

**ORANGEVALE RECREATION & PARK DISTRICT  
BOARD OF DIRECTORS MEETING  
MAY 18, 2023**

**REGULAR MEETING 6:30 PM  
ORANGEVALE COMMUNITY CENTER  
6826 HAZEL AVE. ORANGEVALE, CA 95662**

NOTE: The Board of Directors may take up any Agenda item at any time, regardless of the order listed. Action may be taken on any item on the Agenda.

**1. CALL TO ORDER**

**2. ROLL**

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF AGENDA**

**5. PUBLIC DISCUSSION**

Any person may address the board upon any subject within the jurisdiction of the Orangevale Recreation & Park District with each speaker being limited to three minutes. However, the Chairperson can impose reasonable limitations to the maximum time per person and per agenda item to allow the Board to complete its business. Any matter that requires action will be referred to staff or committee for a report and action at a subsequent meeting.

**6. MINUTES**

a. Approval of minutes of the Regular Meeting April 13, 2023 (pg. 1-13)

**7. CORRESPONDENCE**

a. Ads in the April 7 & 28 issues of the Orangevale View to promote upcoming programs (pg. 14-15)

b. An article in the April 7 issue of the Orangevale View about the OVparks Summer Open House (pg. 16)

**8. CONSENT CALENDAR: Reading/Opportunity to Pull Items for Discussion/Board Action**

Consent items are considered routine and are intended to be acted upon in one motion, without discussion. During this portion of the meeting, the Consent Calendar will be read aloud. Prior to approval, the Chairperson will give the Board, staff, and public the opportunity to pull any item for discussion. The remaining Calendar will be acted upon. Any pulled items will then be heard and acted upon individually.

**8.1 CONSENT MATTERS GENERAL FUND**

a. Ratification of Claims for April 2023 (pg. 17)

b. Budget Status Report for April 2023 (pg. 18-20)

c. Revenue Report for April 2023 (pg. 21)

**8.2 OLLAD CONSENT MATTERS**

a. Ratification of Claims for April 2023 (pg. 22-23)

b. Budget Status Report for April 2023 (pg. 24-25)

**8.3 KENNETH GROVE CONSENT MATTERS**

a. Ratification of Claims for April 2023 (pg. 26)

b. Budget Status Report for April 2023 (pg. 27)

9. **STANDING COMMITTEE REPORTS**

- a. Administration & Finance – This committee will meet on May 19 at 10am at Community Center
- b. Maintenance & Operation – No Report
- c. Recreation Committee – No Report
- d. Personnel & Policy – No Report
- e. Government – No Report
- f. Planning Committee – This committee will meet on May 26 at 10am at Shady Oaks
- g. Trails Committee – No Report
- h. Ad Hoc – No Report

10. **ADMINISTRATOR'S REPORT**

- a. Monthly Activity Report – April 2023 (pg. 28-39)

11. **UNFINISHED BUSINESS**

12. **NEW BUSINESS**

- a. Approval of Resolution 23-05-702 Resolution of Intention to Levy Assessments for Fiscal Year 2023-24, Preliminarily Approving Engineer's Report, and Providing for Notice of Hearing for the Orangevale Landscaping and Lighting Assessment District (OLLAD) (pg. 40-95)
- b. Approval of Resolution 23-05-703 Resolution of Intention to Levy Assessments for Fiscal Year 2023-24, Preliminarily Approving Engineer's Report, and Providing for Notice of Hearing for the Kenneth Grove Landscaping and Lighting Assessment District (pg. 96-117)
- c. Review hardcopy and digital Activity Guide options as a cost-savings measure (pg. 118-119)
- d. Swimming Pool project timeline and update (pg. 120)
- f. Driveway/Trail project timeline and update (pg. 121)
- g. Arcade Cripple Creek Trail project update (verbal)

13. **DIRECTOR'S AND STAFF'S COMMENTS**

14. **ITEMS FOR NEXT AGENDA**

- a. Preliminary Budget for FY 2023-24 will be presented for approval
- b. Public Hearings for Orangevale and Kenneth Grove Landscaping and Lighting Assessment Districts and Resolutions to approve the Engineer Reports to order and levy the assessments for Fiscal Year 2023/24.
- c. Determine if July 20 meeting will be live-streamed.

15. **ADJOURNMENT**

***NOTICE:*** As presiding officer, the Chair has the authority to preserve order at all Board of Directors meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Board, and to enforce the rules of the Board.

People with disabilities may request accommodations such as interpreters, alternative formats, or assistance with physical accessibility. Requests for accommodations must be made with 72 hours prior notice. If you require accommodations, please contact the Orangevale Recreation & Park District main office at (916) 988-4373.

Directors can be reached at: [director@ovparks.com](mailto:director@ovparks.com)

Sharon Brunberg

Manie Meraz

Lisa Montes

Arica Presinal

Mike Stickney

# ORANGEVALE RECREATION & PARK DISTRICT

## Minutes of Meeting of Board of Directors April 13, 2023

A Regular Meeting of the Board of Directors of the Orangevale Recreation and Park District was held on April 13, 2023, at the District Office. Director Stickney called the meeting to order at 5:15 p.m.

Directors present: Stickney, Meraz, Montes  
Directors absent: Brunberg (arrived 5:18pm), Presinal (arrived 5:21pm)  
Staff present: Barry Ross, District Administrator  
Jennifer Von Aesch, Finance/HR Superintendent  
Horacio Oropeza, Park Superintendent  
Jason Bain, Recreation Supervisor  
Melyssa Woodford, Admin. Services Supervisor

3. **PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was conducted.
  
4. **APPROVAL OF AGENDA** On a motion by Director Montes, seconded by Director Meraz, the agenda was approved by a vote of 3-0-0 with Directors Stickney, Meraz, and Montes voting Aye. There were no Nays or Abstentions. Directors Brunberg and Presinal were absent.  
**MOTION #1**
  
5. **PUBLIC DISCUSSION** No one wished to address the Board during public discussion.
  
6. **BUDGET WORKSHOP** The Board of Directors and staff will review capital improvement items and prioritize the projects to be included in the 2023-2024 fiscal year budget. This item is expected to last approximately 60 minutes.  
  
Budget status, capital projects, deferred maintenance, capital replacement schedules, and prioritization of capital projects will be discussed.  
  
Budget Status: General Fund - Current Fiscal Year – 2022/23:  
Admin Ross discussed the status of the General Fund. The fund balance at the beginning of the year was \$1,379,553 which is quite healthy and mainly due to reduced spending during the COVID pandemic. Budgeted amount of \$720,000 for capital improvements, however, we will likely spend under \$130,000 due to the pool project and the driveway project delays. Budgeted \$50,000 for vehicles but will likely spend under \$10,000. The \$630,000 unspent funds can carry over to Fiscal Year 2023/24 for identified projects.

Budget Status General Fund - Next Fiscal Year – 2023/24:

We conservatively estimate beginning the FY with a Fund Balance of about \$1,000,000. We will begin the FY with an Unrestricted &Assigned General Reserve of \$545,014

1. Pool: \$200,000
2. Community Center: \$150,000
3. Parking Lots/Pathways: \$50,000
4. Park Equipment: \$145,014

We want 20% of Operating Budget in Reserves

Total Funds Available from General Fund: \$945,000

Budget Status: OLLAD - Current Fiscal Year – 2022/23:

A \$512,518 Fund Balance was carried into FY22/23.

\$328,000 was budgeted for Capital Improvements, but will likely spend under \$65,000. The \$263,000 unspent funds can carry over to FY23/24 for identified projects.

Budget Status: OLLAD – Next Fiscal Year – 2023/24:

Conservative estimation for beginning the Fiscal Year with a Fund Balance of about \$454,000 and a General Reserve of \$311,713. We want to hold 20% of Operating Budget in Reserves.

Total Funds Available from OLLAD: \$650,700

Budget Status: In-Lieu Fees – Current Fiscal Year – 2022/23:

In-Lieu Fees accrues from new development. Orangevale has minimal new development which typically provides approximately \$10,000 each year. In-Lieu fees do not have many restrictions for usage. A Fund Balance of \$173,243 was carried into FY22/23. \$120,000 is budgeted for the pool project but will likely be unspent this Fiscal Year. This \$120,000 has already been reflected in the General Fund Projections.

Budget Status: In-Lieu Fees – Next Fiscal Year – 2023/24:

Conservative estimation beginning the FY with a Fund Balance of about \$183,000, minus the \$120,000 already accounted for in the General Fund projections.

Total Additional In-Lieu Funds Available: \$63,000

Budget Status: Park Development Fees – Current Fiscal Year:

A Fund Balance of \$467,027 was carried into FY22/23.

We budgeted \$100,000 for the Driveway/Trail project but we will unlikely spend any this FY. This \$100,000 has already been reflected in the General Fund projections.

Budgeted Status: Park Development Fees – Next Fiscal Year:

We conservatively estimate beginning the FY with a Fund Balance of about \$515,000, minus the \$100,000 already accounted for in the General Fund projections.

Total Additional Park Development Funds Available: \$415,000



NOTE: Park Dev. Funds can only be allocated to new facilities, development, and property. It is not for maintenance or replacement of existing facilities.

In summary, the following funds are available for Capital Projects in Fiscal Year 23/24:

General Fund:	\$945,000
OLLAD:	\$650,700
In-Lieu Fees:	\$ 63,000
Park Development Fees:	<u>\$415,000</u>
TOTAL:	\$2,073,700

Capital Projects in FY23/24:

Projects we are committed to: \$967,000

A. Pool Improvements: \$748,000

1. \$400,000 from General Fund
2. \$228,000 from OLLAD
3. \$120,000 from In-Lieu Fees

B. Driveway/Trails at OCCP: \$204,000

1. \$34,000 from General Fund
2. \$70,000 from OLLAD
3. \$100,000 from Park Dev. Fees

C. Arcade Cripple Creek Trail: \$15,000

1. \$15,000 from OLLAD

Deferred Maintenance:

Swimming Pool Repairs  
Replacing 10 HVAC units  
Community Center Roof  
Replace Disc Golf Restrooms  
Disc Golf (soil erosion, tee boxes, practice area)  
Replace Pecan Park Restrooms  
Almond Park Playground Structure (large)  
Renovate Horse Arena Restrooms  
Renovate Oak/Filbert Restrooms  
Youth Center Park Concrete and ADA  
Kidz Korner Roof  
Youth Center Roof  
Almond Park Playground Surfacing (tot lot)  
Total Cost Estimate: \$2,791,000

Projects on the Master Plan discussed in July 2022 are not being considered at this time. Focus is primarily on maintaining current facilities and associated projects.

Capital Replacement Schedules:

Admin Ross summarized the Capital Replacement Schedules for the Pool, Playgrounds, Parking Lots, and Sport Courts. Minimal has been spent on the pool over the past 10-12 years. Several expensive pool maintenance issues need to be addressed. Play structures are being repaired as needed. A couple of the playgrounds need to be replaced with new structures. OVparks has been very proactive with parking lot maintenance. The last resurfacing took place in 2018. He anticipates resurfacing the parking lots over the next few fiscal years. Pecan Park Pickleball courts were added in 2016. The Orangevale Community Park Tennis/Pickleball court repairs and resurfacing costs in 2020/21 were approximately \$30,000, not including the lighting, due to disrepair. The Almond Park court repairs in 2019 cost approximately \$25,000. If we stay on top of maintenance, costs should remain low.

Prioritization of Capital Projects for Fiscal Year 2023/24:

The maintenance and planning committees, Park Superintendent Oropeza, and staff have compiled eighteen projects which are indicated as urgent priority. The swimming pool, driveway and pathway at Community Center Park, and the boulders, post & cable fencing at Arcade Cripple Creek Trail are also listed on the Deferred Maintenance list. The Board of Directors indicated the need to have a workshop specifically for discussion of the options to consider regarding roof replacement, solar installation, and HVAC replacement. If replacing the roof only initially, a cost of approximately \$350,000 will be accrued. The Disc Golf erosion, tee boxes, practice area, could be accomplished in coordination with the Disc Golf club members. The Board of Directors agreed to replacement of the roof at Orangevale Community Center, 3 HVAC units, the Kidz Korner Roof, \$55,000 toward parking lot maintenance, \$50,000 of ADA work, and \$20,000 concrete work at the Orangevale Community Park. The Permanent Shade Structure to Stage at the Community Center would also be implemented through a \$15,000 grant received. The total would be \$1,776,000. After further discussion, it was agreed to replace two HVAC units instead of three this year at the Community Center Building which reduces the grand total to \$1,619,000. Admin Ross noted that the Driveway/Trail project would qualify for Park Development Funds, which could help us reallocate \$104,000 (\$34K General Fund and \$70K OLLAD) from that project to other projects.

Admin Ross spoke with SCI regarding the ability to use Park Development Funding for converting the existing tennis courts at Almond Park to four pickleball courts. Since it is a different sport and increases capacity, seventy-five percent of the cost could be allocated from the Park Development Fund. This topic will be included in the Finance Committee Meeting to be held on May 19. At that time the prioritized projects along with the preliminary budget will be discussed. If funding is available, the BOD agreed that the replacement of the floor in the pool restroom is a priority over the conversion of the tennis courts at Pecan Park. The Preliminary Budget will be provided at the June BOD meeting.

7. MINUTES

MOTION #2

- a) Approval of Minutes of March 16, 2023 (pg. 1-11): On a motion by Director Montes, seconded by Director Presinal, the minutes were approved by a vote of 5-0-0 with Directors Stickney, Meraz, Brunberg, Presinal, & Montes voting Aye. There were no Nays or Abstentions.

8. CORRESPONDENCE

MOTION #3

- a) Confidential Envelope – Attorney Billing (March) 2023:  
On a motion by Director Brunberg, seconded by Director Montes, the attorney billing was approved by a vote of 5-0-0 with Directors Stickney, Presinal, Brunberg, Meraz, and Montes voting Aye. There were no Nays or Abstentions.
- b) Ads in the March 10 and 24 issues of the Orangevale View to promote upcoming programs (pg. 12-13): Admin Ross shared the ads in the recent Orangevale View promoting upcoming OVparks programming.
- c) An article in the March 24 issue of the Orangevale View about the Orangevale History Project’s museum coming to the Cottage building (pg. 14): Admin Ross advised that the Orangevale History Project moved into the Cottage effective April 1. They have signed the lease and are currently working on improvements. PG&E, SMUD and County utilities for the building are billed directly to them. The water bill will be billed to OVparks to divide with the Orangevale History Project.
- d) An article in the March 24 issue of the Orangevale View about some history of Pecan Park (pg. 15): The article stated that the initial Master Plan meeting for Pecan Park was attended by a small amount of community members. The subsequent Master Plan meeting held about five years ago was attended by a much larger group. Director Stickney mentioned his hope that this information be provided in a follow-up article in the future.

9. CONSENT  
CALENDAR

MOTION #4

- a) On a motion by Director Brunberg, seconded by Director Meraz, the consent calendar was approved by a vote of 5-0-0 with Directors Stickney, Presinal, Brunberg, Meraz and Montes, voting Aye. There were no Nays or Abstentions.

9.1. CONSENT  
MATTERS  
GENERAL FUND

- a) Ratification of Claims for March 2023 (pg. 16-17)  
b) Budget Status Report for March 2023 (pg. 18-20)  
c) Revenue Report for March 2023 (pg. 21)

9.2. OLLAD  
CONSENT  
MATTERS

- a) Ratification of Claims for March 2023 (pg. 22-23)  
b) Budget Status Report for March 2023 (pg. 24-25)

**9.3. KENNETH GROVE  
CONSENT  
MATTERS**

- a) Ratification of Claims for March 2023 (pg. 26)
- b) Budget Status Report for March 2023 (pg. 27)

**10. NON-CONSENT  
MATTERS  
GENERAL FUND**

**MOTION #5**

- a) Ratification of Claims for March 2023 (pg. 28)

On a motion by Director Brunberg, seconded by Director Stickney, the Ratification of Claims for March 2023 was approved by a vote of 4-0-1 with Directors Stickney, Presinal, Brunberg, and Meraz voting Aye. There were no Nays. Director Montes abstained.

**11. STANDING  
COMMITTEE  
REPORTS**

- a) Administration and Finance: No report. This committee will meet on Friday, May 19 at 10:00 am.
- b) Maintenance and Operation: This committee met on March 31. See the meeting recap (pg. 29-31)
- c) Recreation Committee: No report.
- d) Personnel & Policy: No report.
- e) Government: No report.
- f) Planning Committee: This committee expects to meet on May 26 at 10:00 am at Shady Oaks Disc Golf. The committee will also plan to tour Rollingwood. Final 9 and OVparks will provide lists of priority projects to discuss and what projects the Shady Oaks Disc Golf Club is willing to assist with.
- g) Trails Committee: No report.
- h) Ad Hoc: No report.

**12. ADMINISTRATOR'S  
REPORT**

- a) Monthly Activity Report – March 2023 (pg. 32-38):

On March 17, Administrator Ross had a meeting with Veronica Thorley, Administrative Services Officer with the Sacramento County Department of Regional Parks. The purpose of the meeting was to learn how OVparks could apply for COVID-19 relief funding through the American Rescue Plan Act. The application process was explained. Superintendent Von Aesch and Admin Ross completed the application and submitted it on March 29.

On March 21, Administrator Ross and Superintendent Oropeza met with Dan McCready and Richard Jones of The Garland Company, INC. They inspected the Community Center roof and shared with us their concerns and likely reasons for leaking. We shared our interest in solar panels, and they showed us samples of a roof designed for solar panels. They will be providing us with approximate costs for a new roof. They will also be inspecting the Kidz Korner roof.

On March 22, Administrator Ross, Superintendent Oropeza, and Supervisor Bain met with Gabe Johnson, Nathan Schlegel, Josh Sarpotdar, and Corinna Donovan of Syserco Energy Solutions to review the energy analysis they conducted. They provided us with three options that would enable us to add solar panels while generating net revenue over the course of 15-30 years. Two options include us taking a loan while receiving a subsidy through the Inflation Reduction Act. One of those two options would include replacing 10 old HVAC units. Neither of the options includes a new roof, but the net revenue generated would pay for the roof over time. This topic will be added to the agenda for the Finance Committee Meeting on May 19.

On March 23, Administrator Ross met with Andrew Clarke of Q-Star Technology to learn about advanced portable surveillance equipment to help deter vandalism in parks while providing high resolution photos that help identify people and vehicles.

On March 29, Administrator Ross, Superintendent Oropeza, Supervisor Bain, and Foreman Fuhlrodt met with Marga Brunner (Farmers Market), Don Morris (Rotary) and David Shepherd (Rotary) to discuss ideas for a permanent roof/shade structure over the outside stage of the Community Center. The Rotary Club of Orangevale is considering funding most of the cost while providing some labor as their annual community project.

Supt. Von Aesch advised that new employee processing will begin shortly. The Recreation Department is currently conducting interviews for summer positions.

Park Supt. Oropeza advised the temporary repair of the pool leak has been completed. Due to the cold and wet weather, a special type of application had to be used to complete the repair. This should hold until the end of the swim season when the Pool renovation can be conducted. The first mow of the season has been completed. The fallen eucalyptus tree at Pecan has been cut and removed. Staff added soil to the area where the Farmer's Market will set up. This was done to counter recent soil erosion and to cover and protect many tree roots that had been exposed. Some topsoil and seed were added to the area to promote more grass growth. Over 100 feet of fencing that divides Green Oaks school and Community Park was repaired. Supt. Oropeza met with an electrician regarding the Pavilion and Horse Arena electrical and will be receiving a bid to fix the electrical in the area. Irrigation has not needed to be turned on yet due to the cool temperatures and frequent rain. Supt. Oropeza advised that they are in the process of purchasing a used replacement vehicle.

Recreation Supervisor Jason Bain advised seventeen enrollees participated in the Lifeguard Training course. The Rummage Sale will be held this weekend. Open House will be held on Saturday, April 22. Sunsplash has been conducting training at the OVparks pool and Swim Clinics will begin next week. TigerSharks will begin May 1. The Spring

Craft Fair will be held on Saturday, May 13. Swim lessons are set to begin June 12. He advised we are currently \$15,000 over projections for recreation and rental revenue.

Fulton-El Camino Police Activity Report was provided.

**13. UNFINISHED BUSINESS**

None discussed.

