

**FINAL**

**MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE  
UPDATE FOR ARDEN PARK RECREATION AND PARK DISTRICT**

**JUNE 2009**

**Sacramento Local Agency Formation Commission  
1112 I Street, Suite 100  
Sacramento, California 95814  
(916) 874-6458 FAX: (916) 874-2939  
[www.saclafco.org](http://www.saclafco.org)**

**SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**

**COMMISSIONERS**

**Jimmy Yee, County Member, Chair**  
**Robert King Fong, City of Sacramento, Vice-Chair**  
**Susan Peters, County Member**  
**Christopher Tooker, Public Member**  
**Gay Jones, Special District Member**  
**Charles Rose, Special District Member**  
**Linda Budge, City Member**

**ALTERNATE COMMISSIONERS**

**Leo Fassler, Public Member Alternate**  
**Sandy Sheedy, City of Sacramento Alternate**  
**Jerry Fox, Special District Alternate**  
**Roger Dickinson, County Member Alternate**  
**Gene Resler, City Member Alternative**

**STAFF**

**Peter Brundage, Executive Officer**  
**Donald J. Lockhart, Assistant Executive Officer**  
**Nancy Miller, Commission Counsel**  
**Diane Thorpe, Commission Clerk**  
**Vadim Sidelnikov, Senior Student Intern, Project Manager**  
**Meron Tessema, Senior Student Intern**

# Contents

## Introduction

|  |   |
|--|---|
| Background Information.....              | 4 |
| History .....                            | 4 |
| Service Area.....                        | 5 |
| Management and Employment Structure..... | 5 |
| Determination .....                      | 5 |

## District Services

|                         |   |
|-------------------------|---|
| Services Provided ..... | 6 |
| Service Demand.....     | 7 |
| Determination .....     | 7 |

## Infrastructure

|                                 |   |
|---------------------------------|---|
| Capital Improvement .....       | 8 |
| Infrastructure Duplication..... | 8 |
| Determination .....             | 8 |

## Finance

|                                 |    |
|---------------------------------|----|
| Revenue Sources.....            | 9  |
| Revenue Constraints .....       | 9  |
| Joint Facilities .....          | 9  |
| Cost Avoidance Strategies ..... | 9  |
| Revenue Opportunities .....     | 10 |
| Determination .....             | 10 |

|  |           |
|--|-----------|
| <b>Summary of Determinations .....</b> | <b>11</b> |
|--|-----------|

|                         |           |
|-------------------------|-----------|
| <b>Conclusion .....</b> | <b>12</b> |
|-------------------------|-----------|

|                               |           |
|-------------------------------|-----------|
| <b>District Profile .....</b> | <b>13</b> |
|-------------------------------|-----------|

## Attachments

|                           |                                 |
|---------------------------|---------------------------------|
| <i>Attachment A</i> ..... | Facility Rental Information     |
| <i>Attachment B</i> ..... | District Organization Chart     |
| <i>Attachment C</i> ..... | Assessment District Information |
| <i>Attachment D</i> ..... | Parks and Facilities Map        |
| <i>Attachment E</i> ..... | District Area Map               |

## INTRODUCTION

### Background Information

The Arden Park Recreation and Park District is an independent Special District

- **Mission:** Arden Park Recreation and Park District provides safe, clean, beautiful parks and facilities, along with well-rounded professionally managed wholesome leisure time activities for all residents. Services are provided to enrich the quality of life for people living in the District and to provide economic value.

The District Board and Staff values public service, people, teamwork, innovation, quality, integrity, excellence, and the environment.

- **Setting:** The District is bounded by: (Please see Attachment E for the Map of District Boundary)
  - Fair Oaks Boulevard on the south
  - Watt Avenue on the west
  - Arden Way on the north
  - Eastern Avenue on the east.
- **Population:** 6,500 in an area of approximately 1.5 square miles.

Arden Park is an independent Recreation and Park District under the jurisdiction of an elected five member Board of Directors. The District has served the Arden Park, Carmichael, and Arden Arcade communities since 1950, making Arden Park the oldest independent Recreation and Park District in Sacramento County. The population, both residents and non-residents, served by the District is approximately 15,000. The District provides programs and services for pre-school children, youth, adults and seniors. Arden Park has a number of Recreation Facilities, including a combined recreation and competitive Swimming Pool, Wading Pool and Picnic Area; a Softball Field; Youth Soccer Fields; Tennis Courts, several Play Equipment Areas, large and small Group Picnic Areas. There is a Community Center equipped with a meeting room and a service-kitchen, as well as a pre-school and after-school recreation room. The Community Center also houses the main administrative offices for the District.

The District's goal is to deliver services in a professional, polite, and progressive manner, along with a commitment to the principles and practices of the profession, dedication to ethical standards, and responsiveness to changing community needs and priorities.

### History:

The Arden Park District was established in 1950 as the first independent recreation and park district in Sacramento County<sup>1</sup>. The district's name was changed to the Arden Park, Recreation and Parkway District in 1952. The District again changed its name to Arden Park Recreation and Park District upon reorganization in 1957. The District was formed to develop and maintain two park sites dedicated by the developer of the Arden Park Subdivision.

---

<sup>1</sup> Enabling Act: Public Resources Code Section 5780

## **Service Area**

The District is located in the Sacramento Metropolitan Area and encompasses approximately 1.5 square mile of the Arden – Arcade Community. The District area is fully developed, thus, the areas population of approximately 6,500 is not anticipated to experience substantial fluctuations in upcoming years.

## **Management and Employment Structure**

### **Management Structure**

The Board of Directors for Arden Park Recreation and Park District is made up of 5 officials elected by the residents within the District boundaries. Each member serves a four-year term; the terms are staggered so as to have three members' term expire in one election and the remaining members on the alternate date.

The Arden Park Recreation and Park District Board of Directors meetings are held on the 3rd Tuesday of the month at 7 p.m. at the Arden Park Recreation and Park District Community Center located at 1000 La Sierra Drive, Sacramento, CA 95864. The meetings are open to the public.

### **Outreach**

The District maintains a website (<http://www.aprpd.org/>) with current program information and upcoming events. The District also distributes a bi-monthly electronic newsletter which alerts the residents of new and upcoming events, as well as a tri-annual Activities Guide which describes all the services and facilities provided by the District. Both the website and the guide also note upcoming employment opportunities.

### **Employment Structure**

Arden Park Recreation and Park District employs a professional full-time staff of 5 along with 30 to 40 part-time seasonal staff throughout the year. None of the employees are represented. The full-time staff consists of:

- One District Administrator
- One Recreation Supervisor
- One District Secretary
- One Parks Supervisor
- One Maintenance Worker

Arden Park Recreation and Park District is an equal opportunity employer.

