the bond documents to continue to levy assessments for the 20-year term of the Bonds to pay the principal and interest on those Bonds, and any failure to levy those assessments would result in a loss of security to the bondholders and the resulting nonpayment of the amounts owed on the Bonds.

Despite this exemption from Proposition 218, the District has continued to comply with the two central requirements of Proposition 218 specified above to only levy assessments on real property which receives special benefit from the facilities and services funded with assessment proceeds, and to limit its assessments to not exceed the reasonable costs of the proportional special benefit conferred on each parcel by the park and recreational facilities and maintenance services funded with assessment proceeds.

Finally, it should be noted that although the Assessment District is consistent with the central requirements of Proposition 218, the California courts, in analyzing pre-Proposition 218 assessments, established a strong presumption in favor of the validity of local agency assessments unless it can be clearly demonstrated that no proportional benefits will accrue to assessed property.

Amount of Assessment

The Arden Park Recreation and Park District Benefit Assessment District continues to levy and assessment at the same rate and pursuant to the same methodology established in 1991, or \$91.73 for the basic single family property. The assessment has remained the same and has not changed since its inception.

Plans & Specifications

For fiscal year 2026-27, the District proposes to use the assessment proceeds to pay the costs of maintaining, servicing, repairing, installing, and replacing improved portions of its park and recreational facilities to ensure that such facilities retain their high quality through the term of their useful lives after the construction costs of those facilities have been paid.

The maintaining, servicing, repairing, installing and replacing work supporting the improved facilities (collectively referred to as the “Improvements” throughout this report.) proposed to be undertaken by the Arden Park Recreation and Park District’s Benefit Assessment District and the cost thereof paid from the levy of the annual assessment provide special benefit to Assessor Parcels within the Assessment District are as defined in the Method of Assessment herein. In addition to the definitions provided by the Landscaping and Lighting Act of 1972, (the “Act”) the work and improvements are generally described as follows:

Installation, maintenance and servicing of public recreational facilities and improvements, including, but not limited to, turf and play areas, landscaping, ground cover, shrubs and trees, irrigation systems, drainage systems, lighting, fencing, entry monuments, basketball courts, tennis courts, gymnasium, running tracks, swimming pools, other recreational facilities, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, at each of the locations owned, operated or maintained by the Arden Park Recreation and Park District. Any plans and specifications for these improvements will be filed with the District Administrator of the Arden Park Recreation and Park District and are incorporated herein by reference.

As applied herein, “Installation” means the design and construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, recreational facilities and public restrooms.

“Maintenance” means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

“Servicing” means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of COPs or notes if any pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (Streets & Highways Code §22526).

The assessment proceeds will be exclusively used for Improvements within the Assessment District plus Incidental expenses. Reference is made to the plans and specifications, including specific expenditure and improvement plans by park/recreation site, which are on file with the Arden Park Recreation and Park District.

Table 1 list the significant capital improvements to the park and recreation facilities within the Park District, along with the corresponding year and investment amount.

Table 1: Capital Improvement Program

Year	Description of Improvements	Cost	Total Cost
1992	Swing Surface La Sierra	\$ 2,704	
	Purchased Truck	\$ 12,787	
	Purchased Mower	\$ 14,664	
	Pool/Shop/Equipment (1992/1993)	\$ 442,040	
	Asphalt Work	\$ 45,326	
	Design Community Center & Park Restrooms (1992/1993)	\$ 35,038	
	Total		\$ 552,559
1993	Sand La Sierra	\$ 3,700	
	Tennis Court Resurface	\$ 26,662	
	Unfinished Pool Work	\$ 7,467	
	Partial Turf Renovation	\$ 6,487	
	Total		\$ 44,316
1994	Cresta Restroom	\$ 14,000	
	Arden Park Community Center Renovation (1994/1995)	\$ 457,000	
	Total		\$ 471,000
1997-98	District-wide Master Plan Completed	\$ 10,000	
	Total		\$ 10,000
1998-99	New Play Equipment & Landscape Improvements	\$ 95,000	
	Total		\$ 95,000
1999-00	Renovate Group Picnic Area Arden Park	\$ 70,000	
	Total		\$ 70,000
2000-01	New Play Equipment and Landscape Improvements	\$ 60,000	
	Total		\$ 60,000
2001-02	Additional Play Equipment & Landscape Improvements	\$ 45,000	
	Total		\$ 45,000
2003-04	General Landscape Improvements	\$ 6,000	
	Total		\$ 6,000
2007-08	Re-roofed and painted Cresta Park Restroom & Storage Building, Purchased Riding Mower, Truck & Push Mower	\$ 41,800	
	Total		\$ 41,800
2009-10	Storage Building Improvements	\$ 18,000	
	Total		\$ 18,000
2010-11	Arden Park Irrigation Improvements	\$ 42,500	
	Arden / Cresta Restroom Improvements	\$ 25,000	
	Rec Center Rain Gutters	\$ 3,500	
	Pool Insulation Blankets	\$ 4,000	
	Total		\$ 75,000
2011-12	Community Center Renovations	\$ 12,000	
	Total		\$ 12,000
2012-13	Community Center Flooring	\$ 14,279	
	Equipment Trailer	\$ 3,500	
	Total		\$ 17,779
Total of All Improvements			\$1,518,454

Estimate of Cost and Budget - Fiscal Year 2026-27

In the absence of this dedicated annual revenue source, the baseline level of park and recreation facilities in the Park District (the “Baseline Service”) would have been a deteriorating level of maintenance and upkeep of the park and recreation facilities. Improvements funded by the Assessments are over and above the baseline level of service that would exist in the District, absent the assessment or alternative new revenue source. The following budget shows the cost of the Improvements that will be funded by the Improvement District in Fiscal Year 2026-27.

Table 2: Estimate of Cost and Budget

Arden Park Recreation and Park District Fiscal Year 2026-27			
Services Costs			
Staffing, Salaries and Benefits			
Salaries & Wages	\$	166,202	
Fringe Benefits	\$	28,536	
Payroll Taxes & Insurance	\$	21,783	
Total:			\$ 216,521
Equipment Purchase and Maintenance			
Facilities Maintenance & Supplies	\$	37,500	
Automotive Maintenance & Supplies	\$	6,500	
Custodial Supplies	\$	2,950	
Administration Fees	\$	99,410	
Total:			\$ 146,360
Totals for Servicing			\$ 362,881
Incidental Costs			
District Administration and Project Management	\$	8,496	
Totals for Incidental Costs			\$ 8,496
Total Benefit of Services and Related Expenses			\$ 371,377
	SFE Units:		1881.5
Benefit received per Single Family Equivalent Unit			\$ 197
Less:			
Interest	\$	500	
Reserve Fund	\$	-	
District Contribution for General Benefits	\$	198,286	
Total Revenue from Other Sources			\$ 198,786
Net Cost of Recreation and Park Benefit Assessment			\$ 172,590
Total Recreation and Park Budget			\$ 172,590
(Net Amount to be Assessed)			
Budget Allocation to Property	Total SFE Units	Assessment	Total
	1,881.5	\$ 91.73	\$ 172,590

Assessment District Debt

The park and recreation improvements constructed within the assessment district and listed on Table 1 have been financed through issuance of Certificates of Participation by Arden Park Recreation and Park District known as Arden Park Recreation and Park District Certificates of Participation 1992 Series N (the “Bonds”).

In order to facilitate the issuance of the Bonds and the funding of the District’s capital improvement master plan, the Board opted to levy an annual installment assessment which, under the Landscaping and Lighting Act of 1972 (Streets & Highways Code, §22500 et seq.) (the “Act”) is a procedure for financing capital improvements, the cost of which exceeds the amount of assessment revenue that can be collected in any single fiscal year. The annual installment assessment levied by the Board of Directors in this Resolution is a one-time assessment to be levied in annual installments through fiscal year 2006-07 sufficient to pay the principal and interest on the outstanding Bonds. The provisions of the Act specifically allow the Board to assess an annual installment assessment on a one time basis to be collected over any period of time less than thirty (30) years. The Bonds were used to finance the costs of the construction of the Capital Improvement Plan and were secured by a pledge of 100% of all assessment revenues for repayment of principal and interest on the Bonds.