**14. NEW BUSINESS**

a) Approve Resolution 23-04-701: Resolution Authorizing a 2022/23 Final Budget Amendment for Fund 332A (pg. 39-40):

District staff are paid on alternating Fridays. During a standard fiscal year, ten months have two payroll periods and two pay dates. The other two months have three payroll periods and three pay dates. This provides the standard of 26 total payroll periods and pay dates.

When creating the FY 2022/23 budget, staff assumed that this was again a standard year with 26 payroll periods and pay dates. Staff discovered in January that this fiscal year has 27 pay dates, as the first and last dates of the fiscal year are pay dates. Staff has confirmed that for each of the calendar years of 2022 and 2023 there are the standard 26 pay dates, so there is no overpayment of salaries and benefits.

In discovering this 27th pay date, staff realized the District would face a budget shortfall in the General Fund expenditure account titled Salaries and Employee Benefits. A budget amendment is required to prevent a shortfall in the final month of the fiscal year.

The total funds proposed to be transferred from the Unreserved Fund Balance into the Salaries and Employee Benefits accounts is \$68,000.

The specific accounts and amounts are as follows:

Increase Account 10111000 Salaries & Wages, Regular by \$34,250

Increase Account 10112100 Salaries & Wages, Extra Help by \$19,200

Increase Account 10121000 Retirement by \$11,100

Increase Account 10122000 Social Security by \$3,300

Increase Account 10125000 Unemployment Insurance by \$150

**MOTION #6**

On a motion by Director Brunberg, seconded by Director Montes, the Resolution 23-04-701: Resolution Authorizing a 2022/23 Final Budget Amendment for Fund 332A, was approved by a vote of 5-0-0 with Directors Stickney, Meraz, Brunberg, Presinal, & Montes voting Aye. There were no Nays or Abstentions.

b) Retroactively approve the agreement with Exclusive Exteriors for removing and replacing damaged sections of concrete at Orangevale Community Park, including 770 square feet at the Pavilion/Stage area near the Horse Arena, and 52 linear feet of 8' wide pathway within the park; the total cost being \$22,535 (pg. 41-56):

At the July 8, 2021, Board of Directors meeting, the Board approved that the sections of damaged concrete pathways at Orangevale Community Park be replaced with new concrete in affordable and manageable intervals over three consecutive fiscal years. The first damaged section of concrete was replaced in May 2022. During the past year, a second section has been identified as the highest priority along with sections of the concrete stage of the Pavilion near the Horse Arena. The damaged concrete at the Pavilion will require replacing 770 square feet. The identified areas of damaged pathway totals 52 linear feet.

Exclusive Exteriors has completed several concrete projects for the District in recent years, all to our satisfaction. Exclusive Exteriors provided the lowest responsive qualified bid one year ago for similar concrete work. Being that this job is well below \$60,000 it qualifies as an informal bid project, and we recommend the District continue contracting with Exclusive Exteriors for this concrete project. This project will begin and end in May.

**MOTION #7**

On a motion by Director Brunberg, seconded by Director Montes, the agreement with Exclusive Exteriors for removing and replacing damaged sections of concrete at Orangevale Community Park, including 770 square feet at the Pavilion/Stage area near the Horse Arena, and 52 linear feet of 8' wide pathway within the park; the total cost being \$22,535, was retroactively approved by a vote of 5-0-0 with Directors Stickney, Meraz, Brunberg, Presinal, & Montes voting Aye. There were no Nays or Abstentions.

c) Review Big Day of Service projects scheduled for District parks on May 6, and allocate funds to support them (pg. 57):

I. Orangevale Community Center Park

A. Picnic Tables

Three picnic tables made of redwood will be assembled and stained. The tables will be 8 ft long. They will be placed under the oak trees in the southeast area of the soccer field. The lower branches of the oak trees will be pruned on that day. Project funded by the Church of Latter-Day Saints.

B. Bleachers

One bleacher unit will be assembled. The bleachers will be about 16 ft. long and will have three rows. The bleachers will be placed at one of the ball diamonds for spectators. Project funded by the Church of Latter-Day Saints.

C. Planting Flowers and Shrubs

Some flowers and shrubs will be planted around the Community Center to add color and beauty to the landscape. Project funded by OVparks.

D. Top-Dressing Bark in the Landscape. Project funded by OVparks.

E. Planting 3-5 Trees. Trees donated by Sacramento Tree Foundation.

F. Improve Landscaping at the Cottage Building. Project funded by Orangevale History Project.

## II. Pecan Park

### A. Clean the Nature Area

Remove any trash and dead tree branches that can become fuel for fires. No funding required.

### B. Dog Park Improvements

Add new decomposed granite and conduct some basic repairs as needed. Project funded by OVparks.

### C. Butterfly Garden Improvements

Remove unhealthy plants and replace with new plants. Remove the existing Pecan Park sign at the butterfly garden and replace with a new sign. Project funded by OVparks.

D. Plant 2-4 New Trees. Trees donated by Sacramento Tree Foundation.

## III. Shady Oaks Disc Golf Course

### A. Curb Appeal at the Main Entrance

Add three self-watering planter boxes around the existing monument sign. Add soil and colorful plants to those planter boxes. Add decorative rocks to that area to help beautify the entrance. Project funded by OVparks.

### B. Irrigation and Tree Planting

Add flexible irrigation tubing and drip lines by the Hole #18 fairway. This will help us provide water to establish new trees which will also be planted as part of the project. We plan to plant up to seven new trees in this area. Irrigation project funded by OVparks. Trees donated by Sacramento Tree Foundation.

## IV. Youth Center Park

A. Plant 3-4 trees to provide shade near the baseball field. Trees donated by Sacramento Tree Foundation.

On a motion by Director Brunberg, seconded by Director Montes, the Big Day of Service projects scheduled for District parks on May 6, and allocation of \$6,000 to support them, was approved by a vote of 5-0-0 with Directors Stickney, Meraz, Brunberg, Presinal, & Montes voting Aye. There were no Nays or Abstentions

## MOTION #8

- d) The District purchased a used Chevy S10 extended cab pickup for our fleet to be used as our irrigation truck (verbal): Supt. Oropeza advised of a small truck to purchase with 80,000 miles on it. The truck will be a good addition to the Park Maintenance Fleet.
- e) Swimming Pool project timeline and update (pg. 58): Greg Foell has kindly agreed to produce the Front-End documents for us, which are needed for the formal bid packet. Greg began work on those documents this week. He and I are meeting tomorrow to review progress. Thanks are extended to Cordova Recreation & Park District



who graciously shared their Front-End documents with us for two recent pool projects that they completed. Greg is also preparing the contract documents which we will have reviewed by our Legal Counsel. Admin Ross has the scope of work specifications and drawings from Aquatic Design Group. These are to be incorporated with the Front-End specifications to complete the formal bid packet. Admin Ross to bring the formal bid packet to the Board of Directors for approval to proceed with acquiring bids.

f) Driveway/Trail project timeline and update (pg. 59):

The County has received our application, and it has passed their first screening. The County expects to have completed the initial review phase by May 1. We should know at that time if we receive County permits, or if there are additional steps we need to take.

Greg Foell has kindly agreed to produce the Front-End documents for us, which are needed for the formal bid packet. Greg began work on those documents this week. He and I are meeting tomorrow to review progress. Greg is also preparing the contract documents which we will have reviewed by our Legal Counsel. Peter Larimer with MTW Group has provided specifications through drawings. He is now preparing the specifications and scope of work in detailed written form, which will be incorporated with the "Front End" specifications to complete the formal bid packet. Admin Ross to bring the formal bid packet to the Board of Directors for approval to proceed with acquiring bids.

g) Arcade Cripple Creek Trail project update (verbal):

The timeline for construction shows that trail construction within Sundance and Streng Parks was to begin in March and end in July. Admin Ross will seek an updated timetable.

OVparks has awarded the Streng Park fence job to Crusader Fence Company, and they expect to begin and complete the project next week. There is no new timeline for the construction of the new fences for the four Orangevale property owners along the trail. We are to receive at least 3 weeks advanced notice before fence construction begins.

h) Determine if our May Board of Directors meeting is to be live-streamed (verbal): The Board of Directors discussed and agreed that live-streaming the May 18 BOD meeting will not be necessary. Due to a schedule conflict, Ken Benedict will not be in attendance to provide live-streaming for the June 15 BOD meeting.

**15. DIRECTOR AND STAFF COMMENTS**

Admin Ross advised that Supervisor Woodford has been amazing with her coordination of the OVparks programs and keeping things fresh. She is always looking for ways to address populations that do not have adequate program offerings. She also coordinates the Activity Guides with support from the Recreation and Administrative Staff. The Activity Guide will be discussed at the next BOD meeting to determine feasibility of a digital option instead of printing the full guide.

Admin Ross also shared kudos to Supervisor Bain in achieving such good enrollment for the kick-off of the Aquatics programming. He appreciated his patience with the pool repair process. Admin Ross extended appreciation to Supt. Oropeza and his team for their ability to prepare the pool for the upcoming swim season in a very short timeline due to the continual inclement weather. Admin Ross thanked Finance/HR Supt. Von Aesch for her assistance in the preparation of the application for the potential COVID-19 relief funding through the American Rescue Plan Act. He will include this topic on the agenda for the May BOD meeting if any news is received.

Supervisor Bain reminded of the Rummage Sale on April 15th, Open House on April 22<sup>nd</sup>, and Spring Craft Fair on May 13<sup>th</sup>

Supervisor Woodford advised classes are going well. New programming including a youth theatre program, StretchLab Roseville, Zumba Gold for seniors, and Mushy Love will be offered in the Summer Activity Guide. She is currently working on implementing a balance class for seniors. Senior programming has been increasing. Luz Johnson, Financial Advisor with LPL Financial, has been offering two important seminars for community seniors, Be Money Smart, and Putting Your Financial House in Order. Both seminars were held at the Orangevale Community Center. The AARP is finishing up their 2023 Tax Preparation for seniors at the Orangevale Community Center this week. This is a huge benefit to our senior community. The appointments for this year were fully booked by the end of January.

Finance/HR Supt. Von Aesch advised all is good. Nothing new to report.

Park Supt. Oropeza advised that they are preparing for the spring growth that will come with the warmer weather. Thank you to all the staff. They are appreciated.

Director Stickney extended appreciation to all the staff and commented on the interesting spring season.

Director Montes advised she may not attend the next two BOD meetings. She extended appreciation to the OVparks staff for all their hard work, especially throughout all the challenging weather.

Director Presinal thanked the staff for hanging in there and taking care of business.

**16. ITEMS FOR NEXT AGENDA**

- a) Consider having the OVparks Activity Guide available primarily in digital form.
- b) Driveway/Trail Project Timeline and Update
- c) COVID-19 Relief Funding Update.

**17. ADJOURNMENT**

**MOTION #9**

With no further business to discuss, the general meeting of the Board of Directors was adjourned at 7:20 p.m. On a motion by Director Brunberg, seconded by Director Montes, the adjournment was approved by a vote of 5-0-0 with Directors Stickney, Presinal, Brunberg, Meraz, and Montes, voting Aye. There were no Nays or Abstentions.

---

Mike Stickney, Chairperson

# Spring Into The Season With OVParks!

## Spring Rummage Sale

Saturday, April 15th 7:00am-1:00pm

Bring the whole family, there is something for everyone!  
Sellers, turn your unwanted items into cash!

## New! Putting Your Financial House in Order

Ages: 50+ & Family

M 4/10 11:00am-12:30pm

Fee: Free!



## Kids Night Out: April Showers

Ages: 5-12

F 4/28 6:00-9:00pm

Fee: \$27 / \$30 NR



## Flag Football

Ages: 7-13

W 4/12-5/17 4:00-5:15pm

Fee: \$160 / \$163 NR



## New! Futsal - Youth

Ages: 4-11

Sa 4/15-5/27 9:00-10:00am

Fee: \$87 / \$90 NR



## Summer Open House

Saturday, April 22nd 12:00am-1:30pm

Fee: FREE!

Come plan your summer with OVParks &  
enjoy amazing one-day deals!



Parks Make Life Better



Get Connected @ovparks

6826 Hazel Ave, Orangevale

(916) 988-4373 • OVParks.com





# Spring Is In Full Bloom Here At OVparks!

## SPRING CRAFT FAIR

Saturday, May 13<sup>th</sup> 9:00am-3:00pm

FREE entry for all shoppers!

Enjoy handmade crafts, unique gifts, jewelry and  
direct sales from over 30 local vendors!

### New! Intro to Mushroom Growing

Ages: 18+

W 5/10 6:30-7:45pm

Fee: \$52 / \$55 NR



### Mens 3on3 Hoops

Ages: 35-49 & 50+

W 5/17-7/12 7:00-8:30pm

Fee: \$42 / \$45 NR



### New! Zumba Gold

Ages: 50+

Tu 5/2-5/23 2:30-3:15pm

Fee: \$33 / \$36 NR



### Social Dancing

Foxtrot

Ages: 18+

Waltz

M 5/1-5/22 7:00-8:00pm

M 5/1-5/22 8:00-9:00pm

Fee: \$43 / \$46 NR

Fee: \$43 / \$46 NR

### Kayaking for Boomers

Ages: 50+

Sa 5/27 10:00am-1:00pm

Fee: \$92 / \$95 NR



### New! Group Stretch Class with Stretchlab

Morning

Ages: 18+

Afternoon

W 5/10 8:45-9:30am

W 5/17 12:00-12:45pm

Fee: \$36 / \$39 NR

Fee: \$36 / \$39 NR



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## OVPARKS SUMMER OPEN HOUSE



**OVPARKS - SUMMER  
OPEN HOUSE SAT 4/22  
12:00-1:30PM**

Come out and plan your summer with OVParks at our an-

nual Summer Open House Event on Saturday April 22nd from 12:00-1:30pm. This FREE, family friendly event will be your ticket to

an activity packed summer! On top of the amazing class demonstrations and instructor meet-n-greets available, we'll also have fun games and activities, including a bounce house, face paint, giant Jenga, bean bag races, and so much more! There will also be BBQ hot dogs and snow cones too!

You will be able to sign up for your favorite classes in person at the Summer Open House, with some offering one-day discounts! This is also the first chance you'll have to be able to register for our very popular and quick-filling Swim Lessons hosted at the OV Community Pool, or the Rec'ing Crew Summer Day Camp with field trips, crafts, and swim days. Make sure you mark your calendar and don't miss out on this event



GENERAL FUND EXPENDITURES  
FOR THE MONTH ENDING  
APRIL 30, 2023

CLAIM #	ACCOUNT #	VENDOR	DESCRIPTION	AMOUNT
1906978714	20202100	US BANK NATIONAL ASSOCIAT	BOOKS PERIODICALS/SUBSCRIPTION	79.99
1906978593	20203900	SUSAN MYREN	EMPLOYEE TRANSPORTATION	91.31
1906982913	20203900	BARRY ROSS	EMPLOYEE TRANSPORTATION	36.35
1906989627	20203900	OLIVIA SILVA	EMPLOYEE TRANSPORTATION	47.82
1906989630	20203900	ANNE-METTE VEILSTRUP	EMPLOYEE TRANSPORTATION	6.29
				<b>181.77</b>
1906978559	20207600	BURKETTS OFFICE SUPPLY IN	OFFICE SUPPLIES	146.46
1906976164	20219700	AT&T	TELEPHONE SERVICES	25.23
1906978528	20219700	SPRINT P C S	TELEPHONE SERVICES	22.64
1906982586	20219700	COMCAST	TELEPHONE SERVICES	650.13
1906989606	20219700	COMCAST	TELEPHONE SERVICES	628.57
				<b>1,326.57</b>
1906968392	20226200	JJR ENTERPRISES INC	OFFICE EQUIPMENT MAINTENANCE S	128.04
1906989614	20226200	JJR ENTERPRISES INC	OFFICE EQUIPMENT MAINTENANCE S	148.34
				<b>276.38</b>
110902399	20250700	SACRAMENTO COUNTY COMPASS CH	SB 2557 2nd INST ORANGEVALE PARK	8,396.51
1906968390	20259100	KENNETH BENEDICT	OTHER PROFESSIONAL SERVICES	200.00
110881780	20259100	SACRAMENTO COUNTY PARK DEV FE	OTHER PROFESSIONAL SERVICES	5,301.86
1906989624	20259100	KENNETH BENEDICT	OTHER PROFESSIONAL SERVICES	200.00
				<b>5,701.86</b>
1906989618	20259101	N3X MSP INC	IT SERVICES	1,128.00
1906989618	20281202	N3X MSP INC	SOFTWARE	498.00
1906968395	20285100	TERRY MASTEN	RECREATIONAL SERVICES	144.00
1906978714	20285100	US BANK NATIONAL ASSOCIAT	RECREATIONAL SERVICES	33.65
1906978588	20285100	SHAUNA LEMAY	RECREATIONAL SERVICES	390.00
1906978589	20285100	RESCUE TRAINING INSTITUTE	RECREATIONAL SERVICES	434.00
1906978591	20285100	TERRY HOWARD	RECREATIONAL SERVICES	504.00
1906978564	20285100	CORDOVA RECREATION & PARK	RECREATIONAL SERVICES	2,290.75
1906978566	20285100	YMCA OF SUPERIOR CALIFORN	RECREATIONAL SERVICES	406.00
1906978569	20285100	ADRIAAN JANSEN VAN VUUREN	RECREATIONAL SERVICES	2,153.25
1906978583	20285100	STEVEN MIRANDA	RECREATIONAL SERVICES	1,144.00
1906978587	20285100	ALLGOOD DRIVING SCHOOL	RECREATIONAL SERVICES	49.30
1906982895	20285100	JOHN WALTON	RECREATIONAL SERVICES	2,410.00
1906982894	20285100	BRENDAN CHASE	RECREATIONAL SERVICES	1,825.00
1906989645	20285100	HANDSTANDS INC	RECREATIONAL SERVICES	144.20
1906989616	20285100	TERRY MASTEN	RECREATIONAL SERVICES	72.00
				<b>12,000.15</b>
1300832605	20285200	RECREATIONAL SUPPLIES REIMBURS	RECREATIONAL SUPPLIES	-348.00
1906978714	20285200	US BANK NATIONAL ASSOCIAT	RECREATIONAL SUPPLIES	404.10
1906989605	20285200	CAPITAL ONE NA	RECREATIONAL SUPPLIES	214.94
1906989617	20285200	BARRY ROSS OR JASON BAIN	RECREATIONAL SUPPLIES	9.07
				<b>280.11</b>
110897133	20296200	SACRAMENTO COUNTY PARKING	QR BILLING APR-2023 ORANGEVALE I	3.50
1906978563	30322000	C I T TECHNOLOGY FIN SERV	BOND/LOAN REDEMPTION	349.43
1906982916	43430300	DAVID TYNER	EQUIPMENT	8,218.80
1906982910	50557100	STATE OF CALIFORNIA	FINGERPRINTING SERVICES	32.00

**ORANGEVALE RECREATION AND PARK DISTRICT GENERAL FUND  
BUDGET EXPENDITURE DETAIL  
FISCAL YEAR 2022/2023  
APRIL 2023**