For more detailed information on the employment structure, please see Attachment B.

## **Determination**

Regarding structure and management, the Commission determines that the District has an adequate management structure and staffing arrangements to ensure efficient management and provide parks and recreational service to the community at a reasonable cost. The District is efficiently structured and organized. The District provides the public with adequate information and opportunity for input and involvement in District activities.

## DISTRICT SERVICES

### Services Provided

The Arden Park Recreation and Park District provides park-land and organized recreation activity to help build a sense of community. The District serves residents by administering 2 parks with a total of 13 acres, all of which are developed. The District currently has a ratio of two acres of parkland per 1000 residents; no formal goal has been set by the District as far as acres of parkland per number of residents. The parks and facilities are distributed evenly throughout the district to ensure equitable delivery of services.

The District offers various recreational, educational and social-service programs. Classes are available for all age groups. Tennis lessons range from Pee Wee Tennis to Adult Tennis and every group in between. The District also accommodates various public clubs: Garden Club, Bridge Club, Little League, Youth Soccer, and Tennis. The District offers a Pre-school for young children and a “Kids Klub” for older ones. The Kids Klub has various programs which include both before and after school activities for the children. The District is also offers a Softball League for adults.

The District offers aquatic opportunities such as recreational swimming and lessons.

The District also provides special events that are free and open to the public. Special seasonal events such as the “Easter Eggstravaganza” and “Pancake Breakfast” bring great crowds together. The District utilizes the help of volunteers at a majority of the special events.

### **Parks**

| NAME        | LOCATION             | SIZE (Acres) | AMENITIES   | DESCRIPTION   |
|-------------|----------------------|--------------|---|---|
| Arden Park  | 1000 La Sierra Drive | 8            | Community Center, Swimming Pool, 3 Tennis Courts (not lighted), 1 Basketball Court, 1 Softball Field (not lighted), Play Equipment and Benches, Group Picnic Shelter, Individual BBQ and Picnic Tables, Restroom, 1 Horseshoe Pit, and on-site parking. | A small community park designed to serve the broader recreation needs of Arden Park residents. The design is meant to encourage and attract families on a day-to-day basis, as well as provide for community events |
| Cresta Park | 4033 Cresta Way      | 4.5          | 1 Tennis Court (not lighted), 1 Basketball Court, 1 Soccer/Open Play Field (not lighted), Play Equipment and Benches, Individual BBQ and Picnic Tables, and Restroom  | A neighborhood park designed to serve the neighborhood residents within walking distance of the park. Primarily used by families, children and small groups   |

(Please see Attachment D for the Facilities Map)

The Arden Park Recreation and Park District has various facilities available for rent. The Community Center at Arden Park is for smaller meetings, wedding receptions, dinner functions, and parties. The group picnic area is available for company picnics, family and group picnics and parties. The rates vary depending on residency. (See Attachment A for Rental Facilities Information)

Other facilities that can be reserved include the softball field, soccer field, swimming pool, and tennis courts.

### **Service Demand**

The District updated its Master Plan in April of 2004 in an effort to provide guidance on needed improvements and enhancements for the parks and facilities. It was determined that the following were in high demand:

- More tennis courts
- A picnic/ seating area
- New basketball court
- Improvement and expansion of walkways
- Informational Kiosk
- New restroom facilities
- Shaded seating
- Additional trees
- More lighting
- Drinking fountain

Since the Master Plan, the District has implemented the following improvements:

- New walkways
- New picnic area
- Renovation of restrooms
- Additional trees
- Additional lighting
- Additional water fountain

The District encourages the residents to provide feedback regarding the services available and the possibility of new activities based on demand. The District is currently in the process of creating a Strategic Plan to address identified and future needs. The District is able to respond to demand through providing community classes at a set cost. The District also provides a variety of seasonal special events. The demand for services is healthy and the District is able to respond accordingly.

The District's provisions are also guided by regulations from consumer agencies and federal regulations such as the Americans with Disabilities Act. The District is willing to accommodate any individual with a disability as far as employment or the use of any services, activities, or classes.

### **Determination**

Regarding the services provided by the District, the Commission determines that the District is able to appropriately gauge the demand and provide parkland, recreational facilities, and recreational programming to meet the needs of the community. The District provides adequate levels of service for parks and recreational facilities. The District effectively meets the needs of existing and future populations of the service area.

## **INFRASTRUCTURE**

### **Capital Improvement**

The District has a Capital Improvement Plan (CIP) which is updated annually by the District Board of Directors. The primary purpose of the CIP is to identify new development projects and facilities or redesign, rehabilitate and replace existing equipment, facilities, and infrastructure systems. The CIP provides the Board and residents with valuable information concerning proposed improvements and their associated costs. The CIP may be modified throughout the year due to unforeseen conditions and the reallocation of resources.

### **Infrastructure Duplication**

None of the District's facilities are underutilized or redundant with other agencies.

### **Determination**

Regarding infrastructure, the Commission determines that the District provides adequate levels of service and park maintenance. A Capital Improvement Plan is used to plan for ongoing replacement of vehicles and equipment. The level of infrastructure provided by the District is adequate to support local demand.



## FINANCE

### Revenue Sources

| <b>Fiscal Year</b>    | <b>2006-07</b> | <b>2007-08</b> | <b>2008-09</b> |
|-----------------------|----------------|----------------|----------------|
| Property Taxes        | 271,000        | 250,938        | 250,000        |
| Recreation Revenue    | 160,000        | 190,077        | 175,000        |
| Other Revenue/ Grants | 31,152         | 24,000         | 41,000         |
| Reserve               |                |                | 30,000         |
| Assessment District   | 175,500        | 175,500        | 175,500        |
| <b>TOTAL REVENUE</b>  | <b>637,652</b> | <b>640,515</b> | <b>671,500</b> |

(Data provided by District)

### Revenue Constraints

Since 1978 two changes in State law have significantly affected Arden Park Recreation and Park District's ability to serve its constituents. The first was the passage of Proposition 13 (Jarvis-Gann Initiative) in 1978 that changed the authority over the allocation of property tax from cities, counties and districts to the State. The result was a dramatic decrease in property tax revenue for the District. The second change was in 1991 with the implementation of the Educational Revenue Augmentation Fund (ERAF). Beginning in 1992 and every year since then, approximately 31% of the District's property tax revenue has been shifted by the State to fund education. (Data provided by District)

The reduced revenue caused a decline in the maintenance of District-owned facilities. The District simply didn't have the funds to maintain and repair the existing parks and recreation facilities. With that in mind, the Arden Park Recreation and Park District Board of Directors in 1991/92 decided the solution was to initiate an Assessment District and assess \$91.73 to individual parcel owners to replace the missing funds. The majority of the Arden Park residents supported the formation of the Assessment District and the assessment. The assessment is ongoing with no scheduled end date. (For further information, please see Attachment C, provided by the District)

### Joint Facilities

The District currently does not have any joint use facility agreements.