This pledge of 100% of the assessment revenues for principal and interest payments on the Bonds was facilitated by the requirement in the Bond documents that the District establish a “Special Lease Payment Fund” and deposit all assessment revenues collected each year into the Special Lease Payment Fund administered by the Bond trustee. The trustee is then authorized to utilize the assessment revenues deposited into the Special Lease Payment Fund to make principal and interest payments on the Bonds when due. This is the mechanism which ensures that the District’s irrevocable pledge of 100% of its assessment revenues to bond payments provides a security interest and first lien on such assessment revenues in favor of the bondholders. The assessment revenues on deposit in the Special Lease Payment Fund are not subject to levy, attachment, or lien by or for the benefit of any creditor of the District, and the District is prohibited from pledging those assessment revenues to any other obligation other than the principal and interest on the Bonds. The District also promised in the bond documents not to reduce the amount of its assessments while any of the Bonds are outstanding and unpaid.

To the extent that assessment revenues on deposit in the Special Lease Payment Fund exceed the principal and interest payments owing on the Bonds in any year, then the bond trustee is authorized to release those excess assessment revenues back to the District to be utilized to fund maintenance, repair, replacement, and servicing expenditures required by the District to maintain all park and recreational improvements in good condition throughout their useful life.

Upon full repayment of the principal and interest on the Bonds in fiscal year 2006-07, District legal counsel has opined that the Board of Directors of District has the discretion continue to levy annual assessments thereafter based on an annual budget of expenditures for the Assessment District for each ensuing fiscal year for additional capital improvements, additional maintenance, repair or replacement of existing capital improvements, and the payment of servicing costs of those improvements pursuant to the provisions of the Landscaping and Lighting Act of 1972 (the "Act"), Proposition 218 and Articles XIIC and D of the California Constitution so long as the amount of assessments per parcel and the methodology of assessment initially established by the Board in 1991 is not changed. The Act authorizes continuing assessments on an annual basis after a public hearing upon a majority vote of the District's Board of Directors each year.

Method of Assessment Apportionment

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance, and servicing of park facilities throughout the Park District, and the methodology used to apportion the total assessment to properties within the Assessment District.

The Assessment District consists of all Assessor Parcels within the boundaries of the Arden Park Recreation and Park District. The method used for apportioning the assessments is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the Assessment District or to the public at large. Special benefit is calculated for each parcel in the Assessment District using the following process:

- (a) Identification of all benefit factors derived from the Improvements
- (b) Calculation of the proportion of these benefits that are special and general, and quantification of the general benefits
- (c) Determination of the relative special benefit per property type
- (d) Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; property type, property characteristics, improvements on property and other supporting attributes

Discussion of Benefit

Assessments can only be levied based on the special benefit to property conferred by the capital improvements or services funded with the assessment revenue. This special benefit to assessed real property must be demonstrated to be over and above any general benefits. Proposition 218 has clarified that the assessment levied by the Park District must comply with the following two criteria: (1) assessments must be demonstrated to provide “special benefit” to the parcels of real property upon which the assessment is levied, and not for general benefit to the public and society at large, including non-property owners such as tenants and visitors to district facilities; and (2) no assessment may be imposed on any parcel of real property which exceeds the reasonable costs of the proportional special benefit conferred on that particular parcel.

The legislative history behind Proposition 218, the adoption by the Legislature of the Proposition 218 Omnibus Implementation Act and appellate case law interpreting the provisions of Proposition 218 demonstrate the analysis that the Board of Directors of the Assessment District must undertake in order to determine the amount of special benefit to assessed real property from the park and recreation facilities and maintenance funded by assessment revenues, and the limitation that such assessments should not exceed the costs of the proportional special benefit to each such parcel as required by Proposition 218.

The State of California Legislative Analyst’s impartial analysis of Proposition 218 states that first, local governments must estimate the amount of “special benefit” landowners receive, or would receive, from a capital improvement project or service. If such a capital improvement project or service provides both special benefits to that parcel of real property and general benefits to members of the public and non-property owners such as tenants and visitors, then the Park District may charge landowners only for the cost of providing the special benefit. The Park District must use general revenue such as property taxes and user fees to pay the remaining portion of the costs of a project or service. Second, the Park District must ensure that no property owner’s assessment is greater than the cost to the Park District to provide those capital improvements or maintenance services to benefit that particular owner’s property.

The Park District, by means of this Engineer’s Report, must estimate the amount of “special benefit” landowners receive from the park and recreation facilities and maintenance, repair and replacement services funded with assessment revenues. If these park and recreational facilities and maintenance, repair and replacement services provide both special benefits to property owners within the Park District and general benefits to non-property owners such as tenants and visitors, then the Park District must quantify the special benefit properties received from those park and recreational improvements and maintenance and repair services, and also quantify the amount of general benefit received by non-property owners such as tenants and visitors from such improvements and maintenance services.

In addition, Section 22573 of the Landscaping and Lighting Act of 1972 provides as follows:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

Five recent court cases construing the assessment provisions of Proposition 218 demonstrate the process that the District must utilize to satisfy Proposition 218’s special benefit and proportionality requirements.

Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority

The first of those cases is the Supreme Court’s decision in *Silicon Valley Taxpayers Association v. Santa Clara County Open Space Authority* (2008) 44 Cal.4th 431. That case dealt with an open space assessment. The Court emphasized that the Engineer’s Report must demonstrate distinct benefits to particular properties above and beyond those which the general public using and enjoying the open space receives. The Court also noted that such special benefits would likely result from factors such as proximity, improved access, and views.

Dahms v. Downtown Pomona Property and Business Improvement District

A similar holding can be found in the Court of Appeals 2009 decision upholding the business improvement district assessment to fund supplemental municipal services in the case of *Dahms v. Downtown Pomona Property and Business Improvement District* (2009) 174 Cal.App.4th 708. In that case, the Court held that services provided to assessed property including security, street maintenance, and marketing, promotion and special events for property owners within the Assessment District were all special benefits conferred on parcels within the Assessment District because they “affected the assessed property in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share.” The Court further held that under Proposition 218, the cap on the total assessment is the entirety of the reasonable cost of the special benefit conferred on all parcels by the improvements and services funded by assessment revenue. The Court also noted that if special benefits themselves produce certain general benefits to the public at large, the value of those general benefits need not be deducted before the caps on the special benefits which the assessments provide are calculated. Therefore, the Court concluded that security, maintenance, and special event services specially benefit property within an Assessment District and may be apportioned according to the cost of providing those services without respect to the cost of generating general benefits.

Beutz v. County of Riverside

The case of *Beutz v. County of Riverside (2010) 194 Cal.App.4th 1516* dealt with an assessment under the Landscaping and Lighting Act of 1972 and concluded that Proposition 218 permits assessments to fund maintenance, repair and replacement of park and recreational facilities when supported by an adequate Engineer's Report. The Court concluded that park and recreational improvements, maintenance, and park and recreational services confer special benefit on property. However, the Court noted that the Engineer's Report in that case did not separate and quantify the degree of special benefit to properties being assessed for such services, as opposed to the general benefit conferred on members of the public such as non-property owners, tenants and visitors from such park improvements and services. The Court noted that the nature and extent of general and special benefits from the park improvements and maintenance services must be quantified in relationship to each other based on credible solid evidence.

Golden Hill Neighborhood Association v. City of San Diego

In the recent Court of Appeal case of *Golden Hill Neighborhood Association v. City of San Diego (2011) 199 Cal.App.4th 416*, the city levied an assessment under the Landscaping and Lighting Act for maintenance services consisting of trash removal, sidewalk sweeping and washing, landscaping, graffiti abatement and trail and canyon beautification. The Court implicitly found that such services do provide special benefit to the property being assessed from those services pursuant to the requirements of Proposition 218. However, similar to the Beutz decision, which was issued after the creation of the Engineer's Report for the Golden Hill assessment, the Court found that the Engineer's Report must specifically quantify the special and general benefits from the assessment.