Account Number	Expenditure Account	Budgeted 2022/2023	Current Expenditure	Expenditures to Date	Funds Available	% Left
<b>1000</b>	<b>SALARIES &amp; EMPLOYEE BENEFITS</b>					
10111000	Salaries & Wages, Regular	887,000.00	68,618.00	732,853.51	154,146.49	17%
10112100	Salaries & Wages, Extra Help	405,000.00	16,211.33	302,807.49	102,192.51	25%
10112400	Salaries, Board members	12,000.00	800.00	6,200.00	5,800.00	48%
10121000	Retirement	285,000.00	22,231.00	237,119.04	47,880.96	17%
10122000	Social Security	88,000.00	6,491.63	79,127.32	8,872.68	10%
10123000	Group Insurance	260,720.00	19,866.95	195,921.85	64,798.15	25%
10124000	Worker's Comp. Ins	49,500.00		55,883.49	(6,383.49)	-13%
10125000	Unemployment Insurance	18,000.00	291.20	6,615.95	11,384.05	63%
10128000	Health Care/Retirees	0.00		-	0.00	#DIV/0!
	<b><i>SUB-TOTAL</i></b>	<b>2,005,220.00</b>	<b>134,510.11</b>	<b>1,616,528.65</b>	<b>388,691.35</b>	<b>19%</b>
<b>2000</b>	<b>SERVICES &amp; SUPPLIES</b>					
20200500	Advertise/Legal Notices	2,300.00		1,595.44	704.56	31%
20202100	Books/Periodicals/Subscrip	2,000.00	79.99	2,471.81	(471.81)	-24%
20202900	Business/Conference Expense	4,000.00		2,284.33	1,715.67	43%
20203500	Education/Training Serv.	3,500.00		1,010.00	2,490.00	71%
20203600	Education /Training Supplies	500.00		-	500.00	100%
20203700	Tuition Reimbursement	500.00		-	500.00	100%
20203800	Employee Recognition	2,300.00		2,075.00	225.00	10%
20203802	Recognition Items	500.00		-	500.00	100%
20203803	Recognition Events	500.00		10.00	490.00	98%
20203900	Employee Transportation	2,800.00	181.77	2,236.12	563.88	20%
20205100	Liability Insurance	121,600.00		121,571.00	29.00	0%
20205500	Rental Insurance	2,500.00		-	2,500.00	100%
20206100	Membership Dues	14,000.00		12,837.95	1,162.05	8%
20207600	Office Supplies	6,500.00	146.46	4,196.32	2,303.68	35%
20207602	Signs	500.00		-	500.00	100%
20207603	Keys	350.00		-	350.00	100%
20208100	Postal Services	6,500.00		7,951.89	(1,451.89)	-22%
20208102	Stamps	2,000.00		306.00	1,694.00	85%
20208500	Printing Services	26,000.00		15,304.57	10,695.43	41%
20210300	Agricultural/Horticultural Service	500.00		-	500.00	100%
20210400	Agricultural/Horticultural Supply	1,000.00		-	1,000.00	100%
20211200	Building Maint. Supplies	500.00		-	500.00	100%
20212200	Chemicals	500.00		-	500.00	100%
20213100	Electrical Maint. Service	400.00		-	400.00	100%
20213200	Electrical Maint. Supplies	500.00		-	500.00	100%
20214100	Land Improv. Maint. Services	500.00		-	500.00	100%
20214200	Land Improv. Maint. Supplies	500.00		-	500.00	100%
20215100	Mechanical System Maint. Ser	500.00		-	500.00	100%
20215200	Mechanical System Maint. Sup	500.00		-	500.00	100%
20216200	Painting Supplies	500.00		-	500.00	100%
20216700	Plumbing Maint. Service	400.00		-	400.00	100%
20216800	Plumbing Maint. Supplies	500.00		-	500.00	100%
20218100	Irrigation Services	500.00		-	500.00	100%



Account Number	Expenditure Account	Budgeted 2022/2023	Current Expenditure	Expenditures to Date	Funds Available	% Left
20218200	Irrigation Supplies	500.00		-	500.00	100%
20218500	Permit Charges	3,000.00		-	3,000.00	100%
20219100	Electricity	500.00		-	500.00	100%
20219200	Natural Gas / LPG/ Fuel Oil	500.00		-	500.00	100%
20219300	Refuse Collection / Disposal Service	500.00		-	500.00	100%
20219500	Sewage Disposal Service	500.00		-	500.00	100%
20219700	Telephone Service	13,000.00	1,326.57	12,547.49	452.51	3%
20219800	Water	1,000.00		-	1,000.00	100%
20219900	Telephone System Maint.	500.00		-	500.00	100%
20220500	Automotive Maint. Service	500.00		-	500.00	100%
20220600	Automotive Maint. Supplies	500.00		-	500.00	100%
20221200	Construction Equip Maint Sup	500.00		-	500.00	100%
20222600	Expendable Tools	500.00		-	500.00	100%
20223600	Fuel & Lubricants	500.00		-	500.00	100%
20226100	Office Equip Maint Service	1,000.00		-	1,000.00	100%
20226200	Office Equip Maint Supplies	3,500.00	276.38	1,512.82	1,987.18	57%
20227500	Rents/Leases Equipment	500.00		-	500.00	100%
20228100	Shop Equip Maint Service	500.00		-	500.00	100%
20228200	Shop Equip Maint Supplies	500.00		-	500.00	100%
20229100	Other Equip Maint Service	500.00		-	500.00	100%
20229200	Other Equip Maint Supplies	500.00		-	500.00	100%
20231400	Clothing/Personal Supplies	2,000.00		-	2,000.00	100%
20232100	Custodial Services	1,000.00		-	1,000.00	100%
20232200	Custodial Supplies	1,000.00		-	1,000.00	100%
20244300	Medical Services	200.00		522.36	(322.36)	-161%
20250500	Accounting Services	7,000.00		5,979.60	1,020.40	15%
20250700	Assessment/Collection Service	19,500.00	8,396.51	17,138.02	2,361.98	12%
20252500	Engineering Services	26,000.00		16,205.70	9,794.30	38%
20253100	Legal Services	20,000.00		594.00	19,406.00	97%
20256200	Transcribing Services	0.00		-	0.00	#DIV/0!
20257100	Security Services	4,500.00		2,236.00	2,264.00	50%
20259100	Other Professional Services	75,000.00	5,701.86	8,120.36	66,879.64	89%
20259101	Computer Consultants	14,500.00	1,128.00	11,875.00	2,625.00	18%
20281201	PC Hardware	7,000.00		189.65	6,810.35	97%
20281202	PC Software	7,000.00	498.00	3,978.40	3,021.60	43%
20281203	PC Supplies	2,000.00		-	2,000.00	100%
20281900	Elections	34,000.00		29,106.90	4,893.10	14%
20285100	Recreational Services	148,000.00	12,000.15	124,666.01	23,333.99	16%
20285200	Recreational Supplies	37,000.00	280.11	24,207.98	12,792.02	35%
20289800	Other Operating Exp - Supplies	2,000.00		-	2,000.00	100%
20289900	Other Operating Exp - Services	2,000.00		-	2,000.00	100%
20291100	System Development Services	3,000.00		3,270.48	(270.48)	-9%
20296200	GS Parking Charges	200.00	3.50	66.50	133.50	67%
	<b>SUB-TOTAL</b>	<b>648,550.00</b>	<b>30,019.30</b>	<b>436,067.70</b>	<b>212,482.30</b>	<b>33%</b>
<b>3000</b>	<b>OTHER CHARGES</b>					
30321000	Interest Expense	29,100.00		29,006.25	93.75	0%
30322000	Bond/Loan Redemption	44,200.00	349.43	42,442.38	1,757.62	4%
30345000	Taxes/Licenses/Assess Trans	1,600.00		1,211.46	388.54	24%
	<b>SUB-TOTAL</b>	<b>74,900.00</b>	<b>349.43</b>	<b>72,660.09</b>	<b>2,239.91</b>	<b>3%</b>

Account Number	Expenditure Account	Budgeted 2022/2023	Current Expenditure	Expenditures to Date	Funds Available	% Left
<b>4000</b>	<b>FIXED ASSETS</b>					
41410100	Land	0.00		-	0.00	
42420200	Struc. & Improvements	720,000.00		63,687.47	656,312.53	91%
43430300	Vehicles/Equipment	50,000.00	8,218.80	9,218.80	40,781.20	82%
	<b>SUB-TOTAL</b>	<b>770,000.00</b>	<b>8,218.80</b>	<b>72,906.27</b>	<b>697,093.73</b>	<b>91%</b>
<b>5000</b>	<b>INTERFUND CHARGES</b>					
50557100	Fingerprinting Service	2,200.00	32.00	1,888.00	312.00	14%
	<b>SUB-TOTAL</b>	<b>2,200.00</b>	<b>32.00</b>	<b>1,888.00</b>	<b>312.00</b>	<b>14%</b>
79790100	<i>Contingency Appropriations</i>	0.00		-	0.00	0%
	<i>Deposit into Reserves</i>	0.00		-	0.00	0%
	<b>GRAND TOTAL</b>	<b>3,500,870.00</b>	<b>173,129.64</b>	<b>2,200,050.71</b>	<b>1,300,819.29</b>	<b>37%</b>

**ORANGEVALE RECREATION AND PARK DISTRICT GENERAL FUND  
REVENUE STATEMENT  
FISCAL YEAR 2022/2023  
APRIL 2023**

Account Number	Revenue Account	2022/2023 Budgeted Revenue	Realized This Period	Collection YTD Balance	YTD Uncollected Balance	% Collected
91910100	Prop. Taxes - Current Secured	1,600,685	706,810.79	1,591,206.48	9,478.52	99.41%
91910200	Prop. Taxes - Current Unsecured	54,400	1,755.94	54,455.08	-55.08	100.10%
91910300	Supplemental Taxes Current	38,400	9,323.50	44,026.98	-5,626.98	114.65%
91910400	Prop. Taxes Sec. Delinquent	12,605		9,745.19	2,859.81	77.31%
91910500	Prop. Taxes Supp. Delinq.	1,945		3,724.09	-1,779.09	191.47%
91910600	Unitary Current Secured	14,500	7,825.36	16,323.82	-1,823.82	112.58%
91910800	Prior Year Supple-Delinq	-		0.00	0.00	
91910900	Education Rev. Augment. Fund	-		0.00	0.00	
91911000	Prop. Tax - Sec. Delinq. Roll	-		0.00	0.00	
91912000	Prop. Tax - Sec. Redemption	140		174.88	-34.88	
91913000	Prop. Tax Prior - Unsecured	1,105	22.17	499.79	605.21	45.23%
91914000	Penalty Costs - Prop. Tax	500	25.22	363.46	136.54	72.69%
91919900	Taxes - Other	-		0.00	0.00	
	<b>SUB-TOTAL TAXES 9100</b>	<b>1,724,280</b>	<b>725,762.98</b>	<b>1,720,519.77</b>	<b>3,760.23</b>	<b>99.78%</b>
94941000	Interest Income	14,000	10,082.00	14,655.00	-655.00	104.68%
94942900	Building Rental Other	125,000	20,539.60	112,846.20	12,153.80	90.28%
94943900	Cell Tower Leases	48,500	7,916.34	39,581.70	8,918.30	81.61%
94944800	Rec.Concessions Final 9	21,000	1,100.00	17,079.72	3,920.28	81.33%
94945900	Other Vending Devices	-		0.00	0.00	
94949000	Concessions - Other	-		0.00	0.00	
95952200	Homeowner Prop. Tax Relief	14,000	4,362.52	10,594.69	3,405.31	75.68%
95952900	In-Lieu Taxes	220,000	5,301.86	5,301.86	214,698.14	
95959504	Fiscal Relief for Independent Special Dis	-		0.00	0.00	
95956900	State Aid - Other Misc. Programs	-		0.00	0.00	
96963313	Miscellaneous Fees	1,000	215.71	1,518.81	-518.81	151.88%
96964600	Recreation Service Charges	550,000	91,644.30	344,338.99	205,661.01	62.61%
96969700	Security Services	1,000		0.00	1,000.00	0.00%
96969903	Sponsorships/Scholarships	-		0.00	0.00	
97973000	Donations & Contributions	2,000	250.00	2,275.00	-275.00	113.75%
97973200	Recreation Contributions	-		0.00	0.00	
97973300	Orangevale Clubs	-		0.00	0.00	
97974000	Insurance Proceeds	900		140.95	759.05	15.66%
97979000	Revenue - Other	1,500	196.06	2,137.30	-637.30	142.49%
	<b>SUB-TOTAL OTHER MISC. INCOME</b>	<b>998,900</b>	<b>141,608.39</b>	<b>550,470.22</b>	<b>448,429.78</b>	<b>55.11%</b>
	<b>TOTAL BUDGET AMOUNT</b>	<b>2,723,180</b>	<b>867,371.37</b>	<b>2,270,989.99</b>	<b>452,190.01</b>	<b>83.39%</b>

OLLAD EXPENDITURES  
FOR THE MONTH ENDING  
APRIL 30, 2023

CLAIM #	ACCOUNT #	VENDOR	DESCRIPTION	AMOUNT
1906968386	20210300	NORTHERN CALIFORNIA INALL	AGRICULTURAL/HORTICULTURAL SER	412.50
1906982893	20210300	NORTHERN CALIFORNIA INALL	AGRICULTURAL/HORTICULTURAL SER	412.50
				<b>825.00</b>
1906974468	20211200	LOWES BUSINESS ACCOUNT	BUILDING MAINTENANCE/SUPPLIES/MA	62.41
1906980694	20211200	AMERICAN RIVER ACE HARDWA	BUILDING MAINTENANCE SUPPLIES/MA	324.55
				<b>386.96</b>
1906968385	20212200	SCP DISTRIBUTORS LLC	CHEMICAL SUPPLIES	7.80
1906978714	20212200	US BANK NATIONAL ASSOCIAT	CHEMICAL SUPPLIES	169.36
1906978714	20212200	US BANK NATIONAL ASSOCIAT	TAX ACCRUAL	0.78
1906982888	20212200	SCP DISTRIBUTORS LLC	CHEMICAL SUPPLIES	834.74
				<b>1,012.68</b>
1906968388	20214100	EASYSTUMPS TREE SERVICES	LAND IMPROVEMENT MAINTENANCE S	<b>3,850.00</b>
1906974468	20214200	LOWES BUSINESS ACCOUNT	LAND IMPROVEMENT MAINTENANCE S	523.23
1906978714	20214200	US BANK NATIONAL ASSOCIAT	LAND IMPROVEMENT MAINTENANCE S	93.82
1906980694	20214200	AMERICAN RIVER ACE HARDWA	LAND IMPROVEMENT MAINTENANCE S	45.22
1906989617	20214200	BARRY ROSS OR JASON BAIN	LAND IMPROVEMENT MAINTENANCE S	250.00
1906992889	20214200	LOWES BUSINESS ACCOUNT	LAND IMPROVEMENT MAINTENANCE S	242.91
				<b>1,155.18</b>
1906982617	20215100	GOLDEN AIRE INC	MECHANICAL SYSTEMS MAINTENANCE	533.44
1906982618	20215100	GOLDEN AIRE INC	MECHANICAL SYSTEMS MAINTENANCE	597.60
1906989608	20215100	V-POWER EQUIPMENT INC	MECHANICAL SYSTEMS MAINTENANCE	375.00
1906989621	20215100	DAVID DILL	MECHANICAL SYSTEMS MAINTENANCE	298.68
				<b>1,804.72</b>
1906980694	20216200	AMERICAN RIVER ACE HARDWA	PAINTING SUPPLIES	<b>21.53</b>
1906980694	20218200	AMERICAN RIVER ACE HARDWA	IRRIGATION SUPPLIES	<b>35.54</b>
1906978520	20219100	SMUD	ELECTRICITY	<b>4,351.64</b>
1906982577	20219200	PACIFIC GAS AND ELECTRIC	NATURAL GAS/LPG/FUEL OIL	<b>2,950.50</b>
1906978524	20219300	ALLIED WASTE SERVICES OF	REFUSE COLLECTION/DISPOSAL SERV	<b>1,883.31</b>
1906982891	20219500	UNITED SITE SERVICES OF C	SEWAGE DISPOSAL SERVICES	201.75
1906982892	20219500	UNITED SITE SERVICES OF C	SEWAGE DISPOSAL SERVICES	201.75
				<b>403.50</b>
1906978714	20219800	US BANK NATIONAL ASSOCIAT	WATER	25.14
1906982584	20219800	SAN JUAN WATER DISTRICT	WATER	329.40
1906992887	20219800	ORANGEVALE WATER COMPANY	WATER	1,572.96
				<b>1,927.50</b>
1906968383	20220600	RIEBES AUTO PARTS LLC	AUTO MAINTENANCE SUPPLIES	78.28
1906968380	20220600	GENERAL PARTS DISTRIBUTIO	AUTO MAINTENANCE SUPPLIES	294.99
1906982887	20220600	GENERAL PARTS DISTRIBUTIO	AUTO MAINTENANCE SUPPLIES	370.09
1906982645	20220600	RIEBES AUTO PARTS LLC	AUTO MAINTENANCE SUPPLIES	25.82
				<b>769.18</b>
1906978714	20223600	US BANK NATIONAL ASSOCIAT	FUEL/LUBRICANTS	<b>1,282.64</b>
1906974468	20228200	LOWES BUSINESS ACCOUNT	SHOP EQUIPMENT MAINTENANCE SUP	71.60
1906980694	20228200	AMERICAN RIVER ACE HARDWA	SHOP EQUIPMENT MAINTENANCE SUP	185.98



**ORANGEVALE RECREATION AND PARK DISTRICT - OLLAD ASSESSMENT**  
**BUDGET EXPENDITURE DETAIL**  
**FISCAL YEAR 2022/2023**  
**APRIL 2023**

Account Number	Expenditure Account	Budgeted 2022/2023	Current Expenditure	Expenditures to Date	Funds Available	% Left
<b>2000</b>	<b>SERVICES &amp; SUPPLIES</b>					
20203500	Education/Training Service	3,000.00		1,359.66	1,640.34	55%
20206100	Membership Dues	800.00		-	800.00	100%
20207600	Office Supplies	500.00		204.20	295.80	59%
20207602	Signs	1,000.00		1,171.00	(171.00)	-17%
20207603	Keys	1,000.00		170.21	829.79	83%
20210300	Agricultural/Horticultural Service	12,500.00	825.00	4,200.00	8,300.00	66%
20210400	Agricultural/Horticultural Supply	12,000.00		7,834.50	4,165.50	35%
20211200	Building Maint. Supplies	8,500.00	386.96	8,198.72	301.28	4%
20212200	Chemicals	30,000.00	1,012.68	21,597.01	8,402.99	28%
20213100	Electrical Maint. Service	4,500.00		-	4,500.00	100%
20213200	Electrical Maint. Supplies	2,000.00		371.51	1,628.49	81%
20214100	Land Improv. Maint. Service	47,500.00	3,850.00	7,850.00	39,650.00	83%
20214200	Land Improv. Maint. Supplies	34,500.00	1,155.18	17,188.71	17,311.29	50%
20215100	Mechanical System Maint. Ser	9,500.00	1,804.72	1,804.72	7,695.28	81%
20215200	Mechanical System Maint. Sup	3,000.00		460.88	2,539.12	85%
20216200	Painting Supplies	1,500.00	21.53	251.93	1,248.07	83%
20216700	Plumbing Maint. Service	1,000.00		-	1,000.00	100%
20216800	Plumbing Maint. Supplies	2,500.00		296.86	2,203.14	88%
20218100	Irrigation Service	2,000.00		-	2,000.00	100%
20218200	Irrigation Supplies	16,000.00	35.54	5,456.20	10,543.80	66%
20218500	Permit Charges	4,000.00		3,075.00	925.00	23%
20219100	Electricity	70,000.00	4,351.64	53,841.45	16,158.55	23%
20219200	Natural Gas / LPG/ Fuel Oil	24,000.00	2,950.50	19,529.14	4,470.86	19%
20219300	Refuse Collection / Disposal Service	23,500.00	1,883.31	17,410.54	6,089.46	26%
20219500	Sewage Disposal Service	14,200.00	403.50	11,504.09	2,695.91	19%
20219700	Telephone System	1,500.00		-	1,500.00	100%
20219800	Water	66,000.00	1,927.50	55,155.23	10,844.77	16%
20219900	Telephone System Maintenance	2,000.00		1,332.00	668.00	33%
20220500	Auto Maintenance Service	5,000.00		2,424.89	2,575.11	52%
20220600	Auto Maintenance Supplies	5,000.00	769.18	4,334.84	665.16	13%
20221200	Construction Equip. Maint. Sup.	500.00		18.31	481.69	96%
20222600	Expendable Tools	3,000.00		-	3,000.00	100%
20223600	Fuel & Lubricants	21,000.00	1,282.64	20,623.31	376.69	2%
20227500	Rent/Lease Equipment	4,000.00		316.17	3,683.83	92%
20228100	Shop Equip. Maint. Service	1,500.00		581.15	918.85	61%
20228200	Shop Equip. Maint. Supplies	7,500.00	1,233.55	5,903.18	1,596.82	21%
20229100	Other Equip. Maint. Service	1,500.00		858.90	641.10	43%
20229200	Other Equip. Maint. Supplies	3,000.00		1,201.53	1,798.47	60%
20231400	Clothing/Personal Supplies	3,500.00	160.00	2,911.03	588.97	17%
20232100	Custodial Service	0.00		-	0.00	#DIV/0!
20232200	Custodial Supplies	19,500.00	1,128.64	10,595.32	8,904.68	46%
20250500	Accounting Services	3,000.00		3,286.80	(286.80)	-10%
20252500	Engineering Services	15,100.00		13,320.22	1,779.78	12%
20253100	Legal Services	10,000.00		2,403.00	7,597.00	76%
20257100	Security Services	23,000.00	2,336.00	18,425.86	4,574.14	20%
20259100	Other Professional Services	38,000.00	95.00	20,705.93	17,294.07	46%
20289800	Other Operating Expenses Sup.	3,000.00		-	3,000.00	100%
	<b>SUB-TOTAL</b>	<b>565,600.00</b>	<b>27,613.07</b>	<b>348,174.00</b>	<b>217,426.00</b>	<b>38%</b>