### Costs Avoidance Strategies

The District has considered computerization of irrigation and registration but the costs were prohibitive due to the small size of the District. The majority of the cost for these systems is the initial purchase of the base software. The District does not have enough demand for the payback for this large of an investment to be realistic.

Volunteers are utilized in many programs in the District. They serve as coaches for little league and swim teams and also donate their time to help with all of the District's special events.

The District is always striving for cost avoidance, even when it proves difficult because of providing new and better programs, as well as, maintaining and upgrading infrastructure.

**Revenue Opportunities**

In addition to the General Fund, the District maintains a separate accounting of monies collected from the Assessment District. These funds are restricted to expenditures for specific purposes.

| Expenditures              | 2008-2009 Budget |
|---------------------------|------------------|
| Salaries and Benefits     | \$101,474        |
| Services and Supplies     | \$ 56,994        |
| Fixed Assets/Improvements | \$ 17,032        |
| <b>TOTAL EXPENDITURES</b> | <b>\$175,500</b> |

(Data provided by District)

The assessments were levied for the purpose of financing the construction, maintenance, and operations of landscaping, park and recreation facilities, lighting and improvements in the Arden Park Recreation and Park District. Such improvements and repairs include, but are not limited to, turf, shrubs, trees, irrigation systems, sidewalks, asphalt, playgrounds, picnic areas, basketball and tennis courts, lighting, security, community center, park restrooms, swimming pool, and labor, materials, supplies, utilities and equipment as applicable.

The District has a designated a Reserves Account for the Benefit Assessment District, at the end of the 2008-2009 Fiscal Year, this account will hold \$43,000.

The District regularly seeks to supplement its funding through grant opportunities from local, state and federal sources.

**Determination**

Regarding finances, the Commission determines that the District is currently financially well-positioned and has adequate financial planning practices. Though there are various revenue constraints such as the ERAF, the District is able to utilize some Cost Avoidance strategies such as volunteers, to reduce staffing and labor costs. The District has also initiated an Assessment District in order to continue providing adequate services to the community. Whenever possible, the District takes advantage of available state and federal grants to improve infrastructure and services provided.

## **SUMMARY OF DETERMINATIONS**

### **Structure and Management**

Regarding structure and management, the Commission determines that the District has an adequate management structure and staffing arrangements to ensure efficient management and provide parks and recreational service to the community at a reasonable cost. The District is efficiently structured and organized. The District provides the public with adequate information and opportunity for input and involvement in District activities.

### **District Services**

Regarding the services provided by the District, the Commission determines that the District is able to appropriately gauge the demand and provide parkland, recreational facilities, and recreational programming to meet the needs of the community. The District provides adequate levels of service for parks and recreational facilities. The District effectively meets the needs of existing and future populations of the service area.

### **Infrastructure**

Regarding infrastructure, the Commission determines that the District provides adequate levels of service and park maintenance. A Capital Improvement Plan is used to plan for ongoing replacement of vehicles and equipment. The level of infrastructure provided by the District is adequate to support local demand.

### **Finance**

Regarding finances, the Commission determines that the District is currently financially well-positioned and has adequate financial planning practices. Though there are various revenue constraints such as the ERAF, the District is able to utilize some Cost Avoidance strategies such as volunteers, to reduce staffing and labor costs. The District has also initiated an Assessment District in order to continue providing adequate services to the community. Whenever possible, the District takes advantage of available state and federal grants to improve infrastructure and services provided.

## CONCLUSION

*Arden Park Recreation and Park District* meets the basic recreational and park demands in its 1.5 square-mile service area and is capable of continuing to provide recreational services in the future. The District satisfies infrastructure needs by providing adequate services and facilities. It strives to understand the local service demand and shows dedication to communicating with local residents to provide services that best reflect the interest of the local residents. The District has a variety of programs and offers activities for every age-group in the district. Although the District has experienced some financial constraints in the past, such as the ERAF, the District has been able to respond accordingly by acquiring state and federal grants, as well as by utilizing volunteers and creating an Assessment District. The District effectively meets the needs of existing and future populations of the service area.

**ARDEN PARK RECREATION AND PARK DISTRICT**

Park and Recreation - Urban

Address: 1000 La Sierra Drive  
Sacramento, CA 95864-5248

Phone: (916) 483-6069  
Fax: (916) 483-6060  
Web site: [www.aprpd.org](http://www.aprpd.org)

Administrative Officer: Colin Miller

Fiscal Data: (2008-09)

Budget: \$671,500  
Gann Limit: \$866,246

No. of Acres Developed/Underdeveloped: 13/0

No. of Parks: 2

Locations:

1. Arden Park - 1000 La Sierra Drive, Sacramento
2. Cresta Park - 4033 Cresta Way, Sacramento

Square Miles: 1.5

Population: 6,500

Service and Operation Data:

1. Authorized and actually performed: Park and recreation services.

Location: Arden Park Subdivision

---

Historical and Political Data:

1. Established January 25, 1950.
2. Enabling Act: Public Resources Code, Section 5780.
3. Governing Body: Board of Directors.
4. No. on Governing Body: 5 with 4-year staggered terms.
5. Elected in November General Election.
6. Board meets 3<sup>rd</sup> Tuesday of the month at 7:00 p.m. in the District Office.
7. Registered Voters: 3,471.