Bonander v. Town of Tiburon

In the Court of Appeal case of *Bonander v. Town of Tiburon*, the town of Tiburon formed an assessment district to fund the cost of moving overhead utility lines underground. The engineer identified special benefits of improved aesthetics, increased safety, and improved service reliability. The degree of benefit to an individual property was dependent on proximity to existing overhead utility lines. The assessment district was divided into three zones. The Court found that undergrounding of utility lines did constitute a special benefit conferred on real property and it is a proper subject for assessment. The Court also found that it is permissible to conclude that all properties in a district benefit equally from a certain type of special benefit, and therefore assess all such properties an equal assessment amount. The Court concluded that just because a particular benefit is conferred equally upon all properties in an assessment district does not compel the conclusion that such benefit is not tied to particular parcels of property. Finally, the Court found that Proposition 218 requires that the proportional special benefit derived by each parcel shall be determined depending on the entirety of the capital cost

of a public improvement, or its maintenance and operation expenses, and not just as costs incurred in each zone. The Court noted that Proposition 218 requires the amount of the assessment to be proportional to the benefits conferred on the property, not the costs incurred.

Compliance with Current Law

This Engineer's Report, and the process used to establish these proposed assessments for FY 2026-27 are consistent with the case law described above and with the requirements of Articles XIII C and XIII D of the California Constitution based on the following factors:

1. The fact that the park and recreational facilities and maintenance, repair and replacement services for those improvements have some general benefit to the public at large including non-property owners, tenants, and visitors, does not mean that they do not also have a special benefit to property owners whose parcels are assessed. While many government facilities and services may provide public benefits, when special benefits can be identified, they may be separated from general public benefits and their costs imposed as assessments on the properties to which those special benefits accrue.
2. This Engineer's Report is consistent with *Beutz, Dahms and Greater Golden Hill* cases because the Improvements will directly benefit property in the Assessment District and the general benefits have been explicitly calculated and quantified and excluded from the Assessments. The fact that the park and recreational facilities and maintenance repair replacement services have some general benefit to the public at large does not mean that they do not also have special benefit to property owners whose parcels are assessed.
3. The Engineer's Report is also consistent with the *Bonander* decision because the Assessments have been apportioned based on the entirety of the capital cost of the Improvements and based on proportional special benefit to each property.

Special Benefits

This Engineer's Report, in the following sections, identifies the special benefits for the various types of properties within the Assessment District which are proposed to be assessed. This Report also quantifies the special and general benefits from the assessments. A description of the types of special benefits conferred on real properties within the District by the park and recreational facilities and maintenance funded with assessment revenues follows.

The 1991 Engineer's Report states:

"...parcels of property within the proposed assessment district will be enhanced and benefitted by their proximity and the availability of the renovated recreational facilities and services made possible by the proposed assessments..."

In essence, the 1991 Engineer's Report and Board established the following special benefits from the assessments:

- a. Enhanced recreational opportunities and expanded access to recreational facilities for all residents, customers and guests.
- b. Proximity to recreational opportunities and recreational facilities for all residents, customers and guests.

These special benefit factors are derived from Legislative findings and intent established in statute at Public Resources section 5506 and other studies that describe the types of special benefit received by property from the maintenance and improvements of park and recreational facilities such as those funded by the assessment district. These statutes were adopted before adoption of Proposition 218 and must be harmonized with the provisions of Proposition 218 in implementing the assessments.

Such special benefit factors regarding assessments were also described in the California Supreme Court decision in the Silicon Valley Taxpayers Association case a decision described above which provides specific guidance that parks and recreational areas may confer the following special benefits on assessed real property;

- Proximity to recreational and open space
- Expanded or improved access to recreational and open space
- Views of recreational and open space

The Silicon Valley Taxpayers Association decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. This decision also provides specific guidance that park improvements constitute a direct advantage and special benefit to property that is proximate to a park or open space, the improvement of which is funded by an assessment:

[T]he characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

In summary, from the statutes pre-existing the adoption of Proposition 218 and the case law interpreting Proposition 218 requirements regarding such assessments, the District's assessments can be justified as funding specific park and recreation improvements, maintenance and serving costs that can be described by the following special benefit categories summarized as follows:

- Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements.
- Proximity to improved parks and recreational facilities.
- Access to improved parks, open space and recreational areas.
- Improved views.
- Enhanced recreational opportunities

The grounds for validity of the foregoing special benefit categories are supported by the following evidence:

Benefit Factors

The special benefits from the Improvements are further detailed below:

Extension Of A Property's Outdoor Areas And Green Spaces For Properties Within Close Proximity To The Improvements

In large part because it is cost prohibitive to provide large open land areas on property in the Assessment District, the residential, commercial and other benefiting properties in the Assessment District do not have large outdoor areas and green spaces. The parks in the Assessment District provide these larger outdoor areas that serve as an effective extension of the land area for proximate properties because the Improvements are uniquely proximate and accessible to property in close proximity to the Improvements. The Improvements, therefore,

provide an important, valuable and desirable extension of usable land area for the direct advantage and special benefit of properties with good and close proximity to the Improvements.

According to the industry-standard guidelines established by the National Park and Recreation Association (the “NPRA”), neighborhood parks in urban areas have a service area radius of generally one-half mile and community parks have a service area radius of approximately two miles. Sacramento County also provides similar to slightly larger park service area radii guidelines. The service radii for neighborhood parks and neighborhood green spaces were specifically established to give all properties within this service radii close proximity and easy walking access to such public land areas. Since proximate and accessible parks serve as an extension of the usable land area for property in the service radii and since the service radii was specifically designed to provide close proximity and access, the parcels within this service area clearly receive a direct advantage and special benefit from the Improvements, and this advantage is not received by other properties or the public at large.

An analysis of the service radii for the Improvements finds that all properties in the Assessment District enjoy the distinct and direct advantage of being close and proximate to one or often multiple parks within the Assessment District and lie within the recommended service radius for such facilities. The benefiting properties in the Assessment District therefore uniquely and specially benefit from the Improvements.

Proximity Benefits From Improved Parks And Recreational Facilities

Only the specific properties within close proximity to the Improvements are included in the Assessment District. All properties within the assessment district enjoy unique and valuable proximity and access to the Improvements within the established service radii discussed above, that the public at large and property outside the Assessment District do not share. See the sections entitled “Proximity Benefits” and “Zones of Benefit” below.

Proximity Benefits

The Board has determined that the location, nature and function of the proposed projects and maintenance combine to provide substantially equal benefit to all parcels of real property within a particular land use category, regardless of the location of that property within the boundaries of the Assessment District. The reasons for this determination are that the renovated neighborhood park and recreational facilities and improvements within the District are disbursed equally throughout the geographic area comprising the assessment district and all assessed properties are located closer than 1 mile from a district park or recreational facility maintained and improved with assessment proceeds.

In absence of the assessments, the Improvements would not be provided and the parks and recreation areas in the Assessment District would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the Assessment District, they provide a direct advantage and special benefit to property in the Assessment District.

Zones of Benefit

The boundaries of the Assessment District have been carefully drawn to include the properties in the Arden Park Recreation and Park District that are proximate to the proposed Improvements and that would materially benefit from the Improvements. The Assessment District is coterminous with the District boundaries. As the properties in the District have developed over time, regional and neighborhood parks have been strategically located throughout the community as it has been built out. Park size and location have been carefully incorporated into the design of the community, consistent with the NPRA and Sacramento County park planning guidelines. Now, with a mature community, all parcels in the District are located in close proximity to at least one park. It therefore is appropriate to provide a District-wide Assessment District because all parcels benefit similarly.

In the Assessment District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the Assessment. The benefits from the Improvements within the Assessment District do not vary further based on proximity of the parcels to the Improvements because the increased benefits of greater proximity to the Improvements are generally offset by a parallel increase in negative factors such as higher levels of traffic, noise, etc. that comes with increased proximity. Consequently, since all parcels in the Assessment District have good access and proximity to the Improvements and the benefits to relatively closer proximity are offset by other factors, additional proximity is not considered to be a factor in determining benefit within the Assessment District. Therefore, zones of benefit are not justified or needed within the Assessment District.

Based on the foregoing, the Board has determined that the location, nature and function of the park and recreational improvements funded with assessment proceeds combine to provide substantially equal benefit to all parcels of real property within a particular land use category, regardless of the location of that property within the boundaries of the assessment district.