<b>Account Number</b>	<b>Expenditure Account</b>	<b>Budgeted 2022/2023</b>	<b>Current Expenditure</b>	<b>Expenditures to Date</b>	<b>Funds Available</b>	<b>% Left</b>
<b>3000</b>	<b>OTHER CHARGES</b>					
30321000	Interest Expense	0.00		-	0.00	0%
30322000	Bond/Loan Redemption	0.00		-	0.00	0%
30345000	Taxes/Licenses/Assess Trans	1,300.00		60.00	1,240.00	95%
	<b>SUB-TOTAL</b>	<b>1,300.00</b>	<b>-</b>	<b>60.00</b>	<b>1,240.00</b>	<b>95%</b>
<b>4000</b>	<b>FIXED ASSETS</b>					
42420200	Struc. & Improvements	328,000.00		195.37	327,804.63	100%
43430300	Equipment	0.00		-	0.00	#DIV/0!
	<b>SUB-TOTAL</b>	<b>328,000.00</b>	<b>-</b>	<b>195.37</b>	<b>327,804.63</b>	<b>0%</b>
	<b>GRAND TOTAL</b>	<b>894,900.00</b>	<b>27,613.07</b>	<b>348,429.37</b>	<b>546,470.63</b>	<b>61%</b>





**ORANGEVALE RECREATION AND PARK DISTRICT - KENENTH GROVE ASSESSMENT  
BUDGET EXPENDITURE DETAIL  
FISCAL YEAR 2022/2023  
APRIL 2023**

<b>Account Number</b>	<b>Expenditure Account</b>	<b>Budgeted 2022/2023</b>	<b>Current Expenditures</b>	<b>Expeditures to Date</b>	<b>Funds Available</b>	<b>% Left</b>
<b>2000</b>	<b>SERVICES &amp; SUPPLIES</b>					
20200500	Advertise/Legal Notices	500.00		-	500.00	100%
20207600	Office Supplies	100.00		-	100.00	100%
20207602	Signs	50.00		-	50.00	100%
20210300	Agricultural/Horticultural Service	500.00		-	500.00	100%
20210400	Agricultural/Horticultural Supplies	80.00		-	80.00	100%
20219800	Water	750.00	41.60	579.86	170.14	23%
20223600	Fuel & Lubricants	800.00	160.00	480.00	320.00	40%
20250500	Accounting Services	600.00		633.60	(33.60)	-6%
20252500	Engineering Services	1,000.00		1,000.00	0.00	0%
20253100	Legal Services	100.00		-	100.00	100%
20256200	Transcribing Services	0.00		-	0.00	#####
20259100	Other Professional Services	500.00		-	500.00	100%
20289900	Other Operating Exp - Services	452.00		-	452.00	100%
20291500	COMPASS Costs	150.00		-	150.00	100%
20296200	GS Parking Charges	0.00		-	0.00	#####
	<b>SUB-TOTAL</b>	<b>5,582.00</b>	<b>201.60</b>	<b>2,693.46</b>	<b>2,888.54</b>	<b>52%</b>
<b>4000</b>	<b>FIXED ASSETS</b>					
42420200	Struc. & Improvements	0.00		-	0.00	0%
	<b>SUB-TOTAL</b>	<b>0.00</b>	<b>-</b>	<b>-</b>	<b>0.00</b>	<b>0%</b>
	<b>GRAND TOTAL</b>	<b>5,582.00</b>	<b>201.60</b>	<b>2,693.46</b>	<b>2,888.54</b>	<b>52%</b>

# STAFF REPORT



DATE: 5-18-23

TO: Board of Directors

FROM: Barry Ross, District Administrator

SUBJECT: **MONTHLY ACTIVITY REPORT – APRIL 2023**

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## **ADMINISTRATION**

- On April 1, about 40 volunteers gathered at Orangevale Community Park for the annual Creek Week cleanup. The weather was nice, several trash bags were filled, and the creek and park are now cleaner and safer for our park visitors and inhabitants.
- On April 22, OVparks hosted our annual Summer Open House that provided customers to meet class instructors, camp staff, aquatics staff, participate in class demonstrations, and to receive early-bird discounts on many summer programs. We also had hot dogs, snow cones, and games for the family.
- On April 27, staff met for our quarterly safety meeting. The topics included heat illness prevention and stress management.

**RECREATION Monthly Report: April 2023**

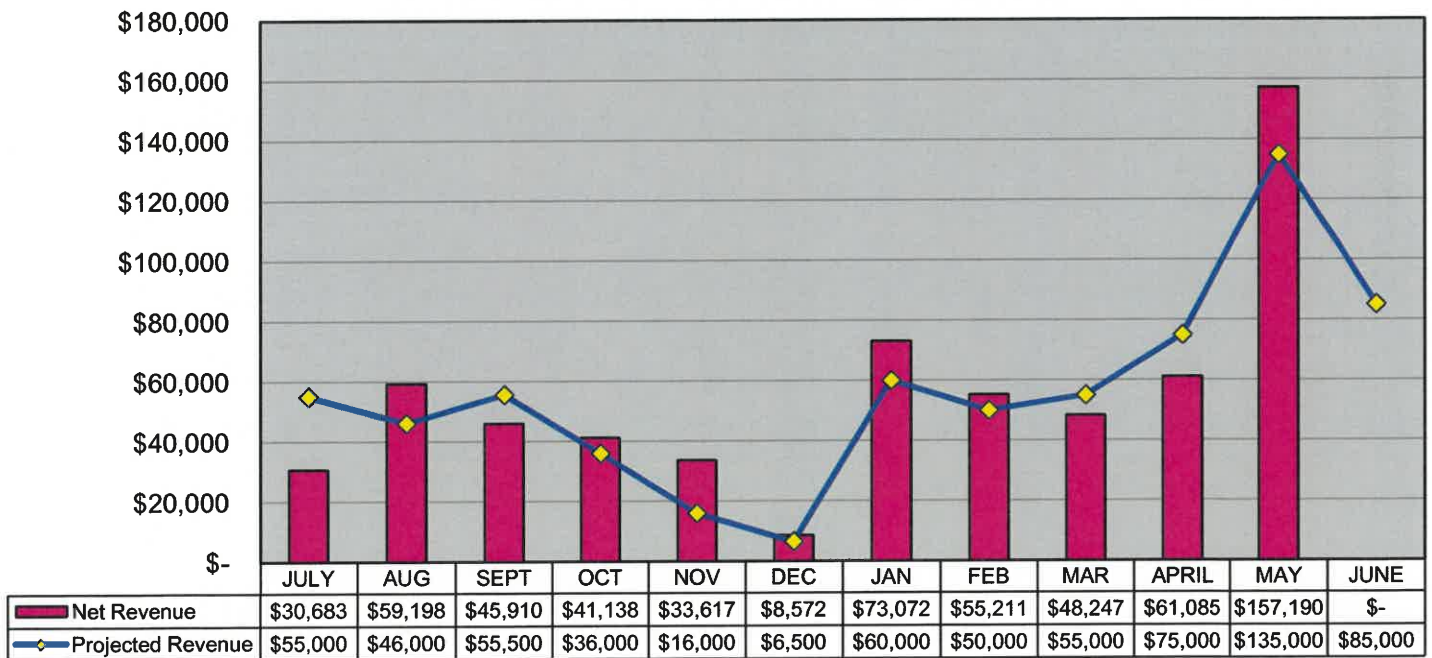
<b>April</b>	<b>Enrollment</b>	<b>Attendance</b>	<b>Gross Revenue</b>
<b>Active Adults</b>			
Bridge	36		\$ 72.00
Putting your Financial house in order		7	
Mid-Day Movie		8	
<b>Active Adults Sub Total</b>	<b>36</b>	<b>15</b>	<b>\$ 72.00</b>
<b>Aquatics</b>			
Lifeguard Training	17		\$ 2,975.00
Swim Clinic	63		\$ 3,005.00
<b>Aquatics Sub Total</b>	<b>80</b>	<b>0</b>	<b>\$ 5,980.00</b>
<b>Classes</b>			
Basic Horsemanship	9		\$ 1,620.00
Internet Drivers Education	5		\$ 145.00
Kids Night Out	9		\$ 225.00
RTI Basic Life Support CPR & AED	7		\$ 595.00
RTI Pediatric CPR & First Aid	2		\$ 170.00
Social Dancing Night Club Two Step	10		\$ 400.00
Social Dancing Tango	1		\$ 40.00
Stir cooking Classes - Sunset Chef	10		\$ 300.00
Stir cooking Classes - Wee Chefs	4		\$ 120.00
Ukulele Fretters	20		\$ 20.00
<b>Classes Sub Total</b>	<b>77</b>	<b>0</b>	<b>\$ 3,635.00</b>
<b>Day Camp</b>			
Adventure Crew - Spring	35		\$ 5,450.00
<b>Day Camp Sub Total</b>	<b>35</b>	<b>0</b>	<b>\$ 5,450.00</b>
<b>Events</b>			
Creek Week Clean up		40	
Rummage Sale	28		\$ 1,176.00
<b>Events Sub Total</b>	<b>28</b>	<b>40</b>	<b>\$ 1,176.00</b>
<b>Sports &amp; Fitness</b>			
Aikido - Teen/Adult	8		\$ 1,176.00
Aikido - Youth	9		\$ 635.00
Byers - Parent Participation Gymnastics	1		\$ 103.00
Byers - Tot Gymnastics	2		\$ 206.00
Karate - Preschool	2		\$ 420.00
Karate - Shotokan Grange Hall	3		\$ 235.00
Karate - Shotokan Youth Center	10		\$ 2,350.00
NAofA Flag Football	16		\$ 2,528.00
Pilates Reformer	6		\$ 480.00
Soccer Tots	24		\$ 1,800.00
Tennis Clinic	22		\$ 1,422.00
Top Notch Basketball League	182		\$ 22,139.00
Track & Field	6		\$ 474.00
Turns n Tumble Baby Ballet	16		\$ 704.00
Turns n Tumble Pre Ballet	22		\$ 924.00
<b>Sports &amp; Fitness Sub Total</b>	<b>329</b>		<b>\$ 35,596.00</b>

**Trips**

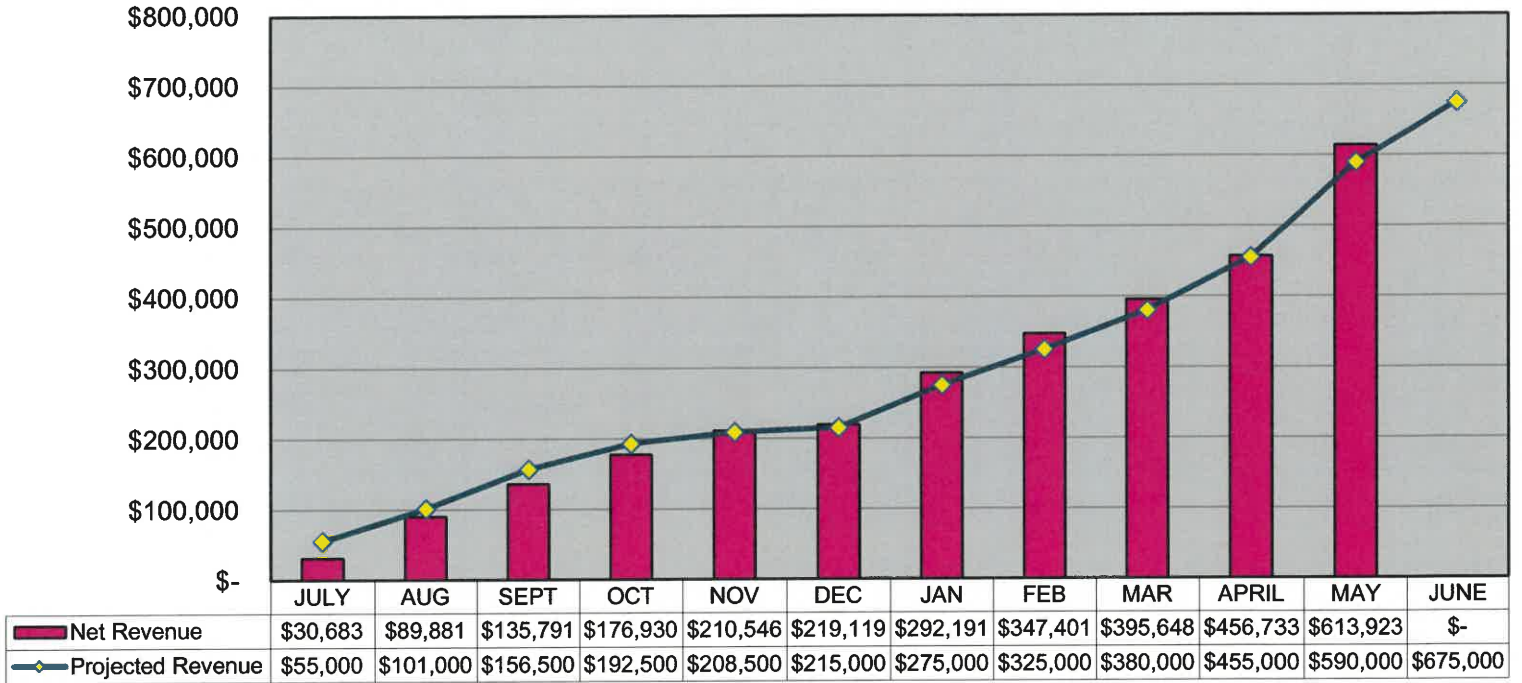
Collette Travel Spotlight on New York	1		\$	917.50
<b>Trips Sub Total</b>	<b>1</b>		<b>\$</b>	<b>917.50</b>
		0		
<b>GRAND TOTAL</b>	<b>586</b>	<b>55</b>	<b>\$</b>	<b>52,826.50</b>

**April Gross Revenue Recap** – April OTC (over-the-counter) revenue for combined recreation and facility rentals ended at \$61,085 which is \$13,915 below the projected amount. April recreation revenue came in at \$52,232 which is \$7,768 below the projected amount. The April facility revenue came in at \$8,853 which is \$6,147 below the projected amount. *Please note the revenue referenced here includes prepayments for future programs while the revenue figures listed in the chart above represent revenue attributed to programs occurring in April.*

**2022-2023 ORPD Recreation & Facility Revenue  
Net vs projected - Monthly View**



## 2022-2023 ORPD Recreation & Facility Revenue Net vs Projected - Monthly Cumulative View



### Open House 2023

We had a successful open house on April 22. The open house is a chance for people to come and meet instructors, ask them questions about the classes, and to see if they want to register. Some instructors offered discounts for those registering for classes at the event. We also had early swim lesson registration giving those who showed up a chance to register for before lessons were offered online.



Sidewalk art activity with Zumbini



Aikido demonstration to prospective students





New Classes: Summer Theater Workshop Wizard of Oz Youth Edition, from the Valkyrie Theatre Company.

Intro to Mushroom Growing taught by Mushy Love.



# Open House Revenue

Swim	\$23,836
Rec'ing Crew	\$39,056
Other Classes	\$11,064
Total Registration	\$73,956

## **PARKS Monthly Report: April 2023**

### **Park Infrastructure**

- Staff continues to conduct monthly playground inspections and makes repairs on site as needed.
- Staff removed graffiti from the Shady Oaks Disc Golf course and at Pecan Park.
- Staff repaired the garage door to the Kidz Korner building.
- Staff repaired the chlorine solenoid valve to the pool chemical feeding system.

### **Mechanics**

- Staff continues to conduct basic maintenance to small engine equipment.
- Staff replaced the shifting lever column on the 2005 Ford Ranger.
- Staff replaced the drive shaft and front deck shock absorber on the 3680 Kubota mower.

### **Park Irrigation**

- All irrigation is now on.
- Staff conducted an initial irrigation system check to ensure that all systems were functioning.
- A lateral line was repaired by staff at Palisades Park.

### **Park Grounds**

- Staff continues ongoing maintenance at all parks (restrooms, trash, mowing, edging, & blowing).
- Staff mowed the disc golf course.
- Staff is now mowing all park lawn areas on a weekly basis.
- Staff aerified Coleman Park and Community Center Park.
- Staff added topsoil and reseeded the dog park lawn area.
- The large eucalyptus tree that was near the Cottage was removed by Easy Stumps.

### **Other Reports**

- All staff participated in the success of Big Day of Service whether it was with preparation before the event, during the event, or finish work after the event. Staff played a key role in the following projects:
    - The addition of decomposed granite to the Pecan dog park.
    - The renovation of the butterfly garden with 40 plants and a new Park sign at Pecan Park.
    - Improvements to the rock garden at Pecan Park.
    - The addition of irrigation and the planting of 13 trees at Shady Oaks Disc Golf.
    - Curb appeal improvements to the entrance of Shady Oaks Disc Golf.
    - The addition of decorative bark and 45 new plants around the Community Center.
    - The planting of 12 trees at Community Center Park, Youth Center Park, and Pecan Park.
    - Irrigation and landscaping at the Cottage building
-

**Fulton-El Camino Park District Police Department**  
**Monthly activity report for: Orangevale Recreation and Park District**  
**Reporting Period: April 1-30, 2023**

**Almond Park**

Call For Service: 4/19/23 18:26 Report of three females tipping over a porta-potty and teasing the complainant's daughter. Suspects were gone upon arrival of officers.

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**Norma Hamlin Park**

No issues to report.

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**Off Property**

No issues to report.

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**OV Community Center**

Warning: 4/19/23 18:41 CVC5200 only one license plate displayed on vehicle

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**OV Community Park**

Call For Service: 4/3/23 14:12 Report of two vehicles doing donuts. Vehicles exited the park prior to officer arriving.

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**OV Community Park (Disc Golf)**

Parking Citations: 4/24/23 15:03 CVC4000(a) no current registration

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**Palisades Park**

No issues to report.

---

**Pecan Park**

No issues to report.

---

**Sundance Nature Area**

Call For Service: 4/8/23 16:35 Report of camp in park set up against fence of residence. Persons gone upon arrival of officers.

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**Youth Center Park**

No issues to report



# OvParks Photos of Interest: April 2023

## Creek Cleanup at Orangevale Community Park





# Irrigation Work at Shady Oaks





# Big Day of Service Projects



Picnic Tables at Community Center Park



Bleachers at Community Center Park



Landscaping at the Cottage Building



Curb Appeal at Shady Oaks Entrance



Decomposed Granite Work at Pecan Dog Park



A Well-Groomed Pecan Dog Park





Pecan Park Sign and Butterfly Garden Improvements



New Plants at the Community Center



## Fence at Streng Park



## Concrete Work at Community Park





**RESOLUTION NO: 23-05-702**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ORANGEVALE RECREATION AND PARK DISTRICT APPROVING THE RESOLUTION OF INTENTION TO LEVY ASSESSMENTS FOR FISCAL YEAR 2023-24, PRELIMINARILY APPROVING THE ENGINEER'S REPORT AND PROVIDING FOR NOTICE OF HEARING FOR THE ORANGEVALE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT (OLLAD)**

**WHEREAS**, the Board of Directors (the "Board") of the Orangevale Recreation and Park District, County of Sacramento, State of California, has previously ordered through Resolution 92-06-51 the formation of an assessment district pursuant to the provisions of the Landscaping and Lighting Act of 1972 for the purpose of financing certain park and recreation improvements and refurbishments as specified in the District's updated Master Plan and for the purpose of funding maintenance operations of the District; and

**WHEREAS**, the Board, through Resolution 92-06-51, has ordered that the park and recreation improvements specified in the Engineer's Report dated March 26, 1992, be constructed, and has estimated that the cost of such proposed park and recreation improvements is greater than can be raised from a single annual assessment, and has ordered that the estimated costs of these improvements be raised by an assessment levied and collected in annual installments over a period of 20 years, commencing in fiscal year 1992-93 and ending in fiscal year 2012-13 and then continued from year to year as necessary to fund other capital, maintenance and other needs;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Orangevale Recreation and Park District, County of Sacramento, State of California, that:

1. On July 17, 1991, by its Resolution No. 816, this Board ordered the formation of and levied the first assessment within the Orangevale Recreation and Park District Maintenance Assessment District 1991 (the "Assessment District") pursuant to the provisions of the Landscaping and Lighting Act of 1972.
2. On February 10, 2023, this Board adopted Resolution No. 23-02-699, A Resolution Directing Preparation of the 2023-24 Annual Report for the Orangevale Recreation and Park District Maintenance Assessment District. Pursuant to this resolution, SCI Consulting Group, the Engineer of Work, prepared a report in accordance with Article XIID of the California Constitution and Section 22565, *et seq.*, of the California Streets and Highways Code (the "Report"). The Report has been made, filed with the Clerk of 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.