## ATTACHMENTS

## ATTACHMENT A

### ARDEN PARK RECREATION AND PARK DISTRICT FACILITY RENTAL INFORMATION

#### The Community Center at Arden Park

#### Rental:

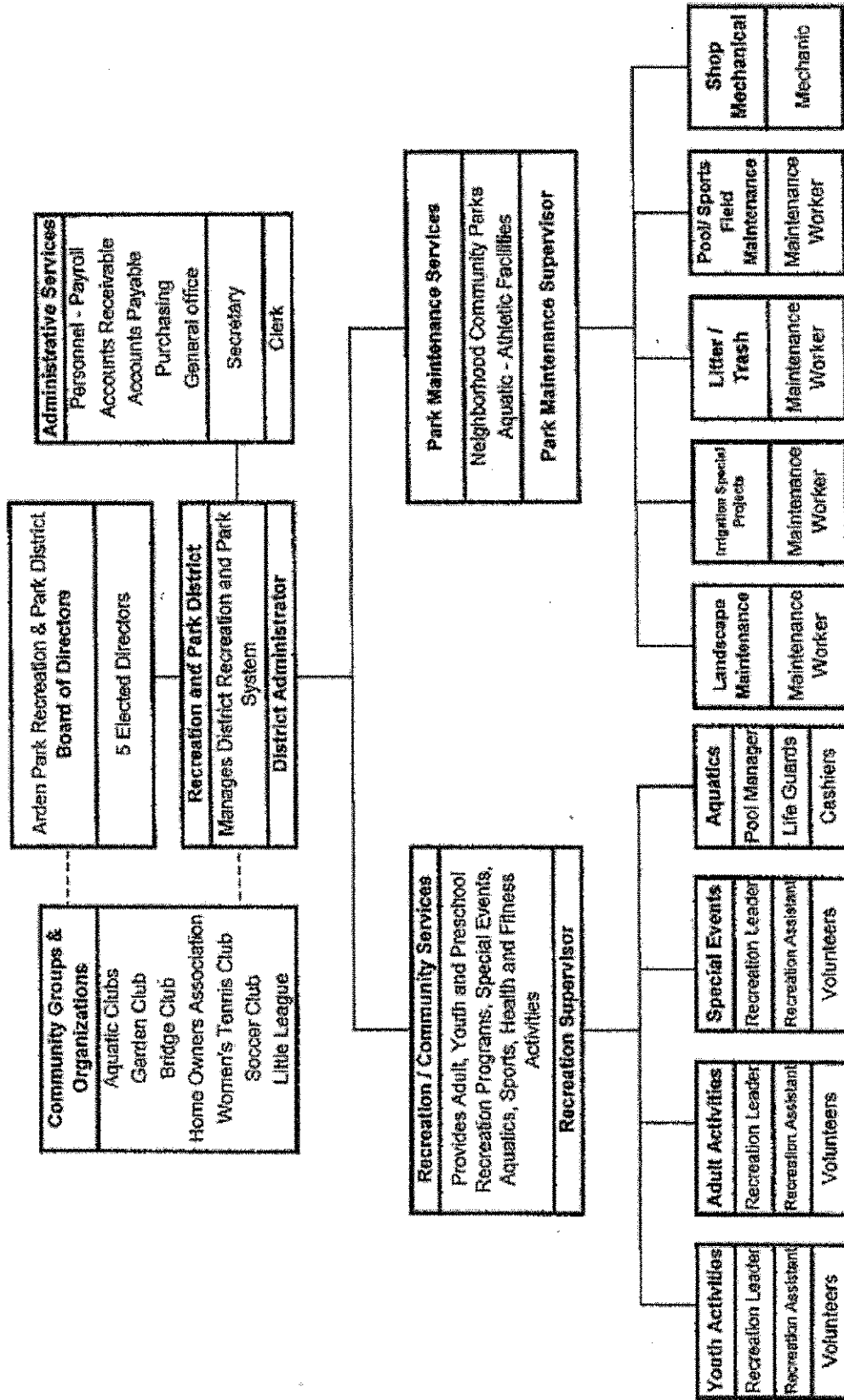
| Facility                                       | Location             | Amenities   | Capacity                         | Area (sq ft) | Type of Use  |
|--|----------------------|---|----------------------------------|--------------|--|
| Arden Park Community Center Multi-Purpose Room | 1000 La Sierra Drive | Utility kitchen, tables, chairs, projector screen, easel, and sound system. | Room: 185<br>Dining: 86          | 1,320        | Anniversaries, wedding receptions, birthday parties, other public recreation |
| Arden Park Group Picnic Area                   | 1000 La Sierra Drive | Barbecue pits, picnic tables  | Pavilion: 50<br>Entire Area: 150 |              | Small parties, celebrations, etc...  |
| Cresta Park Picnic Area                        | 4033 Cresta Way      |   | 50                               |              | Small Parties, celebrations, etc...  |

#### Facility Rental

| Facility                                | Resident     | Non Resident |
|---|--------------|--------------|
| Multi-Purpose Room: Business Meeting    | \$15/ hr     | \$35/hr      |
| Multi-Purpose Room: Social Function     | \$160/ 4 hrs | \$280/ 4 hrs |
| Arden Park: Picnic Area (Pavilion only) | \$100        | \$100        |
| Arden Park: Picnic Area (Entire Area)   | \$225        | \$225        |
| Cresta Park: Picnic Area                | \$50         | \$50         |

ATTACHMENT B

ARDEN PARK RECREATION AND PARK DISTRICT  
Organizational Chart





## ATTACHMENT C

### **Landscaping and Lighting Act of 1972**

This is the legislation that allows local governmental agencies (cities, counties and special districts) to form an assessment district for the purpose of providing needed funds for the cost and expenses of constructing, maintaining, improving and servicing parks and recreation improvements including landscaping, lighting and other appurtenant facilities located within the public areas of the district. Assessments levied by the Assessment District may be used to pay costs to construct, maintain, repair and replace capital facilities, costs to maintain district facilities including the costs of labor, material, supplies, security and equipment, and the costs of servicing such facilities including the costs of water and sewer service, electricity, and other utility costs. Use of assessment revenue to pay such costs benefits the properties being assessed by improving the aesthetic, economic and environmental qualities of district facilities.

### **Assessment District Formation**

The Arden Park Landscaping and Lighting District (hereinafter "Assessment District") was formed on July 24, 1991. The assessment was initially levied for two purposes: 1) To fund capital improvement projects through a 15-year annual installment levy to pay the principal and interest on bonded indebtedness issued by the District to finance park and recreational park improvements; and 2) To pay continuing annual costs of the maintenance, repair and improvement of District facilities to continue for as long as the Board of Directors determines necessary to fund these continuing services. The final adopted Resolution (in 1992), and published in the Sacramento Bee, stated "Annually the amount of work to be performed by the District shall be determined and an assessment levied in order to provide funds necessary to pay the cost of said work." The initial annual individual parcel assessment of \$91.73 has not changed.

### **Can the Assessment Be Increased Without a Vote?**

Proposition 218, called "The Right to Vote on Taxes Act" was formed in part to counteract concerns surrounding assessments. Under Prop 218, if the District wishes to increase the existing assessment, the District must now give written notice to all affected property owners, hold public hearing and an assessment ballot vote. The assessment may not be increased if a "majority protest" exists. A "majority protest" exists if ballots submitted by property owners in opposition to the assessment increase exceed ballots submitted in favor of the assessment increase, with the vote of each property owner weighted according to the proportional financial obligation of the assessment on each affected property. If assessment ballots submitted in favor of the assessment increase exceed the ballots submitted in opposition to the increase, then the increase is permissible. If a majority vote is not received, the increase cannot be applied.