Access To Improved Parks, Open Space And Recreational Areas

Since the parcels in the Assessment District are nearly the only parcels that enjoy close access to the Improvements, they directly benefit from the unique close access to improved parks, open space and recreation areas that are provided by the Assessments. This is a direct advantage and special benefit to property in the Assessment District.

Improved Views

The Park District, by maintaining the landscaping at its park, recreation and open space facilities provides improved views to properties in the Assessment District. The properties in the Assessment District enjoy close and unique proximity, access and views of the Improvements; therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in the Assessment District.

Enhanced Recreational Opportunities And Expanded Access To Recreational Areas For All Property Owners, Residents, Employees And Customers Throughout The Assessment District.

Residential properties specifically benefit from the enhanced recreational opportunities provided by the Improvements made throughout the Assessment District. These include, among others, parks and open spaces, areas for nature based recreational activities, and higher levels of maintenance of parks, recreation areas, and trails than would be provided in absence of the assessment.

In “Trends: Parks, Practice and Program” by Love, L. and Crompton, J. (1993) the authors found that:

“The provision of parks and recreation services play an influential role in a community’s economic development efforts. When companies choose to set up business or relocate, the availability of recreation, parks and open space is high on the priority list for site selection. Recreation and parks have a significant influence on people’s preferred living locations.”¹

The “Outdoor Recreation Coalition of America’s 1993 State of the Industry Report” found that:

“From rock climbing to biking to backpacking, the outdoor recreation industry -- worth at least \$132 billion annually to the U.S. economy-- is growing by leaps and bounds. The

¹ Love, L. and Crompton, J. *Trends: Parks, Practice and Program*. Oxford University Press-USA. New York, NY. 1993.

biggest and most noticeable effect has been on public lands: Visits to parks and other spaces increased by well over 100 million in the last decade just as funding dwindled.”²

All properties within the assessment district will specially benefit from the assessments that will be used to expand, protect and maintain public recreational lands, parks, open space areas, trails and other public resources.

General Benefit Versus Special Benefit

Article XIII C of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The assessment can fund special benefits but cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section.

In other words:

Total Benefit	=	General Benefit	+	Special Benefit
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There is no widely-accepted or statutory formula for general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. The SVTA decision provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

In this report, the general benefit is conservatively estimated and described, and then budgeted so that it is funded by sources other than the assessment.

The starting point for evaluating general and special benefits is the current, baseline level of service. The baseline level of service is defined as the extent and level of park and recreation facilities that would exist in absence of the assessments. The assessment funds Improvements “over and above” this general, baseline level and the general benefits estimated in this section are over and above the baseline.

² 1993 *State of the Industry Report*. Widdekind, L. ed. The Outdoor Industry Association (The Outdoor Recreation Coalition of America and the Sporting Goods Manufacturers Association's Outdoor Products. pub.) Boulder CO. 1993.

A formula to estimate the general benefit is listed below:

General Benefit	=	Benefit to Real Property Outside the Assessment District	+	Benefit to Real Property Inside the Assessment District that is Indirect and Derivative	+	Benefit to the Public at Large
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Special benefit, on the other hand, is defined in the state constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” The SVTA decision indicates that a special benefit is conferred to a property if it “receives a direct advantage from the improvement (e.g., proximity to a park).” In this assessment, as noted, properties in the Assessment District have close and unique proximity, views and access to the Improvements and uniquely improved desirability from the Improvements and other properties and the public at large do not receive significant benefits because they do not have proximity, access or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special, and is only minimally received by property outside the Assessment District or the public at large.

In the 2009 Dahms case, the court upheld an assessment that was 100% special benefit on the rationale that the services funded by the assessments were directly provided within the assessment district. It is also important to note that the improvements and services funded by the assessments in Pomona are similar to the improvements and services funded by the Assessments described in this Engineer’s Report and the Court found these improvements and services to be 100% special benefit. Also similar to the assessments in Pomona, the Assessments described in this Engineer’s Report fund improvements and services directly provided within the Assessment District and every benefiting property in the Assessment District enjoys proximity and access to the Improvements. Therefore, Dahms establishes a basis for minimal or zero general benefits from the Assessments. However, in this Report, the general benefit is more conservatively estimated and described, and then budgeted so that it is funded by sources other than the Assessment.

Quantification of General Benefit

In this section, the general benefit is conservatively quantified.

Benefit To Property Outside The Assessment District

Properties within the Assessment District receive almost all of the special benefits from the Improvements because properties in the Assessment District enjoy unique close proximity and access to the Improvements that is not enjoyed by other properties or the public at large. However, certain properties within the proximity/access radius of the Improvements, but outside of the boundaries of the Assessment District, may receive some benefit from the Improvements. Since this benefit is conferred to properties outside the Assessment District boundaries, it contributes to the overall general benefit calculation and will not be funded by the Assessments.

The properties outside the Assessment District and within the proximity radii for neighborhood or community parks in the Assessment District may receive some benefits from the Improvements. Since these properties are not assessed for their benefits because they are outside of the area that can be assessed by the District, this is form of general benefit to the public at large and other property. Note that most of the surrounding parcels are within existing park districts that provide, and promote similar services. In other words, the Park District does not seek to attract park users from outside of its boundaries. A 50% reduction factor is applied to these properties because they are all geographically on only one side of the Improvements and are over twice the average distance from the Improvements compared to properties in the Assessment District.

The general benefit to property outside of the Assessment District is calculated as follows with the parcel and data analysis performed by SCI Consulting Group.

Assumptions:

782 parcels outside the district but within either 0.5 miles of a neighborhood park or a community park within the Assessment District

1,895 parcels in the Assessment District

50% relative benefit compared to property within the Assessment district

Calculation:

General Benefit to Property Outside the Improvement District =

$$(782/(782+1,895))*0.5 = \mathbf{14.63\%}$$

Although it can reasonably be argued that Improvements inside, but near the Park District boundaries are offset by similar park and recreational improvements provided outside, but near the Park District's boundaries, we use the more conservative approach of finding that 14.63% of the Improvements may be of general benefit to property outside the Assessment District.

Benefit To Property Within The Assessment District

The "indirect and derivative" benefit to property within the Assessment District is particularly difficult to calculate. A solid argument can be presented that all benefit within the Assessment District is special, because the Improvements are clearly "over and above" and "particular and distinct" when compared with the baseline level of service and the unique proximity, access and views of the Improvements enjoyed by benefiting properties in the Assessment District.

Nevertheless, the Silicon Valley Taxpayers Association decision indicates there may be general benefit "conferred on real property located in the district." A measure of the general benefits to property within the Assessment area is the percentage of land area within the Assessment District that is publicly owned and used for regional purposes such as major roads, rail lines and other regional facilities because such properties, while physically within the Assessment District, are used for regional purposes and could provide indirect benefits to the public at large. Approximately 1.24% of the land area in the Assessment District is used for such regional purposes, so this is a measure of the general benefits to property within the Assessment District.

Benefit To The Public At Large

In *Beutz*, the Court opined that general benefits from parks and recreation facilities could be quantified by measuring the use of parks and recreation facilities by people who do not live within the assessment boundaries. This Report uses this general benefit measure as the third component of our overall general benefit quantification. Therefore, the general benefit to the public at large can be estimated by the proportionate amount of time that the Park District's parks and recreational facilities are used and enjoyed by individuals who are not residents, employees, customers or property owners in the Park District³. SCI has conducted numerous surveys of similar parks and recreation districts in the Sacramento area and other areas in California and has determined that use by the public at large is nearly always less than 20%. Moreover, a second quantification of benefits to the public at large is based on solid, credible

³ When District facilities are used by those individuals, the facilities are not providing benefit to property within the Park District. Use under these circumstances is a measure of general benefit. For example, a non-resident who is drawn to utilize the Park District facilities and shops at local businesses while in the area would provide special benefit to business properties as a result of his or her use of the Improvements. Conversely, one who uses Park District facilities but does not reside, work, shop or own property within the Park District boundaries does not provide special benefits to any property and is considered to be a measure of the general benefits.

evidence consisting of District records which document the percentage of participants in the District's recreation programs conducted within the District's park and recreational facilities who reside within the District and the percentage of those who utilize the District's recreational programs and services and reside outside of the District. The percentage of participants in the District's recreation programs who do not reside within the Assessment District provides another estimate of the percentage of general benefit to the public at large. This analysis found that 43% of recreation program participants do not reside in the District. Based on this data and analysis, we conclude that the general benefits to the public at large equal 43%. However, the Park District is surrounded by other local agencies that also provide a high level of park services and improvements. Therefore, a 50% reduction is applied to offset the services provided by the other agencies. Therefore, $50\% * 43\% = 21.5\%$ to the public at large.