6826 Hazel Avenue  
Orangevale, CA 95662  
916-988-4373  
OVparks.com



3. It is the intention of this Board to levy and collect assessments within the Assessment District for fiscal year 2023-24. 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, running tracks, 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 Orangevale Recreation and Park District.
4. The Assessment District consists of the lots and parcels shown on the boundary map of the Assessment District on file with the Clerk of the Board of the Orangevale Recreation and Park District, and reference is hereby made to such map for further particulars.
5. 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 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.
6. The assessments are not proposed to increase from the previous year's assessments. The Board of Directors declares its intent to levy and collect assessments for the fiscal year 2023-24 within said district at an assessment rate of \$3.50 per month or \$42.00 per year per single family residential parcel, apartment unit and/or condominium; a lower rate of \$3.08 per month or \$36.96 per year per each mobile home unit or per one-quarter acre parcel devoted to commercial use; and a rate of \$1.40 per month or \$16.80 per year per one-quarter acre for parcels devoted to industrial or mini storage use, all as set forth in the benefit chart included in the Engineer's Report.
7. Notice is hereby given that on June 15, 2023, at the hour of 6:30 p.m. at the District offices of the Orangevale Recreation and Park District, 6826 Hazel Avenue, California 95662, the Board will hold a public hearing to consider the ordering of the improvements and the levy of the proposed assessments.
8. Prior to the conclusion of the hearing, any interested person may file a written protest with the Clerk of the Board, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by such owner. Such protest or withdrawal of protest should be mailed to the Orangevale Recreation and Park District, 6826 Hazel Avenue, California 95662.

6826 Hazel Avenue  
Orangevale, CA 95662  
916-988-4373  
OVparks.com



9. The Clerk of the Board shall cause a notice of the hearing to be given by publishing a copy of this resolution once, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the Orangevale Recreation and Park District.

PASSED AND ADOPTED this 18<sup>th</sup> day of May, 2023 by the following vote:

AYES :

NOES:

ABSENT:

ABSTAIN:

---

CLERK OF THE BOARD

6826 Hazel Avenue  
Orangevale, CA 95662  
916-988-4373  
OVparks.com



FY 2023-24

# ENGINEER'S REPORT

## Orangevale Recreation and Park District

Landscape and Lighting Assessment District

June 2023

**Engineer of Work:**

  
**SCI Consulting Group**  
Public Finance Consulting Services

4745 Mangels Boulevard  
Fairfield, California 94534  
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## Orangevale Recreation and Park District

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**Board of Directors**

Michael Stickney, Chair  
Lisa Montes, Vice Chair  
Arica Presinal, Secretary  
Sharon Brunberg, Director  
Manie Meraz, Director

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**District Administrator**

Barry Ross

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**District's Attorney**

David W. McMurchie

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**Engineer of Work**

SCI Consulting Group

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## Introduction

On June 29, 1992, the Board of Directors of the Orangevale Recreation and Park District ("Park District") adopted Resolution Number 92-06-51 Ordering Formation of the Orangevale Landscaping and Lighting Assessment District ("Assessment District") to levy and collect assessments. The Assessment District was initially formed for the following purposes: (1) to provide funds for the construction of new capital improvements within the District contained in the District's Capital Improvement Master Plan consisting of a 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 various park sites distributed throughout the geographical area of the District; 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 20-year term of repayment of the bonds; 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 on a pay as you go basis.

At the time the Assessment District was formed in 1992, the Park District had been experiencing a revenue shortfall that was 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 \$1,012,654 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.

Since its formation, the Assessment District has funded the construction of all of the capital improvements specified in the District's 1992 Capital Improvement Master Plan through the issuance of Certificates of Participation in the amount of \$4,720,000 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 2014-15 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 2023-24 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 XIII C and XIII D 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 February 16, 2023.

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 time period after publishing the notice, a public hearing will be held for the purpose of allowing public testimony about the proposed continuation of the assessments for fiscal year 2023-24. This hearing is currently scheduled for June 15, 2023. At this hearing, the Board will consider approval of a resolution confirming the assessments for fiscal year 2023-24. If so confirmed and approved, the assessments will be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2023-24.

## Plans & Specifications

For fiscal year 2023-24, the District proposes to use the assessment proceeds to pay the costs of maintaining, repairing and replacing 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 work and improvements (“Improvements”) proposed to be undertaken by the Orangevale Recreation and Park District’s Landscaping and Lighting Assessment District (the “Assessment District”) and the cost thereof paid from the levy of the annual assessment provide special benefit to Assessor Parcels within the Assessment District 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, security guards, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, at each of the locations owned, operated or maintained by the Orangevale Recreation and Park District. Any plans and specifications for these improvements will be filed with the District Administrator of the Orangevale 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.

## Fiscal Year 2023-24 Estimate of Cost and Budget

	<b>Total Budget</b>
<b>Project Budget Fiscal Year 2023-24</b>	
<b>1 Capital Improvement Projects</b>	
Total Capital Improvements	\$328,000
<b>2 Maintenance and Service Expenditures</b>	
A Agricultural Supplies and Services	\$25,000
B Utilities	\$194,000
C Chemicals	\$30,000
D Security	\$23,000
E Fuel	\$21,000
F Other Expenses	\$209,500
G Other Professional Services	\$38,000
Total Maintenance and Service Expenditures	\$540,500
<b>3 Incidental Expenditures</b>	
A Engineering/Accounting Expenditures	\$15,100
B Legal Services	\$10,000
Total Incidental Expenditures	\$25,100
<b>4 Debt Service</b>	
A Interest Expense	\$0
B Bond Principal Repayment	\$0
C Tax/Lic/Assessments	\$1,300
Total Debt Service	\$1,300
<b>5 Salaries and Benefits</b>	
A Salaries and Benefits	\$1,056,000
<b>Total Costs for Installation, Maintenance and Servicing for Fiscal Year 2023-24</b>	<b>\$1,950,900</b>
<b>Total benefit of Improvements</b>	\$1,950,900
Single Family Equivalents (SFEs)	13,534
<b>Benefit received per SFE unit</b>	\$144.15
<b>Less:</b>	
<b>District Contribution for General Benefits</b>	\$975,450
<b>District Contribution toward Special Benefits</b>	\$407,017
<b>Estimated Assessment Revenues for Fiscal Year 2022-23</b>	<b>\$568,433</b>
<b>Budget Allocation to Property</b>	
Total Assessment Budget	\$568,433
Single Family Equivalent Benefit Units	13,534.12
Assessment per Single Family Equivalent Unit	\$42.00

## 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 Orangevale Recreation and Park District known as Orangevale Recreation and Park District Certificates of Participation 1992 Series A and Refunding Certificates of Participation 1996 Series A (the “Bonds”).

In order to facilitate the issuance of the Bonds and the funding of the District’s Capital Improvement Master Plan, the Board, in Resolution 92-06-51, 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 2012-13 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 2012-13, District legal counsel has opined that the Board of Directors of District has the discretion 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 XIII C 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 1992 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.

### **Exemption From Proposition 218**

The districtwide assessment district was formed and the District issued its bonds secured by assessment revenues in 1990, 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 Articles XIII C and XIII D of the California Constitution. Proposition 218 provides that all assessments levied by local governments after the adoption of Proposition 218 in 1996 must comply with the following two criteria: (1) assessments must be demonstrated to provide "special benefits" 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 cost of the proportional special benefit conferred on that parcel.

The assessment levied by the districtwide assessment district prior to the passage of Proposition 218 in 1996 is exempt as an assessment existing on the effective date of Article XIII D imposed exclusively to repay bonded indebtedness of which the failure to pay would violate the contract impairment clause of the United States Constitution (See Cal. Const., art. XIII D, 5(c)). The assessment district's Certificates of Participation 1992 Series A, and the District's Refunding Certificates of Participation 1996 Series A, all represent contractual obligations to which the District pledged 100% of the assessment revenues received in the assessment district. The District's contractual pledge to levy and collect all of the assessments within the assessment district to pay principal and interest on the Certificate of Participation obligations are protected from impairment by the prohibition against impairment of the obligation of contract contained in the United States Constitution. (See section entitled Assessment District Debt.)

In addition, Government Code section 53753.5, which is part of the Proposition 218 Omnibus Implementation Act, provides that this exemption means that all such assessments in the assessment district are exempt from "the procedures and approval process" defined in Section 4 of Article XIII D. Section 53753.5(c)(2) goes on to state that the definition of exemption from the "procedures and approval process" means exemption from the requirements to separate general benefit from special benefit, and the requirement to assess publicly owned parcels within the assessment district.

In addition, Government Code section 53753.3(b)(4) specifically provides that any subsequent increases in such assessment district assessments must comply with such procedures and approval processes except for those assessments which preexist the adoption of Proposition 218 and are exempt since the proceeds of such assessments are pledged to pay bonded indebtedness. Therefore, any subsequent increases in the assessments pledged to debt are also exempt from the procedures and approval processes of Article XIII D.

Despite this exemption from the requirements of Proposition 218 to separate general benefit from special benefit, this Engineer's Report nevertheless demonstrates that the assessments levied in the assessment district are limited to funding special benefits to property within the assessment district, and any potential general benefit to the public and others not paying assessments has been excluded in the calculation of the assessments and the funding of the assessment district budget.

## Method of Apportionment

### Method of 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 Orangevale 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:

- Identification of all benefit factors derived from the Improvements
- Calculation of the proportion of these benefits that are special and general, and quantification of the general benefits
- Determination of the relative special benefit per property type
- 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 nonproperty 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 following benefit categories summarize the types of special benefit to residential, commercial, industrial and other lots and parcels resulting from the installation, maintenance and servicing of landscaping improvements to be provided with assessment proceeds. These categories of special benefit are derived from the statutes passed by the California Legislature and other studies which describe the types of special benefit received by property from maintenance and improvements of park and recreational facilities such as those proposed by the assessment district. These types of special benefit are summarized below. Specifically, the Legislature at Public Resources Code section 5506 states its intent that land acquisition, improvement and services by a park district specifically benefit the properties assessed and the persons paying those assessments in the following respects.

When the assessments were first formed in 1992, the Engineer's Report and Board established the following special benefits from the assessments:

1. Enhanced recreational opportunities and expanded access to recreational facilities for all residents, customers and guests.
2. Protection of open space, views, scenery and other resources values and environmental benefits enjoyed by residents, employees, customers and guests and preservation of public assets maintained by the Park District.
3. Increased economic activity.
4. Expanded employment opportunity.
5. Reduced cost of local government in law enforcement, public health care, fire prevention and natural disaster response.
6. Specific enhancement of property values.

For more discussion see the section entitled Special Benefits below.

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 nonproperty owners such as tenants and visitors, then the District may charge landowners only for the cost of providing the special benefit. The 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 District must ensure that no property owner's assessment is greater than the cost to the District to provide those capital improvements or maintenance services to benefit that particular owner's property.

The 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 District and general benefits to nonproperty owners such as tenants and visitors, then the 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 nonproperty 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.

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**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.

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**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.

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**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 nonproperty 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.

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**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.

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### **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 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 in each zone.

### 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.

These special benefit factors are derived from Legislative findings and intent established in statute before the adoption of Proposition 218 as specified above, and as such, must be harmonized with the provisions of Proposition 218 in implementing the assessments.

The applicable provisions of Proposition 218 regarding assessments were described in the Silicon Valley Taxpayers Association decision described above, which provides specific guidance that parks and recreational areas may confer the following special benefits:

- 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:

*the 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 case law interpreting Proposition 218 requirements regarding such assessments, the District's assessments fund specific park and recreation improvements, maintenance and servicing costs that can be described by additional special benefit categories as summarized as follows:

- 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**

**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 four planning quadrants of the Assessment District. These include, among others, new 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."<sup>1</sup>*

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 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."*<sup>2</sup>

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.

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#### **Increased economic activity.**

The Assessment District creates expanded and improved parks and recreation areas that are also better maintained. This specifically increases the desirability of the area and enhances recreational and wildlife education opportunities, which, in turn, leads to expanded use. Expanded use and activities facilitated by new and existing parks and open space areas brings greater numbers of visitors into the area who can utilize the services of businesses within the Assessment Districts. The visitors to the Park District's open space will be more likely to shop and eat locally. Increased use leads to increased economic activity in the area, which is a special benefit ultimately to residential, commercial, industrial and institutional property located within the assessment district.

*"California's public parks generate more than \$35 million annually from businesses for local events. Visitors to public parks and outdoor recreation areas support approximately 235,000 jobs in California's economy."*<sup>3</sup>

*"Numerous studies demonstrate that linear parks can increase property values, which can in turn increase local tax revenues. Spending by residents on greenway-related activities helps support recreation-oriented businesses and employment, as well as other businesses that are patronized by greenway users. Greenways often provide new business opportunities and locations for commercial activities like bed and breakfast establishments, and bike and canoe rental shops. Greenways are often major tourist attractions which generate expenditures on lodging, food, and recreation-oriented services. Finally, greenways can reduce public expenditures by lowering the costs associated with flooding and other natural hazards."*<sup>4</sup>

*"Although the chief reason for providing outdoor recreation is the broad social and individual benefits it produces, it also brings about desirable economic effects. Its provision enhances community values by creating a better place to live and increasing land values. In some underdeveloped areas, it can be a mainstay of the local economy. And it is a basis for big business as the millions and millions of people seeking the outdoors generate an estimated \$20 billion a year market for goods and services."*<sup>5</sup>

*"People are spending increasing amounts of money on recreation. In California people spent an average of 12 percent of their total personal consumption on recreation and leisure, which was the third largest industry in the state. Also, many recreational activities that can be pursued in locally protected areas (such*

*as biking, hiking, bird-watching, cross country skiing, and canoeing) entail equipment costs that support local businesses, providing new jobs and tax revenue.”<sup>6</sup>*

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**Expanded employment opportunity.**

Improved recreational areas and public resources foster business growth, which in turn creates additional employment opportunities for Assessment District residents. In addition, the assessments expand local employment opportunities by funding new projects that may create the need for additional construction or maintenance jobs.

Improved and well-maintained parks, open space and recreational areas also provide business properties with an opportunity to attract and keep employees due to the benefits provided by these areas.

Non-residential properties also will specifically benefit from the maintenance and improvement of parks, recreation areas and open space areas in many ways. Employees will have additional wildlife and recreation areas to utilize for exercise, recreational activities, picnics, company gatherings or other uses. These Improvements, therefore, enhance an employer's ability to attract and keep quality employees. The benefits to employers ultimately flow to the property because better employees improve the business prospects for companies and enhanced economic conditions specially benefit the property by making it more valuable.

The California Park and Recreation Society, in 1997 found that:

*“Recreation and park amenities are central components in establishing the quality of life in a community, a business’ main resource is their employees for whom quality of life is an important issue. The availability and attractiveness of local parks and programs influences some companies relocation decisions and the presence of a park encourages real estate development around it.”<sup>7</sup>*

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**Enhanced protection of property through reduction of the risk of fire and reduced cost of local government in law enforcement, public health care and natural disaster response.**

The assessment also benefits properties in the Assessment District by funding maintenance services and park safety and security patrols that preserve the level of special benefits from park and open space in the Assessment District and protect the public’s parks, recreational facilities and open space resources by reducing the risk of damage or harm and maintaining public access to these important public resources.

Improved and well-maintained recreational areas and open space lands can also serve to improve public safety and reduce the cost to local government by providing a healthy alternative for youth and adult activities. Studies have shown that adequate park and recreation areas and recreation programs help to reduce crime and vandalism.

*"Natural parks and open space require few public services - no roads, no schools, no sewage, no solid waste disposal, no water, and minimal fire and police protection."<sup>8</sup>*

*"Exercise derived from recreational activities lessens health related problems and subsequent health care costs. Every year, premature deaths cost American companies an estimated 132 million lost work days at a price tag of \$25 billion. Finding and training replacements costs industry more than \$700 million each year. In addition, American businesses lose an estimated \$3 billion every year because of employee health problems."<sup>9</sup>*

High quality recreational and open space areas allow residents and employees in the Assessment District to enjoy activities close to home, thereby not spending time driving to other areas. Moreover, parks, open space and trails in these lands promote healthy activities that help to reduce the cost of health care. Such cost reduction frees public funds for other services that benefit properties.

All of these factors ultimately specially benefit property within the Assessment District by specifically reducing the risk of damage to property, and specifically making the property within the assessment district more usable and desirable and ultimately, more valuable.

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**Specific enhancement of property values due to Enhanced quality of life and desirability of the area.**

The assessments will provide funding to maintain, improve and preserve parks, recreational facilities and open space areas that otherwise may not be preserved for the public benefit. Additional development, and the congestion it causes, reduces the desirability of property within the Assessment District. Therefore, improved open space areas and public wildlife areas enhance the overall quality of life and desirability of properties within the Assessment District. This is a special benefit to residential, commercial, industrial and other properties.

*The Presidents Commission on American's Outdoors (1987) found natural beauty was the single most important factor in deciding tourist destination.<sup>10</sup>*

*"The importance of quality-of-life in business location decisions has been repeatedly verified in the literature. (Boyle, 1988; Bramlage, 1988, Carn & Rabianski, 1991; Conway, 1985; Epping, 1986; Sarvis, 1989; Tosh, et.al., 1988)"<sup>11</sup>*

“Home buyers over age 55 considering a move were surveyed about the amenities that ‘Would seriously influence them in selecting a new community’ ”<sup>12</sup> the following results were found:

Amenity	Group	% Seeking Amenity	Rank on List
Walking and jogging trails	55+	52	1
Walking and jogging trails	55+ >\$75k per year	65	
Outdoor spaces	55+	51	2
Outdoor spaces (park)	55+, moving to suburbs	55	
Open Spaces	55+	46	4

Extensive park and open space, nature lands and wildlife areas are one of the most important public resources and features for property owners in the Assessment District. Therefore, the acquisition and preservation of park and open space properties is a very important feature for property owners in the Assessment District that enhances the quality of life and desirability of property located in the Assessment District.

In addition, the assessments provide funding to significantly expand, improve and maintain the public parks, open space lands, recreational areas, wildlife and nature habitats, wildlife corridors and other public resources. The Improvements funded by the assessments also specifically benefit properties by limiting urban sprawl and large lot development that negatively impacts existing improved properties in the Assessment Districts. In turn, property values are specifically enhanced by the availability of expanded, improved, safe, preserved and maintained parks and open space lands within a community. Values of commercial and industrial property increase based on these same elements and the enhanced economic activity derived from the greater quantity and quality of public resources in the area.