### **How Long Will the Charge Continue?**

Assessments that pay for ongoing services (labor, equipment and supply costs for maintenance, repair and improvement of district facilities) may continue as long as those services are provided, unless the Arden Park Recreation and Park District Board of

Directors decides, after public hearing, not to levy an assessment in a particular fiscal year.

### **What Necessitated the Need for the Assessment District?**

Since 1978 two changes in State law have significantly affected Arden Park Recreation and Park District's ability to serve its constituents. The first was the passage of Proposition 13 (Jarvis-Gann Initiative) in 1978 that changed the authority over the allocation of property tax from cities, counties and districts to the State. The result was a dramatic decrease in property tax revenue for the District. The second change was in 1991 with the implementation of the Educational Revenue Augmentation Fund (ERAF). Beginning in 1992 and every year since then, approximately 31% of the District's property tax revenue has been shifted by the State to fund education.

The reduced revenue caused a decline in the maintenance of District-owned facilities. The District simply didn't have the funds to maintain and repair the existing parks and recreation facilities. With that in mind, the Arden Park Recreation and Park District Board of Directors in 1991/92 decided the solution was to initiate an Assessment District and assess \$91.73 to individual parcel owners to replace the missing funds, and the majority of the Arden Park residents supported the formation of the Assessment District and the assessment.

### **Why is Levying the Assessment Each Year Important?**

The short answer is – For our children and our quality of life.

### **A more detailed explanation is because:**

We need to keep our parks and recreation facilities well maintained and safe.

- We need recreation programs because recreation offers positive learning experiences and provides an alternative to delinquent or antisocial behavior.
- We need to preserve our open space.
- Parks and facilities add to local property values and enjoyment.
- We believe the majority of residents care about the future of Arden Park Recreation and Park District parks, facilities and services.

The mission of Arden Park Recreation and Park District is to provide its residents with high quality parks, recreation facilities, and recreation programs. The District believes strongly that attractive, well-maintained and safe parks and facilities contribute to the sense of community spirit and neighborhood pride. Arden Park is a great community. An investment in parks and recreation facilities is an investment in the community.

Again, these essential assessment moneys are directly used to maintain and improve existing parks and recreation facilities, including but not limited to turf and play area, landscaping, ground cover, shrubs, trees, irrigation systems, drainage systems, lighting, fencing, ball fields, tennis courts, playgrounds, picnic areas, swimming pool, community center, tree preservation, security, basketball courts, graffiti removal, painting, and labor, material, supplies, utilities and equipment.

### **Without Funding!**

If this revenue stream ends the District will be forced to make critical decisions about

the level of park maintenance, security and recreation services it provides. It undoubtedly would create staff cuts and further delay all improvement (renovations and repair) projects, which include the swimming pool, tennis courts, basketball courts, and the Community Center, just to name a few. Significant uncertainty about many of the facilities and playgrounds remaining safe and open would exist.

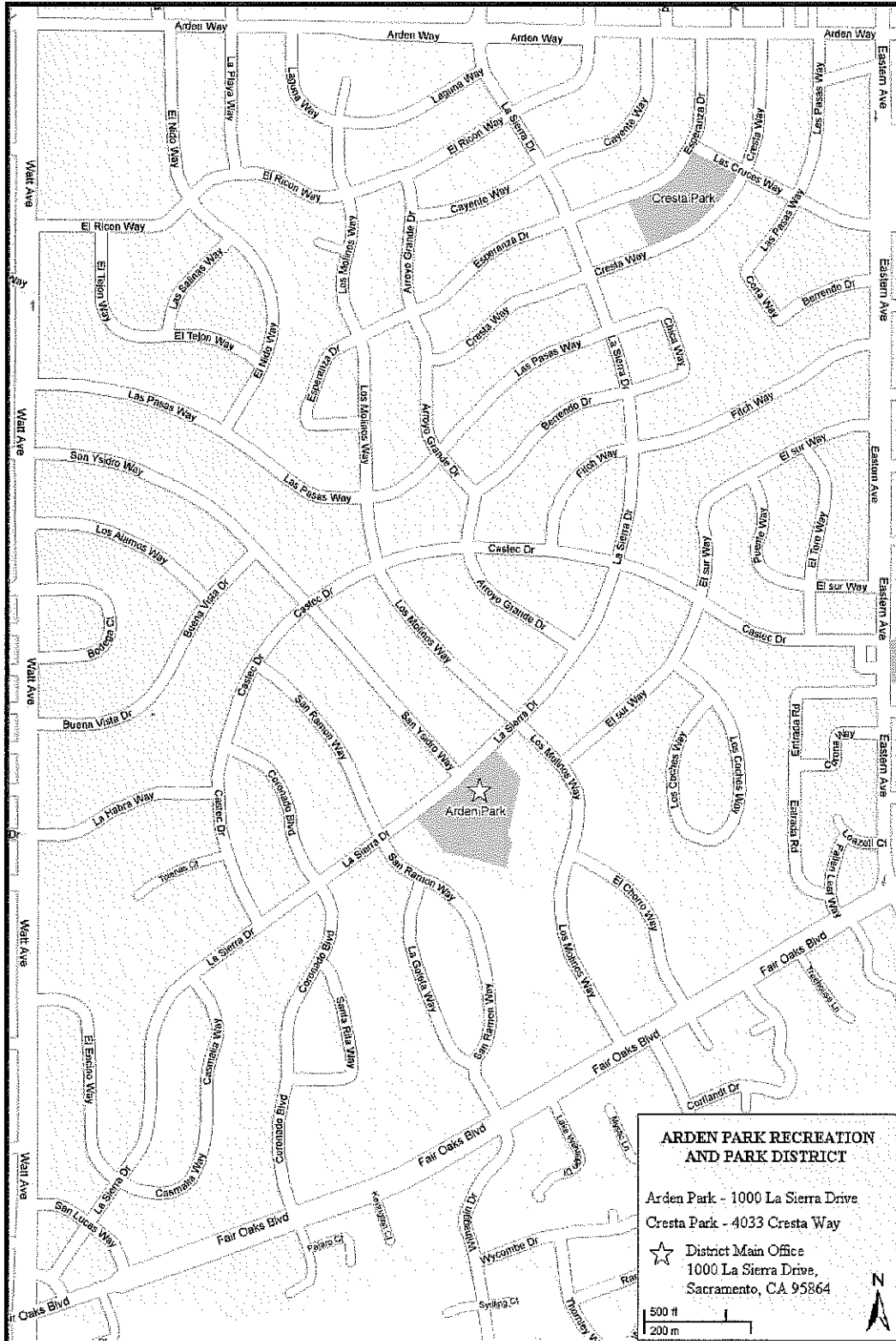
Arden Park Recreation and Park District is managed by professionals and overseen by an elected Board of Directors made up of your neighbors. They are committed to providing the highest level of services and managing your District investment.