Total General Benefits

Using a sum of these three measures of general benefit, we find that approximately 37.37% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the assessment.

General Benefit Calculation

14.63% (Outside the Assessment District)
 + **1.24% (Property within the Assessment District)**
 + **21.50% (Public at Large)**
 = **37.37% (Total General Benefit) (Rounded up from 37.37%)**

The Assessment District's total budget for installation, maintenance and servicing of the Improvements is \$371,377. Of this total budget amount, the District and other partner agencies and contributors will contribute \$198,787 from sources other than the assessments. This contribution meets equates to approximately 55% of the total budget for installation, maintenance and servicing and constitutes more than the measure of 37.37% general benefits from the Improvements.

Benefit Finding

As extensively described in this Report, the assessment funds will be used to improve, maintain and preserve a well distributed set of important local resource lands and improvements in the Assessment District. Any general benefits from the Improvements to the public at large or property in the Assessment District are more than offset by the District's contributions, which are well above the cost of the Improvements providing special benefits to property in the Assessment District. Therefore, this Engineer's Report finds that the Improvements are a significant, tangible benefit that should reasonably and rationally confer more special benefit to properties in the Arden Park Recreation and Park District than the assessment rate of \$91.73 per benefit unit.

Method of Assessment

The second step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single family home, or, in other words, on the basis of Single Family Equivalents (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated a SFE value, which is each property's relative benefit in relation to a single family home on one parcel.

Assessment Apportionment

To estimate the relative benefit to each land use class from the proposed improvements, a factor system was created prior to Proposition 218 utilizing the single-family residential parcel as the "benchmark property".

Residential Properties

Residential properties in the Assessment District are assigned one Single Family Equivalent or 1.0 SFE or "1" factor. Traditional houses, zero-lot line houses, and town homes are included in this category of single family residential property.

Non-Residential Assessment Units

In order to equalize the assessment among residential and non-residential land use classes to be benefited by the improvements, an assessment methodology has been used to distinguish between the size and use of each non-residential parcel into an equivalent SFE or factor of a single family residential parcel that could have been developed on each non-residential parcel but for the commercial and/or industrial use to which the parcel has been put.

Commercial and industrial properties are generally open and operated for more limited times, relative to residential properties. Therefore, the relative hours of operation can be used as a measure of benefits, since employee density also provides a measure of the relative benefit to property. Since commercial and industrial properties are typically open and occupied by employees approximately one-half the time of residential properties, it is reasonable to assume that commercial land uses receive one-half of the special benefit on a land area basis relative to single family residential property. Commercial and industrial properties in the Assessment District are assigned 0.5 SFEs for properties less than 1 acre and 1.0 SFEs for properties greater than 1 acre.

Other Properties

All properties that are specially benefited are assessed. Miscellaneous, small and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers or guests and have limited economic value. These miscellaneous parcels receive minimal benefit from the Services and are assessed an SFE benefit factor of 0.

Duration of Assessment

It is proposed that the Assessment be levied for fiscal year 1991-92 and continued every year thereafter, so long as the Arden Park and recreational areas need to be maintained and serviced, and the Arden Park Recreation and Park District requires funding from the Assessments for its Improvements in the Assessment District. As noted previously, the Assessment can continue to be levied annually after the Arden Park Recreation and Park District Board of Directors approves an annually updated Engineer's Report, budget for the Assessment, Improvements to be provided, and other specifics of the Assessment. In addition, the District Board of Directors must hold an annual public hearing to continue the Assessment.

Appeals and Interpretation

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the District Administrator or her or his designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the District Administrator or his or her designee will promptly review the appeal and any information provided by the property owner. If the District Administrator or her or his designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the District Administrator or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the District Administrator, or her or his designee, shall be referred to the Board of Directors of the Arden Park Recreation and Park District and the decision of the Board of Directors of the Arden Park Recreation and Park District shall be final.

Assessment

WHEREAS, on April 15, 2025, the Board of Directors (the “Board”) of the Arden Park Area Recreation and Park District (the “District”) approved a resolution appointing SCI Consulting Group as the Engineer of Work and initiating proceedings for the continuation of assessments within the Assessment District for the Arden Park Recreation and Park District, County of Sacramento, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIII D of the California Constitution (collectively “the Act”), and to proceed with the proposed levy of assessments;

WHEREAS, the Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the assessment district and an assessment of the estimated costs of the improvements upon all assessable parcels within the assessment district, to which Resolution and the description of the proposed improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under the Act and the order of the Board of the Arden Park Recreation and Park District, hereby make the following assessment to cover the portion of the estimated cost of the Improvements, and the costs and expenses incidental thereto to be paid by the assessment district.

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Assessment District. The distinctive number of each parcel or lot of land in the Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within the Assessment District, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessment is made upon the parcels or lots of land within the Assessment District in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor’s Maps of the County of Sacramento for the fiscal year 2026-27. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County of Sacramento.

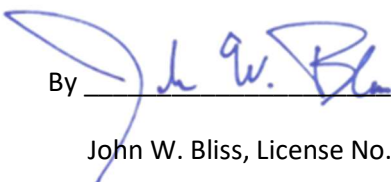
I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2026-27 for each parcel or lot of land within the Assessment District.

Dated: May 14, 2026



Engineer of Work

By

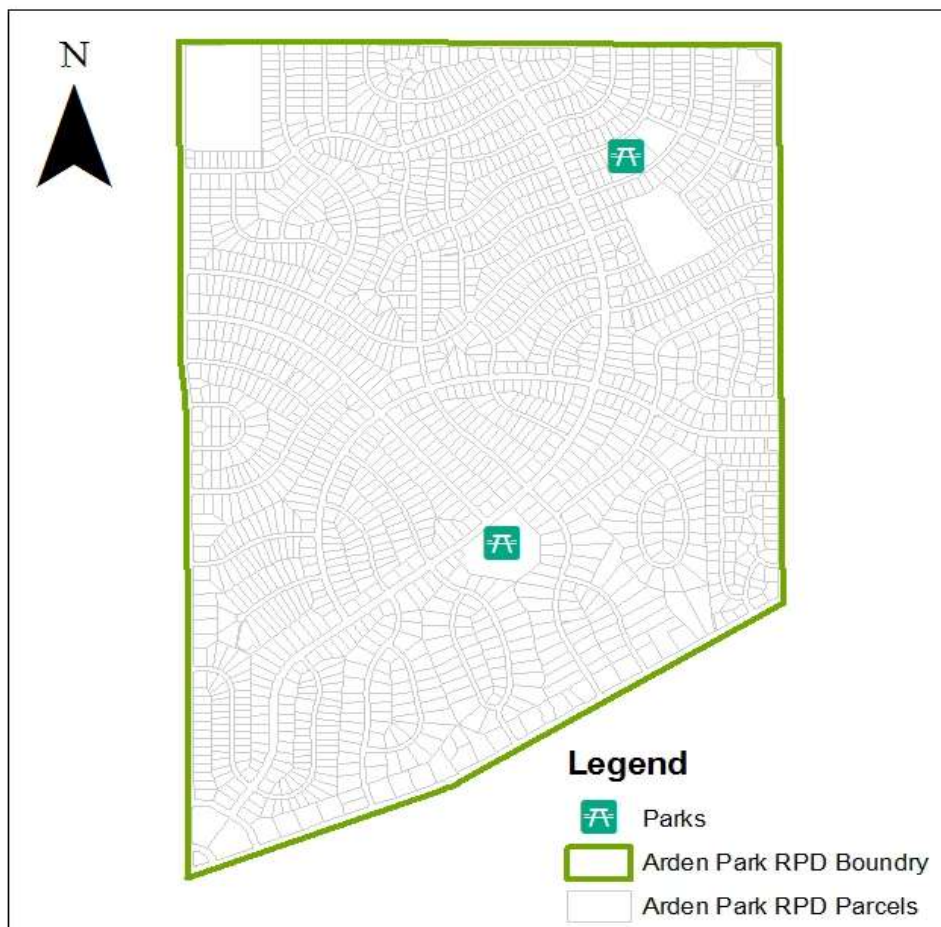


John W. Bliss, License No. C052091

Appendix A - Assessment Diagram

The following page displays the Assessment Diagram of the Arden Park Recreation and Park District. The diagram shows all of the parcels of real property within this Assessment District. Reference is hereby made to the maps and deeds of record in the office of the Assessor of the County of Sacramento for a detailed description of the lines and dimensions of any parcels shown herein. Those maps shall govern for all details concerning the lines and dimensions of such parcels. Each parcel is identified on the maps by its distinctive Assessor's Parcel Number.