The correlation between enhanced property values and expanded and well-maintained open space areas and recreational areas has been documented. The United States Department of the Interior, National Park Service determined that:

*“An investment in parks and recreation helps reduce pollution and noise, makes communities more livable, and increases property value. Parks and recreation stimulate business and generate tax revenues. Parks and recreation help conserve land, energy and resources. Public recreation benefits all employers by providing continuing opportunities to maintain a level of fitness throughout*

*one's working life, and through helping individuals cope with the stress of a fast-paced and demanding life.*"<sup>13</sup>

Additionally, the National Recreation and Park Association, in June 1985, stated:

*"The recreation value is realized as a rise in the value of land and other property in or near the recreation area, and is of both private interest to the landowner and others, holding an economic stake in the area, and of public interest to the taxpayers, who have a stake in a maximum of total assessed values."*<sup>14</sup>

Moreover, the Supreme Court of California and the United States Supreme Court have found that improved and well-maintained park facilities confer special benefits to property by enhancing property values. In *Knox v. City of Orland*,<sup>4</sup> Cal.4th 132, 143 (1993) the Supreme Court of California found that:

*"Plaintiff's basic argument that a special assessment is never appropriate to fund park improvements is unconvincing. Significantly, plaintiff's attempt to differentiate between street lights, sewers, sidewalks and flood control as constituting proper subjects for special assessment, and public parks as matters of such a general nature as to not justify a special assessment, is virtually identical to an argument rejected nearly a century ago by the United States Supreme Court in *Wilson v. Lambert*."*<sup>15</sup>

In *Wilson v. Lambert* (1898) the United States Supreme Court stated:

*"The residents and property holders in the District of Columbia must be regarded as coming within the class of beneficiaries; and, so far from being injured by the declaration that the park shall also have national character, it is apparent that thereby the welfare of the inhabitants of the Assessment District will be promoted. Whatever tends to increase the attractiveness of the City of Washington, as a place of permanent or temporary residence, will operate to enhance the value of private property situated therein or adjacent thereto."*<sup>16</sup>

In addition, professional property appraisers and instructional books on the subject find that well-maintained public recreational grounds and areas enhance property values in a community. Enhancement value is the tendency of open space to enhance the property value of adjacent properties. It is also explicitly recognized by federal income tax law:

*U.S. Treasury regulation Sec. 14(h)(3)(i) requires that the valuation of a conservation easement take into account (i.e., be offset by) any resulting increase in the value of other property owned by the donor of the easement or a related person. Section 14(h)(4) sites as an example a landowner who owns 10 one-acre lots and donates an easement over eight of them: "By perpetually restricting development on this portion of the land, (the landowner) has ensured that the two remaining acres will always be bordered by parkland, thereby increasing their fair market value."*

The special benefits from the Improvements are further detailed below:

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**Proximity to improved parks and recreational facilities, and zones of benefit**

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.

Only the specific properties within close proximity to the Improvements are included in the Assessment District. All properties within each of the four planning quadrants of the Assessment District enjoys 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.

The Board has determined that the location, nature and function of the proposed projects 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 as follows:

1. The capital development plan provides for major new and/or expanded and renovated neighborhood park and recreational facilities in each of the four planning quadrants utilized by the Park District, disbursed equally throughout the geographic area comprising the proposed Assessment District. The total area served by the Park District is approximately sixteen square miles. Each of these planning quadrants contains an average area of approximately four square miles. The maximum distance from a parcel of real property to a new or expanded neighborhood park and recreational facility in the northwest quadrant is 1.5 miles. In the northeast quadrant, the distance is approximately 1.6 miles. The distance is 1.5 in the southwest quadrant and 1 mile in the southeast quadrant. Therefore, all parcels of real property within the proposed Assessment District are located within an average maximum one and one-half mile radius from a new or expanded neighborhood park and recreational facility constructed, maintained and improved with assessment proceeds.
2. The most significant of these projects is a fourteen-acre community park with a 12,000 square foot community center with pool, located in the geographic center of the Assessment District and easily accessible to all residents of the District. All parcels of real property within the proposed Assessment District are located within a two-and-one-half mile radius of the proposed community center, well within the Sacramento County planning guidelines for such community centers.

The boundaries of the Assessment District have been carefully drawn to include the properties in the Orangevale 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. Since all parcels in the Assessment District have good access, 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.

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### Access to improved parks, open space and recreational areas

Since all of the parcels within the Assessment District 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.

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### 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 therefore 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.

## General 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:

<b>Total Benefit</b>	<b>=</b>	<b>General Benefit</b>	<b>+</b>	<b>Special Benefit</b>
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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.

A formula to estimate the general benefit is listed below:

<b>General Benefit</b>	=	<b>Benefit to Real Property Outside the Assessment District</b>	+	<b>Benefit to Real Property Inside the Assessment District that is Indirect and Derivative</b>	+	<b>Benefit to the Public at Large</b>
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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.

**Calculating General Benefit**

In this section, the general benefit is conservatively quantified.

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### **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. 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:**

11,563 parcels outside the district but within either 0.5 miles of a neighborhood park or 2.0 miles of a community park within the Assessment District

11, 816 parcels in the Assessment District

50% relative benefit compared to property within the Assessment district

**Calculation**

General Benefit to Property Outside the Improvement District =

$$(11,563/(11,563+11,816))*0.5 = 24.7\%$$

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 24.7% of the Improvements may be of general benefit to property outside the Assessment District.

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**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 SVTA 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 2.5% 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.

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### **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 District<sup>1</sup>. 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 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 20% 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 20%.

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### **Total General Benefits**

Using a sum of these three measures of general benefit, we find that approximately 47.2% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the assessment.

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<sup>1</sup> . 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.

**General Benefit Calculation**

	<b>24.7%</b>	<b>(Outside the Assessment District)</b>
<b>+</b>	<b>2.5%</b>	<b>(Property within the Assessment District)</b>
<b>+</b>	<b>20.0%</b>	<b>(Public at Large)</b>
<b>=</b>	<b>47.2%</b>	<b>(Total General Benefit)</b>

Although this analysis finds that 47.2% of the assessment may provide general benefits, the Assessment Engineer establishes a requirement for a minimum contribution from sources other than the assessments of 50.0%. This minimum contribution above the measure of general benefits will serve to provide additional coverage for any other possible general benefits.

The Assessment District's total budget for installation, maintenance and servicing of the Improvements is \$1,950,900. Of this total budget amount, the District and other partner agencies and contributors will contribute \$1,382,467 from sources other than the assessments. This contribution equates to approximately 70.9% of the total budget for installation, maintenance and servicing of the park and recreational improvements and constitutes more than the measure of 50.0% 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 Orangevale Recreation and Park District than the assessment rate of \$42.00 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. In this case, the "benchmark" property is the single family detached dwelling which is one Single Family Equivalent or one SFE.

## Assessment Apportionment

To estimate the relative benefit to each land use class from the proposed improvements, a point system was created prior to Proposition 218 utilizing the single family residential parcel as the "benchmark property". A Benefit Assessment Matrix, illustrating relative scoring of points by land use class and the grandfathered benefit categories and the total points for each land use class, is set forth at the Benefit Assessment Matrix Section of this Report, and indicates the point scoring and totals for each land use class.

The Board has determined that the location, nature and function of the proposed projects 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 following is a brief description of the resulting assignment of points for each land use class:

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## Land Use Classes

### Land Use Class A: Single Family Residential /Condominium Parcels

This is the "benchmark property" for determining benefit, which will be conferred on each parcel by the proposed projects to be constructed with assessment proceeds. A base rating of five (5) points has been assigned for single family residential parcels with respect to the following benefits: enhanced recreation opportunities (Benefit Category 1); preservation of open space, scenery and cultural assets (Benefit Category 2); expanded employment opportunities (Benefit Category 4); reduced costs of local government for law enforcement and public healthcare (Benefit Category 5); and increased property values (Benefit Category 6). No points were assigned for Category 3 regarding economic activity as residential properties were viewed as not receiving any such benefit. Benefit Category 3 describes a direct economic benefit to commercial and industrial properties, and is not applicable to single family residential parcels. Therefore, each single-family residential parcel was assigned a point total of twenty-five (25) points.

Condominium parcels were judged to benefit the same as single family residential parcels in these benefit categories, and therefore the same point total of twenty-five (25) points was assigned to condominium parcels and they are included as part of the single family residential land use class. Condominium parcels will be assessed on a per unit basis since the ownership of condominium units is carried on the Sacramento County Assessor's records on a per unit basis.

### Land Use Class B: Multi-Residential and Apartment Parcels

Multi-residential and apartment parcels are reported on the Sacramento County Assessor's records by the number of multi-family dwelling units on each parcel. Each multi-family dwelling unit was judged to benefit the same from the proposed improvements as will a single family residential parcel with respect to enhanced recreational opportunities (Benefit Category 1), preservation of open space, scenery and cultural assets (Benefit Category 2), expanded employment opportunities (Benefit Category 4), and increased property values (Benefit Category 6).

However, unlike single family residential/condominium parcels, multi-residential and apartment parcels were judged to receive some benefit in the form of increased economic activity resulting in the attraction of customers, most notably prospective tenants, which could be expected to occur as a result of expanded and improved park and recreational facilities available for use by prospective tenants. Therefore, a point total of two (2) was assigned to multi-residential and apartment parcels in Benefit Category 3. With respect to Benefit Category 5, reduced costs of local government for law enforcement and public healthcare, multi-residential and apartment parcels were judged to benefit somewhat less than the single family residential/condominium parcels because some multi-residential units provide their own private security services.

Therefore, three (3) points were assigned in Benefit Category 5 for multi-residential and apartment parcels. Each multi-residential or apartment unit was therefore assigned a total of twenty-five (25) points.

#### **Land Use Class C: Mobile Home Residential Parcels**

Mobile home residential parcels were judged to benefit essentially the same as single-family residential/condominium parcels and multi-residential and apartment parcels in all benefit categories. A base rating of three (3) points has been assigned for each benefit category. Therefore, each such parcel is assigned a total of fifteen (15) points.

#### **Land Use Class D: Commercial Property**

The commercial land use class has been broken down into various subcategories consisting of retail stores, service stations, restaurants, hotel/motel, theaters, recreation, private golf course/country club, shopping center, other commercial/service sector and other commercial/product sector.

Commercial parcels are judged to benefit substantially less than do single family residential/condominium parcels with respect to the enhanced recreational opportunities afforded by the proposed improvements (Benefit Category 1). Therefore, two (2) points were assigned to the commercial land use class in that category. Commercial properties were also perceived to benefit less than single family residential/condominium parcels with respect to the benefit of preservation of open space, scenery and cultural assets (Benefit Category 2) and only one (1) point was assigned to the commercial land use category in this Benefit Category 2.



On the other hand, commercial properties will benefit from construction and maintenance of the proposed improvements in terms of the increased economic activity and the attraction of customers and clients that will result benefit Category 3) and thus five (5) points were assigned to the commercial land use category in this Benefit Category 3, whereas single family residential/condominium parcels received zero points in this Benefit Category 3. In Benefit Category 4 regarding expanded employment opportunities, commercial properties are also assigned five (5) points upon the rationale that the increased business activity generated by construction of new park and recreational facilities and expanded recreational programs will not only make the community a better place to live, but it will also make it a better place to work, making it easier for a local business to attract and keep quality employees.

Commercial properties were judged to benefit somewhat less (4 points) than single family residential/condominium parcels with respect to the benefit of reduced cost of local government for law enforcement or public healthcare, primarily because most commercial parcels within the assessment district are not located in close proximity to District facilities and therefore the effects of the District's expanded security program will benefit commercial property somewhat less than residential properties.

With respect to the benefit of increased property value (Benefit Category 6) commercial properties were perceived to benefit to the same extent, although in a slightly different way, than single family residential parcels and five (5) points were assigned to the commercial land use category in Benefit Category 6. Values of commercial properties increase based on (a) increased economic and business activity generated by the construction of the proposed park and recreational improvements; and (b) the increased volume of business generated by expanded recreational activities and special events facilitated by such new and refurbished facilities which creates a greater number of users of the facilities who will also utilize the services of businesses within the Assessment District boundaries.

These considerations lead to a point total of twenty-two (22) points for the commercial land use class which is slightly less than the twenty-five (25) points assigned to the single family residential/condominium class. This reflects the fact that commercial properties are judged to benefit less than residential properties from the construction of the proposed improvements once all of the potential benefits to real property from the proposed improvements are evaluated.

### **Land Use Category E: Industrial and Mini Storage Parcels**

Industrial and mini storage parcels have been judged to benefit less than will commercial properties from the construction of the proposed improvements. Such parcels only benefit incidentally from the enhanced recreational opportunities benefit Category 1) and preservation of open space, scenery and cultural assets (Benefit Category 2). Therefore, such parcels have been assigned a rating of one (1) point in each of those benefit categories. However, industrial and mini storage parcels were assigned a point rating of three (3) in Benefit Category 3, the benefit of increased economic activity, since the construction of the proposed improvements will benefit some local industries in the areas of construction supplies, hardware, etc. Such parcels will probably benefit less than retail commercial parcels from the increased economic activity generated by greater numbers of users of the proposed park and recreational improvements to be constructed. With respect to expanded employment opportunity Benefit Category 4), a rating of one (1) point was assigned since mini storage employment opportunities are negligible and industrial employment opportunities are driven by market factors unrelated to usage by people who also utilize the park and recreational improvements and the expanded recreation opportunities afforded by those facilities. Industrial parcels have been assigned a rating of two (2) in Benefit Category 6 regarding increased property value which is less than the five (5) points assigned in this category to commercial property because industrial parcels are not judged to increase in value as a result of construction of the proposed improvements to the same extent as will commercial properties. Industrial properties will not experience increased economic activity generated by users of the proposed facilities as will commercial properties, and therefore the value of such industrial parcels will be affected to a smaller degree than will the value of commercial parcels. With respect to the reduced cost of local government for law enforcement and public healthcare (Benefit Category 5), industrial and mini storage parcels were only assigned a rating of two (2), less than all other land use classes. Such parcels are perceived to benefit less in this area since many such parcel owners provide their own security and because industrial and mini storage uses are perceived to generate less law enforcement activity and cost than do commercial properties, particularly retail properties. On the other hand, industrial parcels should benefit from reduced costs of public healthcare in the same way and to the same general extent as will commercial properties. Therefore, a rating of two (2) points was assigned to industrial/mini storage uses in this Benefit Category 5.

The total point score for industrial/mini storage parcels is ten (10) points per assessable unit, reflecting the fact that these parcels will benefit less from the proposed improvements than will the other land use classes.

### **Land Use Class F: Exempt Parcels**

This land use class includes all parcels which are classified as exempt from real property tax by the Sacramento County Tax Assessor and includes all parcels classified as exempt from this type of assessment by the Landscaping and Lighting Act of 1972. Therefore, vacant properties will not be assessed until they are put to some use. At the time that they are put to use, they will be assessed based on the land use category into which the vacant property falls.

Properties owned by governmental entities such as the federal government, State government, and other special districts, such as water districts, school districts, and fire districts, also will not be assessed. It has been determined that these parcels are not the type of property for which the park and recreational facilities funded with assessment proceeds were planned, designed, constructed, operated and maintained. The Board has determined that these publicly owned properties do not receive the same special benefits from the construction of these facilities as do the other land use classes described above. In addition public schools have entered into joint use agreements with the District which provide economic value to the District which offsets the cost of any incidental special benefits received by these publicly owned parcels. Likewise, property consisting of a railroad, gas, water, or electric utility right-of-way shall not be assessed, since such utility-related property is not deemed to benefit at all from the construction of the proposed improvements. Finally, properties owned by churches, vacant and agricultural parcels will not be assessed.

Since the exempt land use class receives a zero point rating in all benefit categories, it is not included in the Benefit Assessment Matrix.

---

### **Non-Residential Assessment Units**

In order to equalize the assessment among residential and non-residential land use classes in terms of the area of land to be benefited by the construction of the proposed improvements, an assessment methodology has been used to convert the acreage of each non-residential parcel into an equivalent number of single family residential parcels 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. Approximately eighty-eight percent (88%) of the parcels within the proposed Assessment District are traditional single-family residential subdivision lots. The average gross density of these subdivisions is approximately 3.6 gross dwelling units per acre. Assuming ten percent (10%) of the gross acreage of a subdivision is consumed in public streets, the average net density of these subdivisions is approximately 4.0 dwelling units per net acre and the average residential lot size is approximately one-quarter acre. Accordingly, the number of assessment units for each commercial and industrial parcel has been determined by dividing the parcel acreage of each parcel by four. Therefore, each commercial and industrial parcel within the Assessment District will be assessed on a quarter acre basis and each one-quarter acre of each commercial and/or industrial parcel will generate a separate assessment. This methodology equalizes the assessment and the distribution of benefit between residential and non-residential parcels by insuring that each non-residential assessment unit represents essentially the same land area to be benefited by the construction of the improvements with assessment proceeds as the average single family residential parcel.

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### **Benefit Factor Index**

The Assessment Matrix also shows the Benefit Factor Index for each land use category. Since a single family residential parcel is the "benchmark property", the relative scores of all other land use classes were related to the benchmark by indexing. A single family residential parcel was assigned a relative Benefit Factor Index of 1.00. The Benefit Factor Index for other land use classes was determined by dividing the point total for each particular land use class by the point total for the single family/condominium residential class.

---

### **Assessment Per Parcel**

The total number of units (either dwelling unit or one-quarter acre parcel count) for each land use class was multiplied by its respective Benefit Factor Index to determine the number of Single Family Equivalent (SFE) assessment benefit units for each land use class. The sum of the Assessment Units for all land use classes was then divided into the annual assessment amount to determine a Base Assessment.

The final assessment per parcel was determined by multiplying the Base Assessment times the SFE units for the parcel.

---

**Benefit Assessment Matrix**

In an effort to categorize the special benefit that each parcel of land would receive by the formation of a landscaping and lighting assessment district and the levying of an assessment to cover the improvements intended, a matrix of impacts was developed. The matrix follows this section. The matrix was developed as follows.

The determining factor as to how a benefit was derived was the use of the land as determined by the Sacramento County Assessor's Department. Each parcel is assigned a one digit code based upon the use of the property and in most cases, the zoning of the land. Using the Assessor's Code numbers, the various uses of land within the District boundaries were broken down into five different uses. It was determined that there are six different ways that a parcel of land can be benefited by enhancing the park system. Each different category of land use is affected differently by these types of benefit.

Each type of benefit was applied to each category of use and rated on a scale of one to five, with five being the most intense level of benefit. The number of points assigned by the rating is shown on the following page. The points for the six types of benefit were tallied and an overall number was determined for each category of land use. The resultant number is then used in assigning the annual assessment to the various parcels of land within the District boundaries. An annual check is made of property usage to ensure that the latest information is used in assigning the assessment levy.

**ORANGEVALE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
FISCAL YEAR 2022-23 ASSESSMENT  
BENEFIT ASSESSMENT MATRIX**

	Land Use Classes				
	Per Unit			Per 1/4 Acre	
	Single Family/ Condominium	Multi-Family	Mobile Home	Commercial	Industrial/ Mini-Storage
1 Enhanced recreation opportunities and expanded access to recreation facilities for residents, customers and guests	5	5	5	2	1
2 Preservation of open space, wildlife, scenery, views and other environmental benefits enjoyed by residents, customers and guests; protection of historical and cultural assets of the region.	5	5	5	1	1
3 Increased economic activity resulting in the attraction of customers and guests.	0	2	0	5	3
4 Expanded employment opportunities.	5	5	5	5	1
5 Reduced cost of local government in law enforcement and public health care.	5	3	3	4	2
6 Increased property values.	5	5	4	5	2
<b>Total Points</b>	25	25	22	22	10
Units/ 1/4 Acre	10,677	1,752	414	780	136
Benefit Factor Index	1.00	1.00	0.88	0.88	0.40
Single Family Equivalent Units (SFE)	10,677.00	1,752.00	364.32	686.40	54.40
<b>Total SFE Units</b>			13,534.12		
<b>Annual Assessment Amount</b>			\$568,433.04		
<b>Base Assessment</b>			\$42.00		
<b>Assessment per Unit</b>	\$42.00	\$42.00	\$36.96	\$36.96	\$16.80
<b>Assessment per SFE</b>	\$42.00	\$42.00	\$42.00	\$42.00	\$42.00
Assessment Subtotals	\$448,434.00	\$73,584.00	\$15,301.44	\$28,828.80	\$2,284.80
<b>Total Assessment</b>			\$568,433.04		

## Assessment

WHEREAS, on February 16, 2023 the Board of the Orangevale Recreation and Park District adopted its resolution initiating proceedings for the levy of assessments within the Assessment District and authorizing the Orangevale Recreation and Park District, County of Sacramento, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively “the Act”), to proceed with the proposed levy of assessments;

WHEREAS, said 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 said proposed improvements therein contained, reference is hereby made for further particulars;

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

The amount to be paid for said improvements and the expense incidental thereto, to be paid by the Assessment District for the fiscal year 2023-24 is generally as follows:

SUMMARY COST ESTIMATE		FY 2023-24 Budget
Capital Improvements and Maintenance Expenditures	\$868,500	
Incidental Expenses	\$25,100	
Debt Service	\$1,300	
Salaries and Benefits	\$1,056,000	
<b>TOTAL BUDGET</b>		<b>\$1,950,900</b>
Less: Contributions		
District Contribution for General Benefits		(\$975,450)
District Contribution toward Special Benefits		(\$407,017)
<b>NET AMOUNT TO ASSESSMENTS</b>		<b>\$568,433</b>

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said Assessment District. The distinctive number of each parcel or lot of land in the said 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 said improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said 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.