**Something of Value for Everyone**

A little over \$7 a month is a small price to pay to protect your investments and your support is appreciated by many, especially youth, who participate in programs, individuals, families and friends that gather in the parks or at the community center, children playing on the playground equipment, those who attend special events, be it a concert in the park, children's egg hunt, parade or a swim meet, and others walking, jogging, or exercising within the beauty or solitude of the parks. These are just a few many reasons to support paying the assessment and keeping ArdenPark a desirable place to spend your leisure, recreate, and live.

# ATTACHMENT D

## ARDEN PARK RECREATION AND PARK DISTRICT PARK AND FACILITIES MAP



# ATTACHMENT E



November 2009 U:\PLANNING\TEMPLATE\Letter\_Visit.mxd



Arden Park Recreation and Park District

# Arden Park and Cresta Park Master Plan

April 2004

---

# 1.0 Master Plan – Arden Park and Cresta Park

## *1.1 The Master Plan*

The Arden Park Recreation and Park District is responsible for administering and maintaining two neighborhood parks within the Arden Park neighborhood. The larger of the two, Arden Park, which is approximately eight acres, offers numerous facilities and programs including a community center, softball field, tennis courts, swimming pool and children's playgrounds. Cresta Park, at approximately four and one half acres, offers a soccer field, tennis court and children's playgrounds. Both parks provide open green spaces for neighborhood enjoyment and relaxation as well as opportunities for exercise and community interaction and are therefore, valuable community assets. The purpose of this Master Plan is to update the existing master plan for the two parks prepared in 1998 and to provide the district with guidance on needed improvements and enhancements for the parks.

## *1.2 The Master Planning Process*

The process to develop the Master Plan for Arden Park and Cresta Park encompassed the following steps:

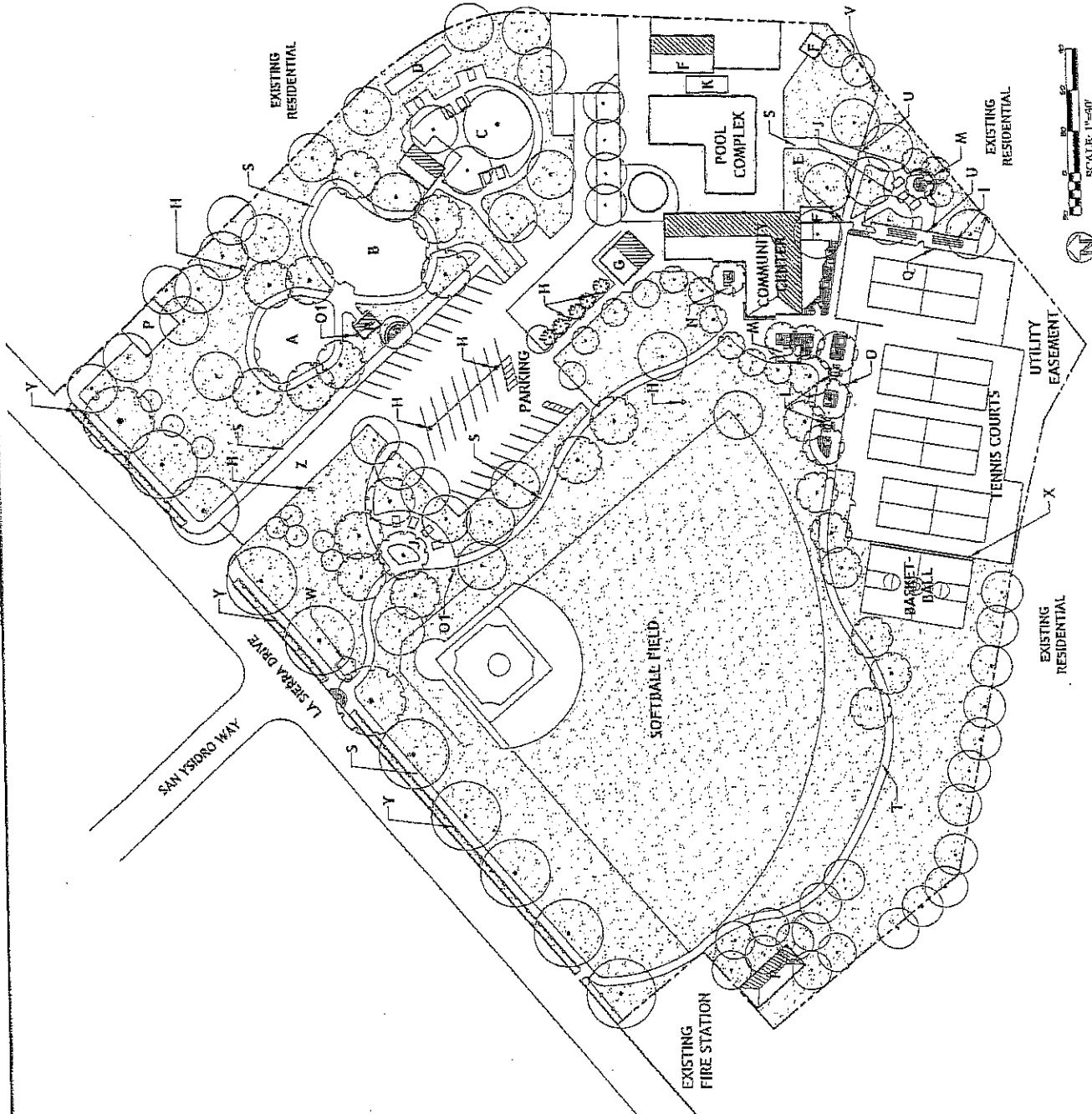
- Site inventory, assessment and obtaining public input.
- Evaluation and development of conceptual ideas to improve the parks.
- Development of Alternative Concept Plans.
- Public presentation of Alternative Concept Plans and public comments.
- Reexamination of the Alternative Concept Plans.
- Development of Draft Master Plan.
- Presentation of Draft Master Plan and cost estimates to District Board.
- Preparation of Revised Master Plan for both Arden and Cresta Park.
- Presentation of Arden and Cresta Park Master Plans to District Board.