ARDEN PARK RECREATION AND PARK DISTRICT ARDEN PARK BENEFIT ASSESSMENT DISTRICT ASSESSMENT DIAGRAM



FILED IN THE OFFICE OF THE DISTRICT MANAGER OF THE ARDEN PARK RECREATION AND PARK DISTRICT, COUNTY OF SACRAMENTO, CALIFORNIA, THIS ____ DAY OF _____, 2016.

DISTRICT MANAGER

RECORDED IN THE OFFICE OF THE DISTRICT MANAGER OF THE ARDEN PARK RECREATION AND PARK DISTRICT, COUNTY OF SACRAMENTO, CALIFORNIA, THIS ____ DAY OF _____, 2016.

DISTRICT MANAGER

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE BOARD OF DIRECTORS OF THE ARDEN PARK RECREATION AND PARK DISTRICT, COUNTY OF SACRAMENTO, ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE ____ DAY OF _____, 2016 FOR THE FISCAL YEAR 2016-17 AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SACRAMENTO ON THE ____ DAY OF _____, 2016. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

DISTRICT MANAGER

Note:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SACRAMENTO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCEL SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

PREPARED BY SCI CONSULTING GROUP
4745 MANGELS BLVD
FAIRFIELD, CA 94534
707-430-4300

Appendix B – FY 2026-27 Assessment Roll

An Assessment Roll (a listing of all parcels assessed within the Assessment District and the amount of the assessment) will be filed with the Clerk of the Board and is, by reference, made part of this report and is available for public inspection during normal office hours.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this report. These records shall govern for all details concerning the description of the lots or parcels.

Arden Park Recreation and Park District Agenda Statement

Meeting Date: May 19, 2026

Item No. V.B

Item Title

Second reading of Arden Park Recreation and Park District Ordinance No. 2 Park and Facility Use Policies

Item Summary

This item is the second reading of an update to the District's Ordinance No. 2, Park and Facility Use Regulations. We are required to perform two readings before the board can act to approve the updates.

The update would add the following sections:

2.4.14 Fires.

No person shall ignite, maintain, or use any fire in any place within any park facility except in a barbecue cooker or other cooking device authorized and installed by the District for that purpose without a permit issued by the General Manager. No person shall ignite or maintain a fire of materials deposited in any can, box, trench, pit, or other receptacle maintained for the purpose of garbage disposal or incineration. It shall also be unlawful to leave burning fuels such as water charcoal in an existing fire pit or barbecue grill in any District facility or park.

2.4.15 Fireworks

No person shall possess or ignite in any manner any firecracker or fireworks, including any article for the making of a pyrotechnic display within any District park or facility. Nothing contained in this section, however, shall prohibit any discharge or display of fireworks defined and classified as "safe and sane fireworks" in Section 12504 of the California Health and Safety Code at any public gathering or patriotic celebration provided a permit for such discharge or display has been obtained from the General Manager.

If desired, a motion from a Board member to waive the reading of the entire ordinance and to make it a part of the record would prevent having to read the entire ordinance during the meeting.

Attachment

Chapter 2.0, Park and Facilities Use Regulations

**CHAPTER 2.0
PARK AND
FACILITY USE
REGULATIONS**

2.1 General Provisions

2.1.1 Authority and Application

The policies stated herein shall constitute the content of an ordinance, adopted pursuant to Section 5780 et seq. of the California Public Resources Code and apply to all District facilities and parklands.

All persons entering upon District facilities and parklands shall abide by these rules and regulations of the District, the laws of the State of California, and all applicable County and/or municipal laws or ordinances that pertain to the provisions contained herein. Within the jurisdictional boundaries of the District, these District rules and regulations shall supersede all other local ordinances when they are in conflict, pursuant to Public Resources Code section 5786.1 (j).

The District, or its authorized representatives, shall diligently enforce the provisions of these regulations and may withdraw or revoke the privilege of access to, or use of any District parkland or facility for reasons of safety, security or resource protection; or from any person or group of persons violating any provision of these regulations or any other applicable law or ordinance.

2.2 Permit Requirements

2.2.1 Facility Rentals

The district has several facilities available for rental to the members of the public for usual activities such as birthdays, weddings or business meetings. Reservation of these facilities can only be done in person at the counter in the Community Center office. Rental rates are determined by the board of directors. No separate insurance coverages are required for these types of rentals.

2.2.2 Park or Facility Use Request

District parklands and facilities may be reserved for special events by members of the public, given the provisions of these regulations are complied with. Special events are described as any use that promotes a business, conducts business, provides instruction or, in any way utilizes District facilities for financial gain. All requests are subject to approval by the District administrator or his or her appointed representative.

In order to reserve a park or facility for use, the following information must be submitted for review:

- a. The name and address of the applicant;
- b. The name and address of the person, group, organization or corporation sponsoring the activity;

- c. The nature of the proposed activity;
- d. The dates, hours, and park facility for which the permit is desired;
- e. An estimate of attendance; and f. Any other information which the District Administrator, regarding public health, safety and welfare, finds reasonably necessary to a fair determination as to whether a Permit should be issued.

2.2.3 Permit - Standards for Issuance.

The District Administrator shall issue a permit (“Permit”) upon a finding that all of the following criteria have been complied with. After review of the request, the District Administrator shall issue a Facility Use Permit.

- a. That the proposed activity or use of the park and/or facility will not unreasonably interfere with or detract from the general public enjoyment of the park or facility;
- b. That the proposed activity or use will not unreasonably interfere or detract from the promotion of public health, welfare, safety, and recreation;
- c. That all conditions including, where applicable, the payment of fees, approval of the Board of Directors, and insurance coverage, are met;
- d. That the proposed activity or use is not reasonably anticipated to incite violence, crime, or disorderly conduct;
- e. That the proposed activity or use will not entail unusual, extraordinary, or burdensome expense or security operation by the District; and
- f. That the facilities or park areas subject to the Application have not been reserved for other use.

2.2.4 Required Insurance Coverage

No Permit shall be issued until the Applicant has supplied the District with a copy of a valid Certificate of Insurance evidencing public liability and property damage insurance coverage for the event or activity to be conducted on District property. Such insurance shall contain liability limits of not less than \$300,000 per person and \$1,000,000 per occurrence, and property damage limits of not less than an aggregate coverage of \$250,000. If alcoholic beverages are to be served or sold by the Applicant, the liability coverage limit per person shall be increased to \$500,000.

2.2.5 Failure to Obtain Permit

It shall be unlawful for any person, group, commercial entity, or agency, to use, occupy, or otherwise remain in any District parkland or facility for any event or activity for which the District charges a fee or requires an application without a Permit.

No person, group, commercial entity, or agency, whether public or private, shall hold, conduct, organize, take part in, address any meeting, organized gathering, celebration, parade, service, exercise, organized sporting event or any other group activity in District parklands and/or facilities without having filed the required Application with the District and receiving a Permit from the District permitting the activity or event specified in the Application on District property. Such activities and events include, but are not limited to (1) those that are noticed in any newspaper or other publication, poster, or flier; (2) those for which fees are required, or admission fees charged for participation or attendance; (3)

any commercial activity that is conducted for profit.