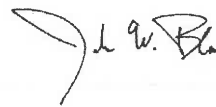
The assessment is made upon the parcels or lots of land within the Assessment District in proportion to the special benefits to be received by the parcels or lots of land, from said improvements.

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 2023-24. 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 said County.

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 2023-24 for each parcel or lot of land within the said Assessment District.

Dated: April 28, 2023

Engineer of Work



By \_\_\_\_\_

John W. Bliss, License No. C052091



**Orangevale Recreation and Park District**  
Landscape and Lighting Assessment District  
Engineer's Report, FY 2023-24

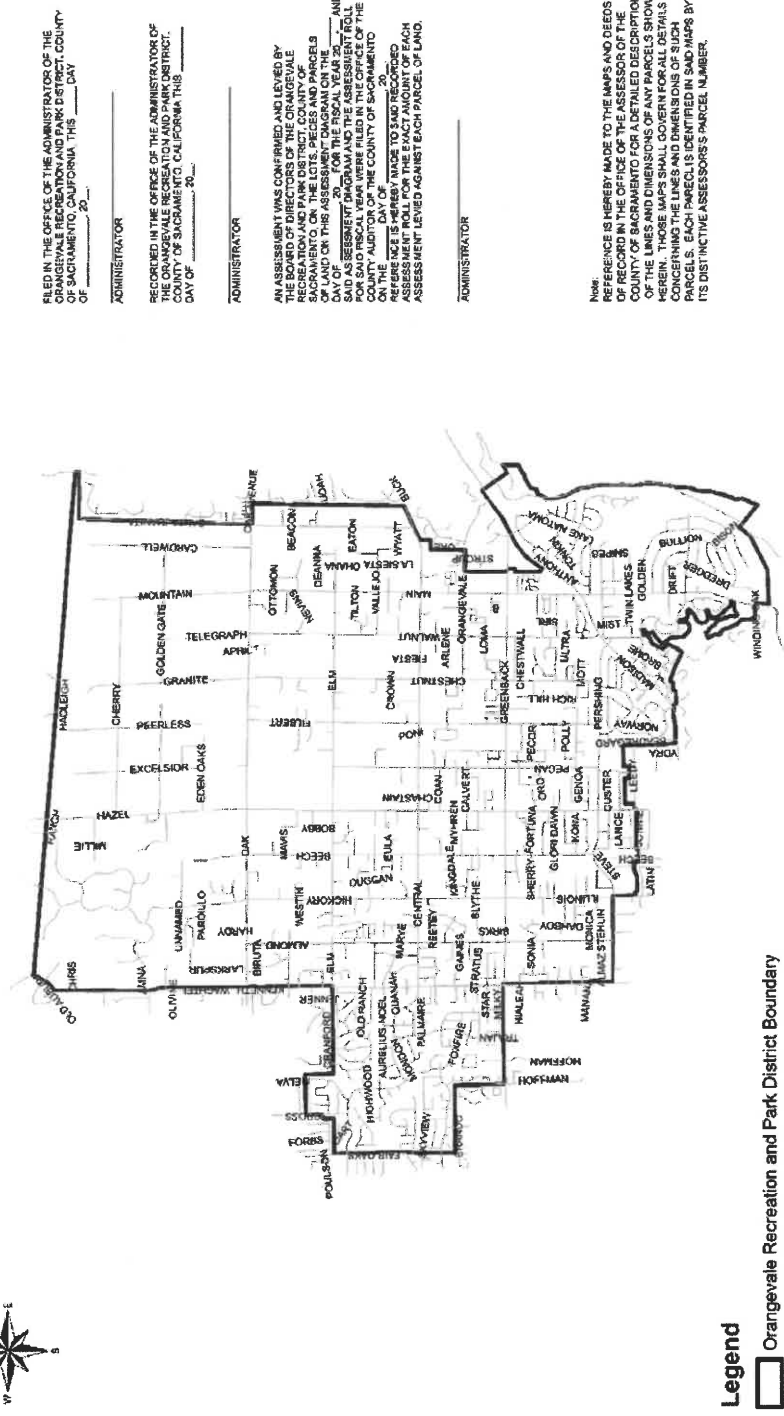




## Assessment Diagram

The Assessment District includes all properties within the boundaries of the Orangevale Recreation and Park District. The area within the boundaries of the Park District is primarily developed for urban residential and commercial use.

The boundaries of the Parks Maintenance and Assessment District are displayed on the following Assessment Diagram.



FILED IN THE OFFICE OF THE ADMINISTRATOR OF THE ORANGEVALE RECREATION AND PARK DISTRICT, COUNTY OF SACRAMENTO CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ADMINISTRATOR \_\_\_\_\_

RECORDED IN THE OFFICE OF THE ADMINISTRATORS OF THE ORANGEVALE RECREATION AND PARK DISTRICT, COUNTY OF SACRAMENTO CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ADMINISTRATOR \_\_\_\_\_

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE BOARD OF DIRECTORS OF THE ORANGEVALE RECREATION AND PARK DISTRICT, COUNTY OF SACRAMENTO CALIFORNIA, ON THE \_\_\_\_\_ PARCELS OF LAND ON THIS ASSESSMENT PROGRAM ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR THE FISCAL YEAR 20\_\_\_\_ AND SAID ASSESSMENT PROGRAM AND THE ASSESSMENT ROLL IS FILED IN THE OFFICE OF THE ADMINISTRATOR OF THE COUNTY AUDITOR OF THE COUNTY OF SACRAMENTO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT WHICH IS FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SACRAMENTO AGAINST EACH PARCEL OF LAND.

ADMINISTRATOR \_\_\_\_\_

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 PARCELS OF LAND SHOWN HEREON. THESE LINES AND PARCELS ARE SHOWN CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

ORANGEVALE RECREATION & PARK DISTRICT  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 ASSESSMENT DIAGRAM

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## Assessment Roll 2023-24

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.

## End Notes

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

<sup>2</sup> *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.

<sup>3</sup> *California Parks and Recreation*. The California Parks and Recreation Society, pub. Sacramento, CA. (<http://www.cprs.org>.)

<sup>4</sup> PKF Consulting. San Francisco, CA. "Analysis of the Economic Impacts of the Northern Central Rail Trail." For the Greenways Commission, Maryland Department of Natural Resources, Annapolis, Maryland. June 1994.

<sup>5</sup> Outdoor Recreation Resources Review Commission, *Outdoor Recreation For America: A Report To The President And The Congress*. January 2002.

<sup>6</sup> Ibid. Smith, Van.

<sup>7</sup> Ibid. California Parks and Recreation. 1997.

<sup>8</sup> *Parks and Recreation*, National Recreation and Park Association, pub. Ashburn, Virginia. January 2001. (<http://www.nrpa.org/>)

<sup>9</sup> National Park Service. NPS Technical Information Center. Washington D.C, 1983.

<sup>10</sup> Report of the President Commission on Americans Outdoors, *U.S. Government Printing Office: Management*. Washington D.C. 1987.

<sup>11</sup> Crompton, J., Love L., More T., *An Empirical Study of the Role of Recreation, Parks and Open Space in Companies' (Re)Location Decisions*, *Journal of Park and Recreation Administration*, Spring, 1997, vol 15 no. 1, p p37, 40.

<sup>12</sup> Wylde, Boomers on the Horizon: Housing Preferences of the 55+ Market, *National Association of Home Builders*, 2002.

<sup>13</sup> Ibid. NPS.

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<sup>14</sup> Ibid. NPRA. June 1985.

<sup>15</sup> Knox v. City of Orland, 4 Cal.4<sup>th</sup> 132, 143 (1993) the Supreme Court of California.

<sup>16</sup> Wilson v. Lambert (1898) 168 U.S. 611, 616 [42 L.Ed. 599, 601, 18S.Ct.217] the United States Supreme Court.



**RESOLUTION NO: 23-05-703**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ORANGEVALE RECREATION AND PARK DISTRICT APPROVING THE RESOLUTION OF INTENTION TO LEVY ASSESSMENTS FOR FISCAL YEAR 2023-24, PRELIMINARILY APPROVING THE ENGINEER'S REPORT AND PROVIDING FOR NOTICE OF HEARING FOR THE KENNETH GROVE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT**

**WHEREAS**, the Board of Directors (the "Board") of the Kenneth Grove Landscaping and Lighting Assessment District, County of Sacramento, State of California, has previously ordered through Resolution 94-05-86A the formation of an assessment district pursuant to the provisions of the Landscaping and Lighting Act of 1972 for the purpose of financing certain park and recreation improvements and refurbishments as specified in the District's updated Master Plan and for the purpose of funding maintenance operations of the District; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Kenneth Grove Landscaping and Lighting Assessment District, County of Sacramento, State of California, that:

1. On February 16, 2023, this Board adopted Resolution No. 23-02-700, A Resolution Directing Preparation of the 2023-24 Engineer's Report for the Kenneth Grove Landscaping and Lighting Assessment District (the "Assessment District"). Pursuant to this resolution, SCI Consulting Group., the Engineer of Work, prepared a report in accordance with Article XIID of the California Constitution and Section 22565, *et seq.*, of the California Streets and Highways Code (the "Report"). The Report has been made, filed with the Clerk of 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.
2. It is the intention of this Board to levy and collect assessments within the Assessment District for fiscal year 2023-24. 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, running tracks, 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 Kenneth Grove Landscaping and Lighting Assessment District.
3. The Assessment District consists of the lots and parcels shown on the boundary map of the Assessment District on file with the Clerk of the Board of the Kenneth Grove Landscaping and Lighting Assessment

6826 Hazel Avenue  
Orangevale, CA 95662  
916-988-4373  
OVparks.com





District, and reference is hereby made to such map for further particulars.

4. 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 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.
5. The assessments are not proposed to increase from the previous year's assessments. The Board of Directors declares its intent to levy and collect assessments for the fiscal year 2023-24 within said district at an assessment rate of \$12.57 per month or \$150.78 per year per single family residential parcel, apartment unit and/or condominium as set forth in the benefit chart included in the Engineer's Report.
6. Notice is hereby given that on June 15, 2023, at the hour of 6:30 p.m. at the District offices of the Orangevale Recreation and Park District, 6826 Hazel Avenue, California 95662, the Board will hold a public hearing to consider the ordering of the improvements and the levy of the proposed assessments.
7. Prior to the conclusion of the hearing, any interested person may file a written protest with the Clerk of the Board, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by such owner. Such protest or withdrawal of protest should be mailed to the Orangevale Recreation and Park District, 6826 Hazel Avenue, California 95662.
8. The Clerk of the Board shall cause a notice of the hearing to be given by publishing a copy of this resolution once, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the Kenneth Grove Landscaping and Lighting Assessment District.

PASSED AND ADOPTED this 18<sup>th</sup> day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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\_\_\_\_\_  
CLERK OF THE BOARD

FY 2023-24

# ENGINEER'S REPORT

## Orangevale Recreation and Park District

Kenneth Grove Assessment District

June 2023

**Engineer of Work:**

**SCI Consulting Group**

Public Finance Consulting Services

4745 Mangels Boulevard  
Fairfield, California 94534  
707.430.4300  
[www.sci-cg.com](http://www.sci-cg.com)

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## Kenneth Grove Assessment District

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**Board of Directors**

Michael Stickney, Chair  
Lisa Montes, Vice Chair  
Arica Presinal, Secretary  
Sharon Brunberg, Director  
Manie Meraz, Director

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**District Administrator**

Barry Ross

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**District's Attorney**

David W. McMurchie

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**Engineer of Work**

SCI Consulting Group

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## Introduction

### Formation of Assessment District

The Kenneth Grove Assessment District was formed pursuant the Landscaping and Lighting Act of 1972 by the Orangevale Recreation and Park District commencing with Resolution No. 94-02-83 dated February 10, 1994 (hereinafter the "Resolution of Intention"). The Resolution of Intention provides the following: (1) formation of the Kenneth Grove Landscaping and Lighting Assessment District; and (2) a description of the improvements which the Assessment District is authorized to construct and maintain including the following: (a) installation of sound walls and other ornamental structures and facilities which are necessary or convenient for the maintenance or servicing of curbs, gutters, walls, sidewalks, paving, water irrigation, drainage or electrical facilities; and (b) land preparation such as grading, leveling, cutting and filling, sod landscaping, irrigation systems, sidewalks and drainage; and (c) the maintenance or servicing of all of the above including repair, removal or replacement of all or part of any improvement or other typical maintenance services.

The Engineer's Report, diagram and assessment and Resolution of Formation of the Kenneth Grove Landscaping and Lighting Assessment District was adopted by the Board of Directors of Orangevale Recreation and Park District by Resolution No. 94-05-86A on May 12, 1994. That resolution confirmed the findings in the Resolution of Intention and was adopted after a public hearing during which members of the public were offered the opportunity to protest against the formation of the Assessment District. The Resolution of Formation notes that the owners of the affected properties included within the proposed Assessment District have filed with the District written consents to the proposed formation of the Kenneth Grove Landscaping and Lighting Assessment District and the proposed levying of assessments as specified in the Engineer's Report. The Resolution of Formation included a provision that a perpetual contingency reserve fund be established in the amount of the first year's total assessment revenue to be paid by the developer by agreement in order to cover the costs of any contingencies which may occur throughout the duration of the Assessment District. The Resolution of Formation also provided that should any new subdivision be annexed into the Kenneth Grove Landscaping and Lighting Assessment District in the future, that a separate perpetual contingency reserve fund is required to be established for operations within that particular annexed area calculated as the amount of the first year's assessment levied against real property within that annexed area to be paid by the developer of the annexed area to fund contingencies with respect to maintenance and operations in future years with respect to the property annexed to the Assessment District.

The initial assessment levied upon each parcel of real property within the Kenneth Grove Assessment District for fiscal year 1994-95 was \$150.78 per parcel. The Kenneth Grove Assessment District has continued to levy the same annual assessment per parcel of \$150.78 per fiscal year from the date of formation to the present time.

The Kenneth Grove Assessment District was also formed for the purposes of providing park and recreational improvements in addition to landscape corridors and streetscapes to the residents of the assessment district. The Assessment District may utilize assessment revenue to fund these additional purposes in the future.

#### Exemptions from Proposition 218

Having been formed in 1994, the Kenneth Grove Assessment District assessments were existing on November 6, 1996, the effective date of Article XIID of the California Constitution (Proposition 218). Proposition 218 identified preexisting assessments which fell within one of four exemptions identified in section 5 of Article XIID as exempt from the procedures and approval process for assessments detailed in Proposition 218.

The four "exemptions" delineated in Proposition 218 that are applicable to the Kenneth Grove Assessment District are as follows:

- (1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems, or vector control (Cal. Const., art. XIID, § 5, subd. (a)); and
- (2) Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed (Cal. Const., art. XIID, § 5, subd. (b)).

Both of these exemptions from the provisions of Proposition 218 apply to the Kenneth Grove Assessment District. First, the Assessment District was formed pursuant to a petition signed by all of the current owners of the real property subject to the assessment (the developer of the Kenneth Grove Subdivision) at the time the assessment was initially imposed which meets the requirements of California Constitution Article XIID, section 5(b).

In addition, the initial purpose of the assessment was to finance the capital costs and maintenance and operation costs for constructing sidewalks, sidewalk and street landscaping, irrigation and drainage to enhance the parcels of property comprising the Kenneth Grove Assessment District.

Both of these exemptions from the procedures and approval process for assessments specified in Proposition 218 have been satisfied within the Kenneth Grove Assessment District.

First, the exemption which is an assessment imposed by a petition signed by the persons owning all the parcels subject to the assessment at the time the assessment is initially imposed is evidenced by the Resolutions of the District and the written consents filed by the then current owners of the real property subject to the assessment in 1994 before the Assessment District was formed.

The second exemption available for capital and maintenance costs associated with sidewalks, streets, and landscaping and irrigation associated with sidewalks and streets is supported by case law decided under the provisions of California Constitution Article XIID, section 5(b) (hereinafter "Proposition 218"). The Board of Directors of the District has adopted the position that street and sidewalk landscaping is an integral part of "streets" and "sidewalks" and therefore an existing assessment for the maintenance of such landscaping is exempt under Proposition 218. Streets and Highways Code section 29 provides that "roadside planting and weed control" is included within the definition of construction and maintenance of streets.

The assessments levied within the Kenneth Grove Assessment District prior to the passage of Proposition 218 are exempt under both of these exceptions articulated in Proposition 218.

Those procedures and approval processes with respect to which the Kenneth Grove Assessment District is exempt are as follows:

- (1) Procedural requirements regarding the imposition of assessments including (a) identification of all parcels which will have special benefit conferred upon them by the improvements or services funded by the assessment; and (b) differentiation between "special benefit" and "general benefit" conferred on properties from the improvement and/or services funded with assessment proceeds; and (c) allocation of assessments per parcel dependent upon the proportion of special benefit to each property in relationship to the entirety of the costs of acquiring or constructing an improvement or of maintaining and operating such an improvement among the parcels to be assessed; and (d) the assessment on a parcel may not exceed the reasonable cost of the "proportional special benefit" conferred on that parcel by the improvements or services funded with assessment proceeds; and (e) procedural requirements including the 45-day mailed notice to property owners of the proposed assessment; an opportunity for property owners to protest by ballot against the proposed assessment at a public hearing; and prohibition of any assessment if a majority protest exists, A "majority protest" is defined as ballots from property owners submitted in opposition to the assessments amounting to more than 50% of the total ballots submitted by property owners, with ballots submitted weighted according to the proportional financial obligation for paying assessments for each affected parcel.

In light of the fact that the Kenneth Grove Assessment District was formed prior to the imposition of Proposition 218 on November 6, 1996 and complies with the definitions of two of the exemptions in Proposition 218 as specified above, the assessments levied within the Kenneth Grove Assessment District are exempt from the substantive and procedural requirements outlined above.

Despite that exemption, this Engineer's Report specifies the facts and circumstances demonstrating that the assessments levied within the Kenneth Grove Assessment District comply with the substantive requirements of Proposition 218.

### **Substantive Requirements of Proposition 218**

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

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA"). This ruling is the most significant court case in further legally clarifying the substantive assessment requirements of Proposition 218. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the assessment district

This Engineer's Report is consistent with the SVTA decision and with the requirements of Article 13C and 13D of the California Constitution because the improvements to be funded are clearly defined; the benefiting property in the Assessment District enjoys close and unique proximity, access and views to the Improvements; the Improvements serve as an extension of usable land area for benefiting properties in the Assessment District and such special benefits provide a direct advantage to property in the Assessment District that is not enjoyed by the public at large or other property.

## Plans & Specifications

The work and improvements proposed to be undertaken by the Orangevale Recreation and Park District's Kenneth Grove Assessment District (the "Assessment District") and the cost thereof paid from the levy of the annual assessment provide special benefit to Assessor Parcels within the Assessment District 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 landscape corridors, streetscapes and other park and recreational improvements. The plans and specifications for these improvements have been filed with the District Administrator of the Orangevale Recreation and Park District and are incorporated herein by reference.

As applied herein, "Installation" means the 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.

## Fiscal Year 2023-24 Estimate of Cost And Budget

	<b>Total Budget</b>
<b>Installation, Maintenance &amp; Servicing Costs</b>	
Improvements	\$0
<b>Operating Expenses</b>	
Ag/Horticulture Services & Supplies	\$500
Water	\$800
Fuel	\$750
Maintenance Contract	\$0
Subtotal	\$2,050
<b>Incidental Expenses</b>	
Advertising/Legal Notices	\$500
Administration & Inspection	\$1,130
Annual Engineer's Report	\$1,000
Professional Services	\$500
Other Expenses	\$248
Subtotal	\$3,378
<b>Contribution to/(from) Reserves Fund Balance Available</b>	
Contribution to (from) Contingency	\$0
<b>Total Landscaping and Lighting Assessment District Budget (Net Amount to be Assessed)</b>	<b>\$5,428</b>
<b>Budget Allocation to Property</b>	
Total Assessment Budget	\$5,428
Single Family Equivalent Benefit Units	36.00
Assessment per Single Family Equivalent Unit	<b>\$150.78</b>

## Method of Apportionment

### Method of 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 Assessment Diagram as included within this Engineer's Report. The method used for apportioning the assessment is based upon the proportional special benefits to be derived by the properties in the Assessment District over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

### Discussion of Benefit

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. Moreover, such benefit is not based on any one property owner's use of the Park District's recreational facilities or a property owner's specific demographic status. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

"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."