# ARDEN PARK MASTER PLAN ARDEN PARK RECREATION AND PARK DISTRICT

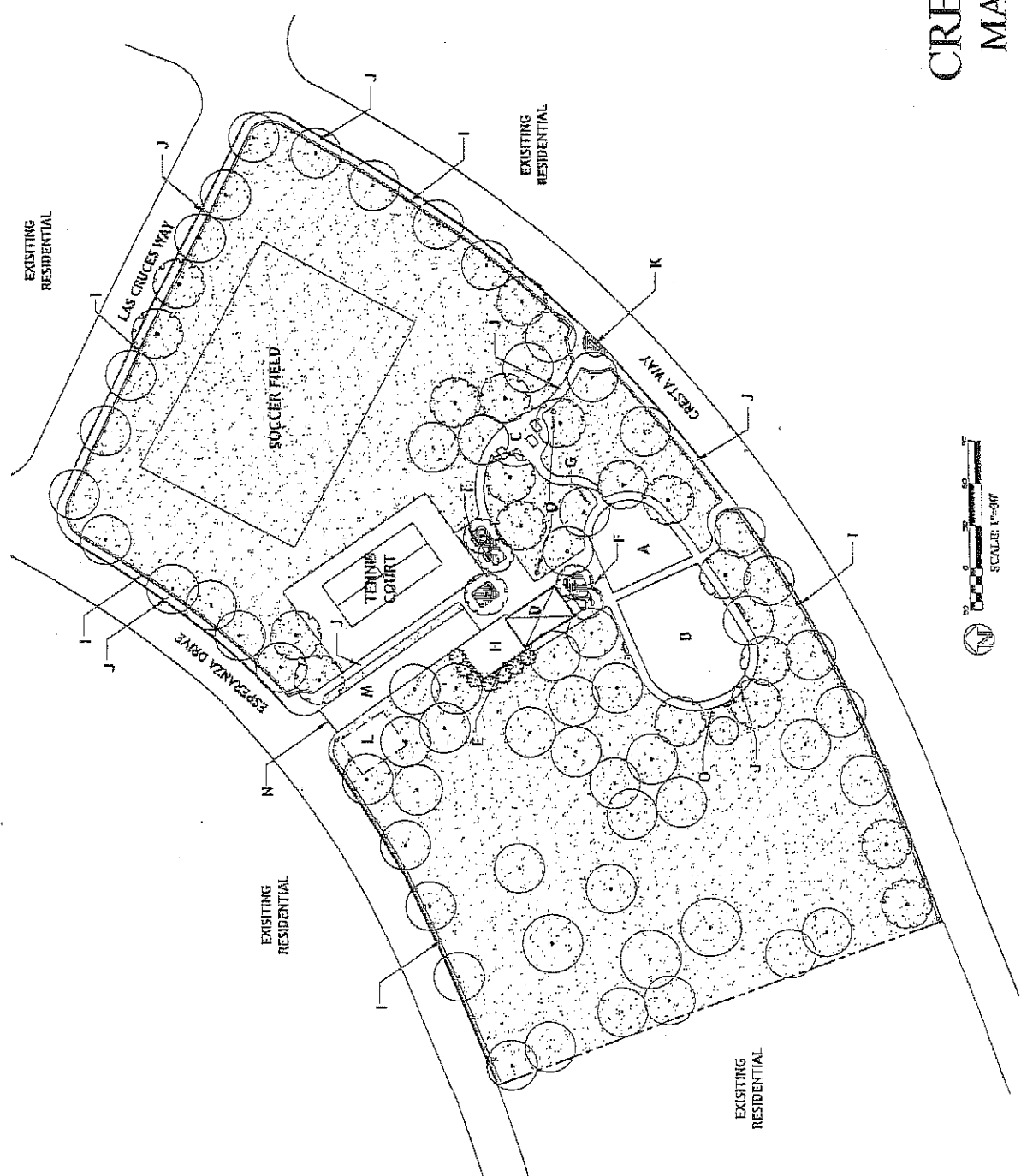
APRIL 2004  
FOOTHILL ASSOCIATES  
POTENTIAL/CONCEPT - LAYOUT - LANDSCAPE ARCHITECTURE

**LEGEND**

- A. CHILDREN'S PLAY AREA
  - B. TOT LOT
  - C. EXISTING GROUP PICNIC WITH BARBEQUE
  - D. HORSESHOE COURT
  - E. LARGE CHAIN LINK GATE
  - F. UTILITY BUILDINGS
  - G. RESTROOMS
  - H. EXISTING LIGHTING
  - I. TENNIS COURT BLEACHERS
  - J. SMALL GROUP PICNIC
  - K. SHADE OVER POOL BLEACHERS
  - L. TABLES/SEATING FOR TENNIS
  - M. SEATING AREA WITH SEAT WALL
  - N. BENCHES
  - O. EXISTING DRINKING FOUNTAIN
  - O1. PROPOSED DRINKING FOUNTAIN
  - P. WELL SITE
  - Q. 4' CHAIN LINK FENCE (IN FRONT OF TENNIS SPECTATOR AREA)
  - R. PICNIC SHELTER WITH ONE TABLE
  - S. CONCRETE PATH/SIDEWALK
  - T. DECOMPOSED GRANITE PATH
  - U. 20' SLIDING GATE
  - V. WROUGHT IRON FENCE
  - W. PARK ENTRY SIGN/ INFORMATION KIOSK
  - X. TENNIS PRACTICE WALL
  - Y. PARK BARRIER
  - Z. DRIVEWAY WITH GATE
- EXISTING TREES
  - NEW TREES
  - GROUNDCOVER/SHRUBS
  - ANNUALS







**LEGEND**

- A. CHILDREN'S PLAY AREA
- B. TOT LOT
- C. GROUP PICNIC WITH BARBEQUE
- D. NEW RESTROOMS WITH STORAGE
- E. EXISTING LIGHTING
- F. NEW BENCHES
- G. DRINKING FOUNTAIN
- H. EXISTING WELL SITE
- I. PARK BARRIER
- J. CONCRETE PATH/SIDEWALK
- K. PARK ENTRY SIGN
- L. PROPOSED WELL SITE
- M. DRIVEWAY
- N. GATE
- O. PROPOSED LIGHTING

- EXISTING TREES
- NEW TREES
- SCREENING SHRUBS
- GROUNDCOVER/SHRUBS
- ANNUALS

**CRESTA PARK  
MASTER PLAN  
ARDEN PARK RECREATION AND PARK DISTRICT**

APRIL 2004  
FOOTHILL ASSOCIATES  
ENVIRONMENTAL PLANNING • PLANNING • LANDSCAPE ARCHITECTURE



Figure 2

## 2.0 Needs Identification and Public Input

---

Through the above mentioned Master Planning Process, the following needs were identified by district, staff, the Board and the Public.