2.2.6 Permittee Compliance with Regulations

All persons who have filed a Park Use Application and received a Permit from the District shall comply with all regulations specified in this Ordinance, all other District rules and regulations, and all Park Regulations of the County of Sacramento applicable to the District, which are incorporated herein by this reference

2.2.7 Violation of Regulations

A violation of any of the provisions of this Chapter, or failure to comply with any of the regulatory requirements contained in this Chapter, is an infraction subject to the procedures described in Sections 19(c) and 19(d) of the California Penal Code.

The District Administrator shall have the authority to revoke a permit upon a finding of violation of any regulation contained in this Chapter or upon a finding of violation of other county ordinance or law of this state.

The District Administrator shall have the authority to eject from any park or facility any person acting in violation of the regulations contained in this Chapter.

2.2.8 Penalties for Violations

- a. Every violation of a regulation contained in this Chapter constituting an infraction is punishable by (1) a fine not exceeding \$50 for a first violation; (2) a fine not exceeding \$100 for a second violation of the same ordinance provisions within one year; (3) a fine not exceeding \$250 for each additional violation of the same ordinance provision within one year.
- b. Every violation of a regulation contained in this chapter constituting a misdemeanor is punishable by a fine not in excess of \$500 or by imprisonment in the County Jail for not more than 6 months.
- c. Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this Chapter is committed, continued or permitted by any such person, and shall be punished accordingly.
- d. Malicious injury or destruction of any real or personal property which constitutes vandalism under the provisions of Section 594 of the California Penal Code shall be punishable as either a misdemeanor or a felony.

2.2.9 Closure of Facilities.

The District Administrator shall have the authority to close any park area or facility or portion thereof and require the exit of all persons therein when he or she determines that conditions exist in said facility or portion thereof which presents a hazard to the facility or to public safety

2.2.10 Priority of Use

Any person using a park facility or portion thereof which may be reserved by obtaining a permit, but who has not obtained such a permit, shall vacate said area when holders of a valid permit present themselves.

2.2.11 Exhibiting Permit

No person shall fail to produce and exhibit a permit he or she claims to have upon request of any District employee or any peace officer who desires to inspect said permit for the purpose of enforcing compliance with any regulations in this chapter.

2.3 Park and Facility Fees

2.3.1 Purpose

Section 5780 et seq. of the California Public Resources Code provides that the District may charge for park and recreational services and facilities provided by the District so long as the charges do not exceed the cost of providing the service. The purpose of this Section is to provide for park and recreation fees to be charged by the District for various park and recreational services and facilities in amounts reasonably necessary to recover the cost of operating the District's parks and facilities and the costs of providing various recreational and instructional services.

2.3.2 Park Fees--Establishment.

By resolution duly adopted, the District Board of Directors may charge fees for park use and use of various facilities or services at one or more of the District's parks and recreation facilities, and add to, subtract from, increase or decrease or amend such charges at any time without amending the provisions of this ordinance.

2.3.3 Park Fees – Criteria

Park fees and user fees for District parks, recreation facilities and services within the District parks and facilities shall comply with the following criteria:

a. Park fees on a per person or per vehicle basis, or both, may be charged in amounts reasonably necessary to recover the costs of facilities, capital improvements, maintenance and operation of District parks and recreation facilities, enforcement and policing of regulations governing park and facility use, and associated administrative and overhead costs. Examples of the types of facilities and services for which fees may be charged include, but are not limited to, the following: parking; reservation of buildings and other facilities for exclusive use; participation in organized athletic programs or recreational programs.

2.3.4 Violations for Failure to Pay Fees

It is unlawful for any person to enter or remain in any park facility without having paid the required fee.

2.3.5 Schedule of Fees

The schedule of fees may be established by duly adopted resolution of the Board of Directors of District and shall be applicable to the District parks and recreation facilities during the hours of operation of those parks and facilities. The District Administrator shall determine the hours of operation of District parks and recreation facilities based on the following criteria:

- a. Weather conditions;
- b. Seasonal recreation activities scheduled or expected to occur at the parks or

- recreation facilities;
- c. Nature or extent of public use of the parks or recreation facilities;
- d. Cost effectiveness of operation of the parks or recreation facilities.

2.4 Regulated Activities

It shall be unlawful for any person to engage in any activity specified in this Section 2.4 in any District park or facility.

2.4.1 Selling and Advertising of Goods and Services

Within the boundaries of any park or recreation facility, no person shall sell, vend, peddle, expose, offer for sale, or distribute after sale to the public, any service, merchandise, or property, or sell tickets for any event. In addition, no person shall distribute, circulate, give away, throw, or deposit in or on any park or park facility any handbills, circulars, pamphlets, papers, or advertisements, which material calls the public attention in any way to any article or service for sale or hire. In addition, no person shall solicit or collect donations of money or other goods from the public. Such activities are only permitted in limited circumstances upon issuance of a Permit by the District Administrator.

2.4.2 Refuse.

No person shall dump, deposit, or release any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, refuse, or trash in or on any park facility, except that refuse which is incidental to the use of the facility may be deposited in the receptacles provided therefor. For purposes of this section, an incinerator, stove, fire ring, barbecue, or other device used to contain fires or for cooking is not a proper receptacle for refuse or other waste material.

2.4.3 Animals

No person shall:

- a. Abandon any animal, dead or alive, within any park facility;
- b. Remove any animal not his own within any park facility.
- c. Bring into, maintain or allow in or upon any park facility any dog, cat, or other animal, unless such animal at all times is kept on a leash of sufficient strength and durability that it cannot be broken by the animal so leashed, and be under the full and complete physical control of its owner or custodian at all times. However, the District Administrator may designate by Permit areas and times within which persons may show, demonstrate, or train unleashed animals but under full control of their owners or custodians.
- d. Permit any animal owned by him, or in his possession, to be brought into or remain upon the premises of any park facility, if the District Administrator or his or her designee has given oral or written notice to remove that animal from such premises. The District Administrator may give such notice if such animal is known to the District Administrator to at any time have caused any injury or damage to any person, other animal or property of another while upon the premises of any District park or facility;

e. Permit or suffer any animal owned by him, or in his possession, custody, or control, to defecate upon park property or within a District facility without immediately removing such animal feces, placing said feces in a sealed bag or other sealed container, and placing such bag or container with feces in a proper refuse receptacle.

2.4.4 Motorized Vehicles

While within the boundaries of any park facility, no person shall drive any automobile, motorcycle, motor scooter, truck, or other motorized conveyance, except an authorized emergency vehicle, at a rate of speed exceeding 10 miles per hour, except as may be otherwise posted by the District, or in any case at speeds exceeding safe conditions dictated by prevailing circumstances.

While within the boundaries of any park or facility, no person shall drive or operate any automobile, motorcycle, motor scooter, trail bike, dune buggy, truck, or other motorized vehicle on other than designated roads, without a Permit from the District Administrator

No person shall operate any automobile or other motorized vehicle within the boundaries of any park facility unless such vehicle is currently licensed.

No person shall park any automobile or other motorized vehicle within any park facility except in areas specifically designated as parking areas. In no case shall any person park a motorized vehicle in a manner that presents a hazard to the public.

No person shall park or otherwise allow automobiles and other conveyances to remain within the boundaries of any park facility during the hours the facility is closed without a Permit from the District Administrator. No person shall abandon any motorized vehicle within the boundaries of a park facility. No person shall wash or repair any automobile or other motorized vehicle within the boundaries of any park facility. All motorized vehicles within the boundaries of any park facility shall be equipped with a properly installed muffler device which is in constant operation and which prevents excessive or unusual noise. No such muffler device or exhaust system shall be equipped with a cutout, bypass, or similar device.

2.4.5 Hours of Use

The District Administrator is authorized to promulgate reasonable opening and closing hours for park facilities. No person shall enter, remain in, or camp in or on any park facility during the hours or any part of the hours said facility is closed without a Permit from the District Administrator.

If gates to a District park or facility are locked or secured, it shall be unlawful to climb over, under or through the gate or fence to enter or exit any District park or facility. It shall also be unlawful for any person to cut any fence, chain or lock, or add a lock to any District gate or fence.