Proposition 218, as codified in Article XIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property and that the value of the special benefits must reasonably exceed the cost of the assessment:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."



The Kenneth Grove Assessment District consists solely of residential parcels populated with single family residences which receive the benefit of sidewalks and streetscape landscaping constructed adjacent to major streets within the subdivision, which improvements were constructed by the developer of the subdivision and are maintained by the Kenneth Grove Assessment District. The Assessment District also was formed with the power to levy assessments for additional park and recreational improvements to serve the residents of the assessment district. All of the parcels within the boundaries of the Assessment District enjoy close proximity to the sidewalk and streetscape improvements constructed and maintained with assessment proceeds. The Assessment District consists of only 36 parcels comprising the subdivision, and the improvements consisting of sidewalk and streetscape landscaping and maintenance uniquely benefit this small subdivision as a "special benefit." Existing improvements are not of sufficient magnitude to significantly benefit adjacent residential parcels located outside the Assessment District.

The following benefit categories summarize the types of special benefit to residential parcels resulting from the installation, maintenance and servicing of existing sidewalk and streetscape landscaping improvements and future park and recreational improvements to be provided with the assessment proceeds. These categories of special benefit are summarized as follows:

- a. Extension of a walkable areas and green spaces for properties within close proximity to the Improvements.
- b. Proximity to improved sidewalks and streetscape landscaping and other park and recreational improvements.
- c. Access to improved sidewalks and landscaping and other park and recreational improvements constructed to serve the residents and property of the assessment district.
- d. Improved local views regarding sidewalk and streetscape landscaping and future park and recreational improvements.

In this case, the recent the SVTA decision provides enhanced clarity to the definitions of special benefits to properties in three distinct areas:

- Proximity
- Expanded or improved access
- Views

The SVTA 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. The SVTA decision also provides specific guidance that landscape and park and recreational improvements are a direct advantage and special benefit to property that is proximate to such landscape and park and recreational improvements constructed and maintained with assessment proceeds:

*the 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).*

Proximity, improved access and views, in addition to the other special benefits listed above further strengthen the argument that these assessments comply with the provisions of Proposition 218, despite the fact that they are exempt from such constitutional requirements as set forth above.

Although it could be argued that there are no general benefits from these Improvements, it is possible that there are some visual benefits received by parcels which are not in the Assessment District. This is a measure of the general benefits to the public at large. We estimate this benefit to be no more than 5%.

Special Benefit	95%
General Benefit	5%
Total Benefit	100%

The maintenance and servicing of these Improvements is also partially funded, directly and indirectly, from other sources including the Orangevale Recreation and Park District, County of Sacramento, the local water provider, and the State of California. This funding may come in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g., curbs, gutters, streets, drainage systems, etc.). This funding from other sources more than compensates for general benefits, if any, received by the properties within the Assessment District. The sum total of this contribution exceeds the 5% minimum needed to offset any general benefit, as noted above.

Therefore, despite its exemptions from the procedural and substantive requirements of Proposition 218, the Kenneth Grove Assessment District complies with the substantive requirements of Proposition 218 regarding the differentiation between special benefit to properties within the assessment district from the improvements and maintenance funded with assessment proceeds and general benefit to properties outside the assessment district.

### 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 Equivalent (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. In this case, the "benchmark" property is the single family detached dwelling which is one Single Family Equivalent or one SFE.

### Assessment Apportionment

The benefits from the Assessment District are deemed to be received by property on a dwelling unit basis, with equal benefit to each dwelling unit on a parcel. Therefore, all improved residential properties that represent a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Traditional houses, zero-lot line houses and town homes are included in this category. Multi-family parcels are also assigned one SFE per dwelling unit. Property owned by the District does not benefit from the assessments and therefore is assigned zero SFE units. Currently, all assessed properties within the Assessment District are in single family residential use.

## Assessment

WHEREAS, on February 16, 2023 the Board of the Orangevale Recreation and Park District adopted its resolution initiating proceedings for the levy of assessments within the Assessment District and authorizing the Orangevale Recreation and Park District, County of Sacramento, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIID of the California Constitution (collectively “the Act”), to proceed with the proposed levy of assessments;

WHEREAS, said 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 said proposed improvements therein contained, reference is hereby made for further particulars;

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

The amount to be paid for said improvements and the expense incidental thereto, to be paid by the Assessment District for the fiscal year 2023-24 is generally as follows:

SUMMARY COST ESTIMATE		FY 2023-24 Budget
Capital Improvements and Maintenance Expenditures	\$2,050	
Incidental Expenses	\$3,378	
TOTAL BUDGET		\$5,428
Less: Contributions		
Contributions to/(from) Reserves and Contingency		\$0
NET AMOUNT TO ASSESSMENTS		\$5,428

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said Assessment District. The distinctive number of each parcel or lot of land in the said 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 said improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said 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.

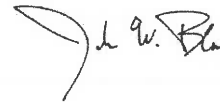
The assessment is made upon the parcels or lots of land within the Assessment District in proportion to the special benefits to be received by the parcels or lots of land, from said improvements.

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 2023-24. 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 said County.

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 2023-24 for each parcel or lot of land within the said Assessment District.

Dated: April 28, 2023

Engineer of Work



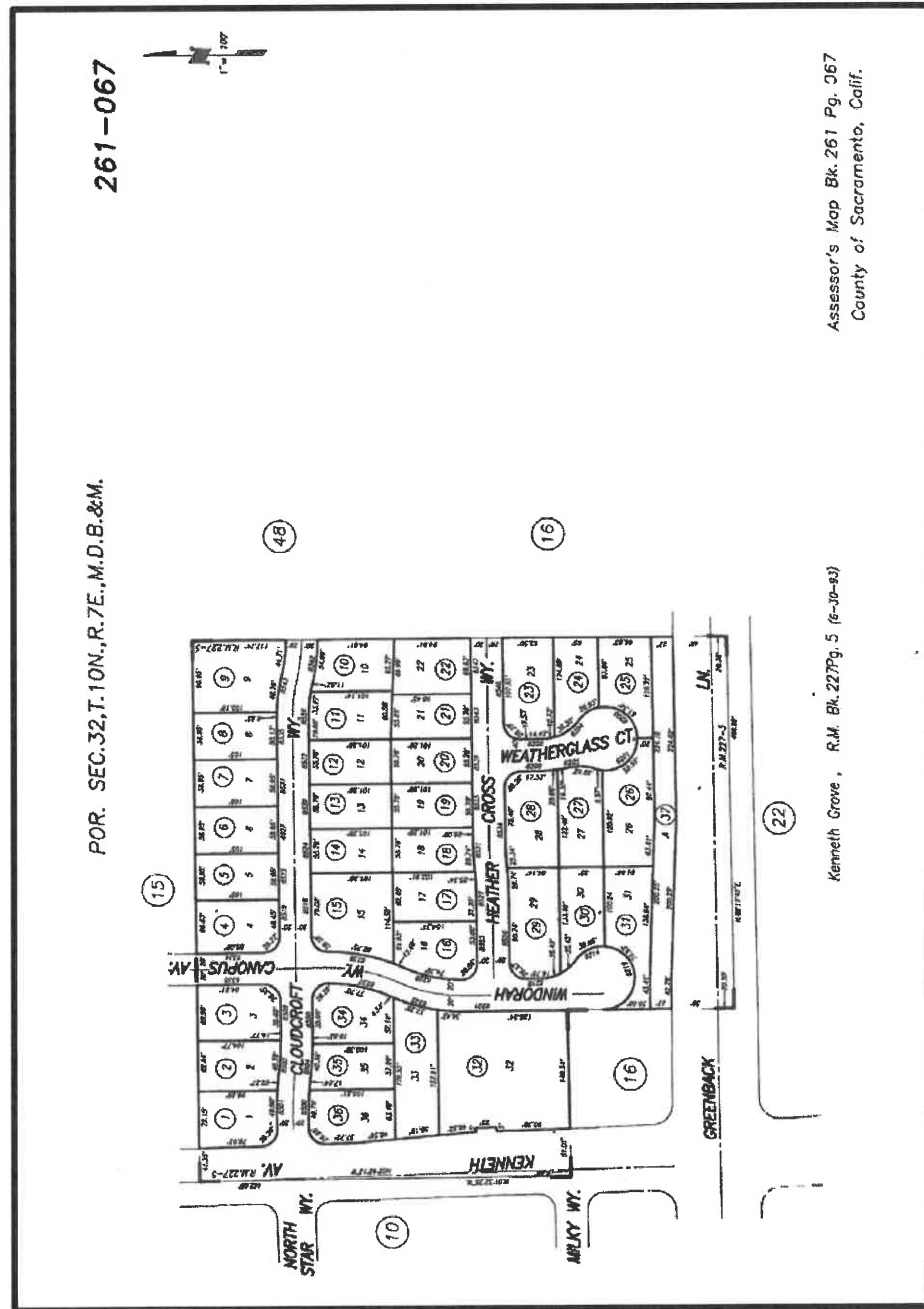
By \_\_\_\_\_

John W. Bliss, License No. C052091



# Assessment Diagram

The boundaries of the Assessment District are displayed on the Assessment Diagram below.



Orangevale Recreation and Park District  
Kenneth Grove Assessment District  
Engineer's Report, FY 2023-24



## Appendix A - 2023-24 Assessment Roll

### Orangevale RPD, Orangevale RPD Kenneth Grove Assessment Roll FY 2023-24

Assessment Number & Assessor Parcel Number	Owner Name(s)	Site Address	SFE Units	Assess- ment	Assessment Number & Assessor Parcel Number
26106700350000	BALAKRISHNA VI	8504 CLOUDCROF	1	\$150.78	
26106700200000	BALLUCH TIMOTH	8539 HEATHER C	1	\$150.78	
26106700020000	BELMONTE FAMIL	8505 CLOUDCROF	1	\$150.78	
26106700360000	CHAVEZ ALBERTO	8500 CLOUDCROF	1	\$150.78	
26106700060000	DALE BARTLETT	8527 CLOUDCROF	1	\$150.78	
26106700070000	DARLEEN M GURW	8531 CLOUDCROF	1	\$150.78	
26106700110000	DAVID WRIGHT/C	8536 CLOUDCROF	1	\$150.78	
26106700280000	DIAZ GONZALEZ	6209 WEATHERGL	1	\$150.78	
26106700240000	FORD THOMAS	6204 WEATHERGL	1	\$150.78	
26106700040000	GOLTZ SURVIVOR	8519 CLOUDCROF	1	\$150.78	
26106700270000	GROVER MORRIS	6205 WEATHERGL	1	\$150.78	
26106700050000	IRMA DOT LEBAS	8523 CLOUDCROF	1	\$150.78	
26106700330000	JOAN D OXFORD	6225 WINDORAH	1	\$150.78	
26106700080000	JOHNSON JEAN F	8535 CLOUDCROF	1	\$150.78	
26106700140000	KAMATH BASAVAN	8524 CLOUDCROF	1	\$150.78	
26106700260000	LANDI ROBERT C	6201 WEATHERGL	1	\$150.78	
26106700210000	LE NIKKI KHiet	8543 HEATHER C	1	\$150.78	
26106700030000	MANUEL R/IRIS	8509 CLOUDCROF	1	\$150.78	
26106700230000	MARK J CHRISTE	6208 WEATHERGL	1	\$150.78	
26106700250000	MAXIMA BARTLET	6200 WEATHERGL	1	\$150.78	
26106700170000	MAXIMA BARTLET	8527 HEATHER C	1	\$150.78	
26106700150000	MCCANN FAMILY	6238 WINDORAH	1	\$150.78	
26106700310000	MELEOBELLE LP	6210 WINDORAH	1	\$150.78	
26106700370000	ORANGEVALE REC	GREENBACK LN	0	\$0.00	
26106700160000	PAMELA JEAN HE	8523 HEATHER C	1	\$150.78	
26106700090000	PEDERSEN JAMES	8543 CLOUDCROF	1	\$150.78	
26106700190000	REIMCHE TROY A	8535 HEATHER C	1	\$150.78	
26106700130000	ROUSSEL JOHN T	8528 CLOUDCROF	1	\$150.78	
26106700100000	SEGURA TREADWE	8542 CLOUDCROF	1	\$150.78	
26106700010000	SHARLENE DAVID	8501 CLOUDCROF	1	\$150.78	
26106700180000	SHARLENE DAVID	8531 HEATHER C	1	\$150.78	
26106700340000	SHARLENE DAVID	8508 CLOUDCROF	1	\$150.78	
26106700300000	SHARLENE DAVID	6214 WINDORAH	1	\$150.78	
26106700320000	SMITH RODNEY R	6221 WINDORAH	1	\$150.78	
26106700290000	STADLER FAMILY	6218 WINDORAH	1	\$150.78	
26106700220000	SULEYMANOV EDU	8547 HEATHER C	1	\$150.78	
26106700120000	ZANDIDOLABI MA	8532 CLOUDCROF	1	\$150.78	

**Orangevale Recreation and Park District**  
Kenneth Grove Assessment District  
Engineer's Report, FY 2023-24

**SCiConsultingGroup**



# STAFF REPORT



DATE: 05-18-23

TO: Board of Directors

FROM: Barry Ross, District Administrator

**SUBJECT: Activity Guide**

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Staff will periodically review cost increases for printing and mailing the Activity Guide and are concerned about the consistent increase of fees over the last couple of years. Print costs have doubled since 2019, as well as a rise in the postage and design cost. Due to the rise in cost and more accessibility to online options, some other Districts have discontinued printing and mailing of their Activity Guide.

Our current community members were questioned to see how they enroll and if they use the hard copy. Responses were split down the middle between use of the hard copy vs online.

We have looked into different options to consider:

**A. Create bi-annual guides rather than tri-annual guides**

By printing two issues per year rather than three, staff feels it would have a slight to moderate negative impact on the success of our programs. Marketing would be lessened, adding new programs in a timely manner would be hampered, and most programs would be expired during the final two months of each issue.

- **Fiscal Impact:** Saving could range between \$4,000-\$7,000 annually. Lost revenue is likely but unknown.

**B. Print & mail a smaller amount of guides**

We would mail a marketing postcard to all District residences notifying them that our new Activity Guide is on our website (include a QR Code for easy access). Residents wishing to continue receiving a hardcopy will be given the opportunity to request that. We would then have copies printed and mailed to them. This would decrease some costs while still allowing community members that do not use online options to have the information provided to them.

- **Fiscal Impact:** Saving could range between \$12,000-\$16,000 annually. Lost revenue should be minimal.

**C. No longer print or mail the full guide**

Consider printing only a marketing postcard (with QR Code) to all District residences that directs them to our website to view our new digital Activity Guide. The postcard would not give the option for a hardcopy, but we would print and mail copies to customers who call and ask for one.

- **Fiscal Impact:** Saving could range between \$21,000-\$26,000 annually. Lost revenue is likely during the first year, but unknown.

D. **Make no changes**

**Recommendation:** Staff recommends scheduling a meeting with the Recreation Committee to further review and discuss these options and bring a recommendation to the full Board of Directors at the June 15 meeting.

## Tentative Timeline for Pool Renovation

Rev. 5-12-23

DATE	TASK	Responsible Party	Status
January '22	Determine which Code Issues and Maintenance Issues are to be addressed	OVparks & ADG	Complete
May '22	Contact County Health Dept. to notify them that this project is on the horizon and will be time sensitive	OVparks	Complete
Early June '22 July/Aug '22 Early Sept '22	Complete the 90% Schematic Design Phase	ADG	Complete
June '22 Aug '22; Sept '22 Oct '22	Review and approve Schematic Design	OVparks	Complete
Early Aug. '22 Sept. '22; Oct '22	Construction Documents are ready	ADG	Complete
Early Aug. '22 Sept. '22; Oct '22 Nov '22	Construction Documents are sent to the County Environmental Health Dept.	ADG and OVparks	Completed Nov. 1
Aug-Oct '22 Sept-Oct '22 Oct-Nov '22 Dec '22; Jan '23; Feb '23 By Sept '23	County Health Dept. approval	County	Approval on hold until contractor submits.
Apr-May '23 May-June '23	Create Bid Packet Documents & Approved by Legal	OVparks	Document work has begun
Sept-Oct '22 Oct-Nov '22 Nov-Dec '22 Dec '22-Jan '23 Feb-Mar-Apr '23 Apr-May '23 June '23	Advertise and solicit bids	ADG	
Oct-Nov '22 Nov-Dec '22 Jan-Feb '23 Mar-Apr-May '23 May-June '23 June-July '23	Bid and Award Contract	OVparks and ADG	
Nov/Dec '22 Dec. '22; Jan '23 Feb-Sept '23 Aug- Sept '23	Construction Begins	ADG & Contractor	
Spring '23 May '23-Feb '24 By March '24	Construction Completed	OVparks	

**NOTES:**

- Construction phase could vary greatly upon contractor availability.
- Once construction begins, the project should be complete within 2.5 months. This could vary greatly depending upon weather, and the possibility of an undesirable discovery. A 2-4 month construction period is safe to assume.
- ADG will provide us with updated cost projections during both the Schematic Design Phase and the Construction Document Phase.

**Tentative Timeline for Driveway & Trail Project**  
**at Community Center Park**

Rev. 5-12-23

<b>DATE</b>	<b>TASK</b>	<b>Responsible Party</b>	<b>Status</b>
Sept '21	Architect Drawings	MTW Group	Complete
April '22	Topography Drawings from Engineer	Marty Gee, Engineer	Complete
June '22	Geotechnical Study Report	Wallace Kuhl & Assoc.	Complete
Sept '22	CEQA Study	County of Sac	Completed 10/3/22
Sept '22; Oct '22 Nov '22	Deed Restriction Application Documents	OVparks	Completed 11/22/22
Sept '22	Preliminary Construction Documents	MTW Group	Complete
Sept-Oct '22 Oct-Nov '22; Dec. '22 Jan. 9 '23	Construction Documents	MTW Group	Complete
Oct '22 Oct-Nov '22; Dec. '22 Jan. 10 '23	District Review of Construction Documents	OVparks and MTW Group	Complete
Nov-Dec '22 Dec '22-Jan '23 Feb-Mar '23; Mar-Apr '23 May-June '23	Submit project to County for approval. Lengthy application process.	OVparks and MTW Group	Submitted 3/21. County returned 1 <sup>st</sup> review 5/3. Requires 2 <sup>nd</sup> submittal.
Apr-May '23 May-June '23	Create Bid Packet Documents & Approval from Legal	OVparks	Document work has begun
Nov '22 Nov-Dec '22; Jan '23 Feb-Mar '23; Apr-May '23 June '23	Advertise and Solicit Bids	MTW Group	
Dec '22 Dec '22-Jan '23 Jan-Feb '23; Mar-Apr '23 Apr-June '23; May-Jun '23 June-July '23	Bid and Award Contract	OVparks and MTW Group	
Jan-Feb '23; Feb-Mar '23 Apr-May '23; May-Jun '23 Jun-Aug '23; Jul-Aug '23	Construction Begins	MTW Group and Contractor	
Mar-Apr '23; Jun-July '23 July-Aug '23; July-Sept '23 Aug-Sept '23	Project is complete	MTW Group and Contractor	
July-Dec '23 Aug-Dec '23; Oct-Dec '23	Final Grant Documents are Submitted to the State	OVparks	

**NOTES:**

- County permit process should take about 30 days but can vary greatly. Current rate is 6 weeks.
- Construction phase would ideally begin within 30 days of awarding contract but could vary greatly upon contractor availability and weather.
- Once construction begins, the project should be complete within two months. This could vary greatly depending upon weather, and the possibility of an undesirable discovery.
- MTW Group will provide updated cost projections during the Construction Document Phase.