2.4.6 Amplified Sound on District Property

It is unlawful for any person to permit or cause any noise, sound, music or program to be admitted from any device within any District park or facility when such noise, sound, music or program is audible to a person of normal hearing sensitivity 100 feet from said device. This section shall not apply to the use of sound systems and other devices in the course of

an assembly or festival for which a Permit has been granted by the District Administrator.

2.4.7 Glass Beverage Containers-Prohibition

No person shall possess any cup, tumbler, bottle, jar or other container made of glass and used for carrying or containing any liquid for drinking purposes within any park or park facility which has been posted with signs prohibiting such possession, except in locations where such containers are permitted under the terms of a lease, concession agreement or Permit.

2.4.8 Concessions

- a. The sale of goods and services, including, but not limited to, food products, apparel, instructional lessons, and entertainment by natural persons or entities for commercial gain potentially adversely and seriously impacts the use of park lands and park facilities for use by the public for recreational purposes. Any such sales must be regulated through the use of concession contracts with the District to insure that the goods and services marketed will promote the beneficial use of park facilities for recreational purposes.
- b. It shall be unlawful for any person or entity to enter on and use park lands or facilities owned by the District for the purpose of selling goods or services for commercial gain without having first applied for and obtained from the District a concession contract authorizing the sales and otherwise regulating the time, place, and manner of such sales. The violation of this subsection shall be punishable as an infraction as provided this Chapter. The provisions of this section shall not be deemed to apply to the sale or distribution of newspapers, books, pamphlets, or other activity constituting protected speech under the First Amendment of the United States Constitution or comparable protections under the California Constitution.

2.4.9 Disturbing the Peace

It shall be unlawful for any person to engage in any course of conduct in any District park or facility that interferes with the reasonable use of District parks and facilities by the general public, after being advised by a District employee to cease such conduct.

It shall be unlawful to use any threatening, abusive, boisterous, loud, insulting, or indecent language or gestures that could impair the lawful use and enjoyment of District parks and facilities by the general public.

2.4.10 Failure to Obey

It shall be unlawful to refuse to leave the premises of any District park or facility when given a lawful order to do so by a District employee or a law enforcement officer.

2.4.11 Nudity

It shall be unlawful for any person to appear, swim, bathe, wade, sunbathe, walk or be in any District park or facility in any manner of dress, or lack thereof, as may be deemed inappropriate, lewd, or indecent by the District Administrator or any District employee. This section shall not apply to children under the age of five years or women in the process of breast feeding an infant.

2.4.12 Posting and Decorations

It shall be unlawful for any person to cut, carve, paint, mark, paste or fasten on any tree, fence, wall, building, monument, or other property in any District park or facility, any bill, advertisement, directional or informational signs, or inscriptions whatsoever without a prior Permit from the District Administrator.

It shall be unlawful for any person to attach or place any materials, devices, or equipment for the purpose of decorating or for any other purpose in any District park facility without first having obtained a Permit from the District Administrator.

It shall be unlawful for any person to place in or upon any vehicle left standing or parked within any District park or facility any written materials, including but not limited to, advertisements, handouts, handbills, circulars, leaflets, pamphlets, paper booklets or other printed or written material regardless of whether the content is commercial or noncommercial, without having received a Permit from the District Administrator.

2.4.13 No Smoking

For purposes of this subdivision, “smoke” and “smoking” shall include the carrying or holding of a lighted pipe, cigar or cigarette of any kind, or any other lighted smoking or vaping equipment or the emitting or exhaling the smoke of a pipe, cigar, cigarette, weed, plant or any vapor from other smoking or vaping equipment.

Smoking shall be prohibited in the following outdoor areas and buildings, and smoking shall be prohibited within twenty-five feet of or close enough to the following areas for smoke to travel into an area or building, where smoking is prohibited, whichever is greater.

- (1) Public events including, but not limited to, sports events, entertainment, speaking performances, ceremonies, and fairs
- (2) Playgrounds
- (3) Bleachers
- (4) Backstops
- (5) Sports fields and courts
- (6) Swimming Pool
- (7) Restrooms
- (8) Picnic Areas

2.4.14 Fires.

No person shall ignite, maintain, or use any fire in any place within any park facility except in a barbecue cooker or other cooking device authorized and installed by the District for that purpose without a permit issued by the General Manager. No person shall ignite or maintain a fire of materials deposited in any can, box, trench, pit, or other receptacle maintained for the purpose of garbage disposal or incineration. It shall

also be unlawful to leave burning fuels such as water charcoal in an existing fire pit or barbecue grill in any District facility or park.

2.4.15 Fireworks

No person shall possess or ignite in any manner any firecrackers or fireworks, including any article for the making of a pyrotechnic display within any District park or facility. Nothing contained in this section, however, shall prohibit any discharge or display of fireworks defined and classified as "safe and sane fireworks" in Section 12504 of the California Health and Safety Code at any public gathering or patriotic celebration provided a permit for such discharge or display has been obtained from the General Manager.

2.4.16 Authority to Arrest and Cite

Any uniformed law enforcement officer shall have the authority and immunities of peace officers under Section 836.5 of the Penal Code and Public Resources Code section 5782.26 to make arrests and issue citations for infraction or misdemeanor violations of the regulations contained in this Ordinance, when the violation is committed in the presence of such law enforcement or security officer.

2.4.17 Severability

If any section, subsection, sentence, clause, phrase or portion of these regulations is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Arden Park Recreation and Park District Agenda Statement

Meeting Date: May 19, 2026

Item No. V.C

Item Title

Discussion of capital items recommended for FY 2026-27 budget

Item Summary

The following capital items are under consideration for inclusion in the FY 2026-27 budget:

1. Security camera installation at Cresta Park
 - Recommended by the Security Ad-hoc Committee and approved by the board at the April 21, 2026 meeting
 - \$7,500 estimated cost
2. Security/pathway lighting at Arden Park and Cresta Park
 - Recommended by the Security Ad-hoc Committee and approved by the board at the April 21, 2026 meeting
 - \$70,000 estimated cost
3. Crack fill/seal/stripe Arden Park parking lot
 - Recommended by the Security Ad-hoc Committee and approved by the board at the April 21, 2026 meeting
 - \$8,000 estimated cost
4. Cresta Park tennis court resurfacing
 - \$7,500 estimated cost
5. AED units and all-weather enclosures, 1 per park
 - Having these units available in our parks serves a need for our recreation programs and park users should emergency assistance be required
 - \$6,000 estimated cost
6. Rentable storage container at Arden Park
 - \$5,000 estimated cost



General Manager Report

5-19-2026

Staffing

The Operations Supervisor position has been posted, with a closing date of 5-29-26. We are hoping to have the position filled by early to mid June.

Events

Our Sip and Stroll Event was held on May 8 after a 2-year hiatus. The event was well attended and a lovely way to spend a Friday evening. Here are more details from our Recreation Supervisor:

Mother's Day Sip & Stroll had a great turnout this year, with an estimated attendance of more than 200 people. The event featured 10 vendors, two sponsor tables, and an Arden Park staff booth that provided information about upcoming events and classes. Staff also offered a Mother's Day craft to help entertain children. Of the 10 vendors, four were Arden Park residents, and a good majority sold nearly all their inventory. In addition, all 10 vendors followed up afterward and asked to be included in future events. Gami Burger served as our beer and wine vendor and shared rave reviews, noting that they believe they gained at least 15 new customers. Buenos Aires Grill was the food truck vendor for the evening; they had a fantastic experience selling fresh, homemade empanadas and also asked to be considered for future events. Mikey Vic and his jazz ensemble played beautiful slow jazz that really added to the vibe.

Programs

Recreation: Our preschool year-end celebrations will be held this Thursday and Friday morning. Preschool classes for next fall are already full with waiting lists.

Aquatics: Registration for swim lessons and morning lap swim opened on May 11. Lifeguard hiring is complete. We are fortunate to have Carly Kissinger returning as our Pool Manager for her 5th year. She has a wealth of experience and will ensure the aquatics program runs smoothly this summer.

Meetings/Training

I attended 3 seminars put on by CARPD addressing Park Inspections, Reasonable Accommodation, and Insurance and Liability Updates. I also attended a General Manager Safety Meeting presented by Supervisor Desmond and the Sheriff's Dept. and will be attending the CARPD Management Conference later this month.