### *2.1 Summary of Needs Identified by Arden Park Recreation and Park District Staff*

#### **Arden Park:**

- Widen entry drive to allow larger vehicles to pass both ways safely.
- More walkways in the park/redesign existing walkways.
- Shuffleboard courts are underutilized.
- Horseshoe Court orientation is unsafe, horseshoes are sometimes thrown into entry drive, consider relocation.
- Drainage problems in softball outfield near basketball court is causing court surface to crack.
- Basketball standards are old/unsafe.
- Consider a 4<sup>th</sup> tennis court for tournament play.
- Handball court is mostly used as a tennis practice wall. It is also a target for graffiti.
- Redesign of tennis court entry needed.
- Picnic area between tennis courts and swimming pool needs to be redesigned to better serve those areas.
- Wood bollards along streets are old and need replacing.

#### **Cresta Park:**

- Liquid Amber trees next to tennis court cause problems with litter and shadows on the court.
- Current basketball court is not used/poorly designed.
- Consider impacts of park activities to residents on the west side of park.
- Current well site behind restroom building will be relocated north closer to the street. There is the potential to acquire the old well site.
- Drainage problems on soccer field.
- Consider walkways along the street.
- Wood bollards around perimeter of park need replacing.

## *2.2 Summary of Needs Identified from First Public Meeting held February 2, 2004*

During the first public meeting, a presentation was made outlining the needs identified by the District Board and staff. The participants were then divided into three discussion groups of approximately 8-10 people each to discover the needs and wishes of the residents who attended the meeting. Their input is summarized below:

### **Arden Park:**

- Relocate basketball court, possibly to the area where the shuffleboard and horseshoe courts are currently.
- Part time coffee stand, snack kiosk or food concession.
- Shade needed over bleachers beside pool.
- Walkways from parking lot to tennis courts need replacing-some are too narrow and unsafe.
- Improve entrance to the park. Utilize an information board/kiosk or events board to advertise events.
- Drinking fountain needed near tot lot/children's play area.
- Add picnic tables near softball field.
- Noise from generator for bounce house is a problem for neighboring residents. Provide electrical outlet that is not near homes.

### **Cresta Park:**

- Lack of lighting is a safety issue. Use lighting that doesn't cause light pollution.
- Bathrooms not clean, needs renovating-possibly provide a new building with restrooms.
- Need more walkways in the park and along the streets.
- Fence between children's play area and the street.
- Improve the picnic areas, possibly relocate or consolidate the two picnic areas into one.
- Improve drainage of soccer field, expand soccer field.
- Add equipment for exercise circuit.

### **Both Parks:**

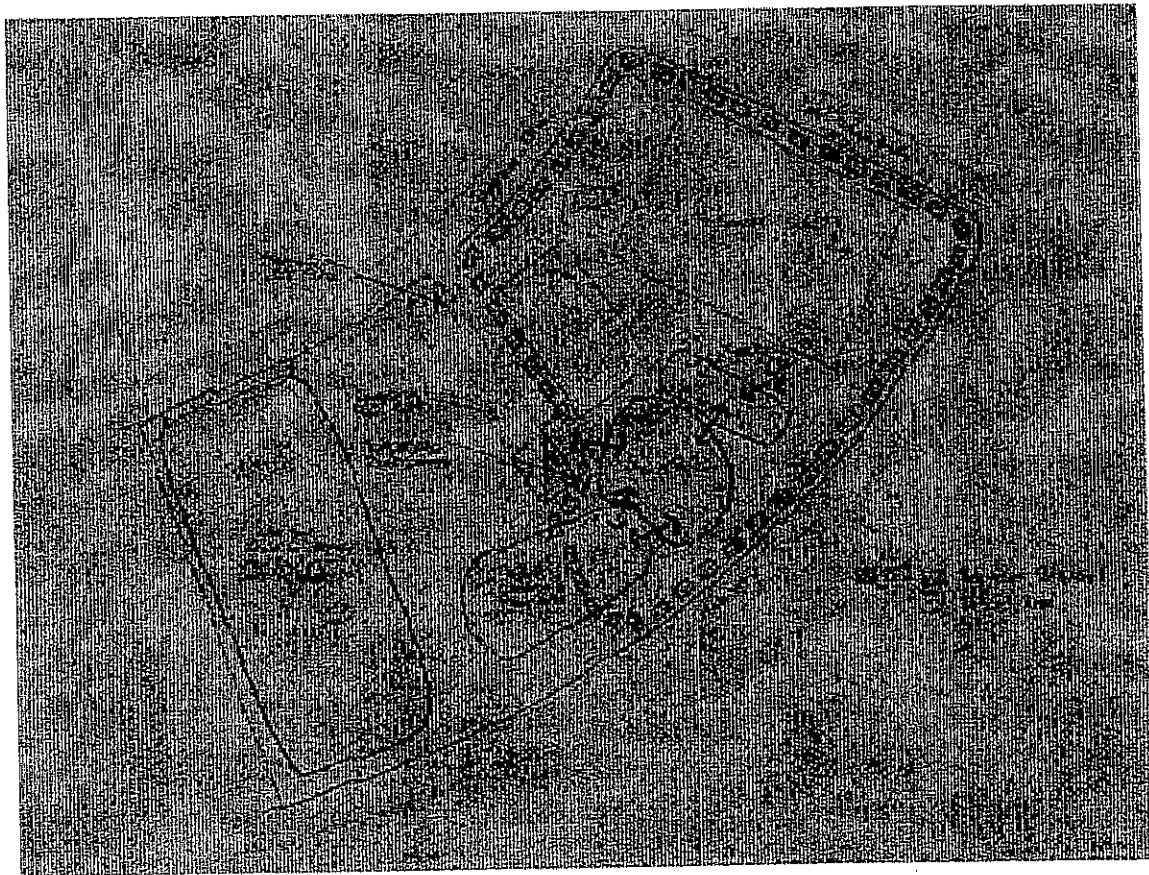
- Signage, indicating hours of operation and when bathrooms are open.
- Need more trees, especially to provide shade for the play areas.
- Assess health of trees since some are in decline, take better care of trees, replace dead or dying trees, and participate in the Arden Park Tree Replacement Program.
- Need more walkways in both parks and walkways along the streets.
- Limit advertising of park events to just neighborhood residents.
- Implement/enforce size limitations on group activities that do not have a permit.

- Provide pedestrian access that ties parks to the rest of the neighborhood.
- Jogging course around parks.
- Provide doggie disposal bags.

### ***2.3 Summary of Second Public Meeting held March 1, 2004.***

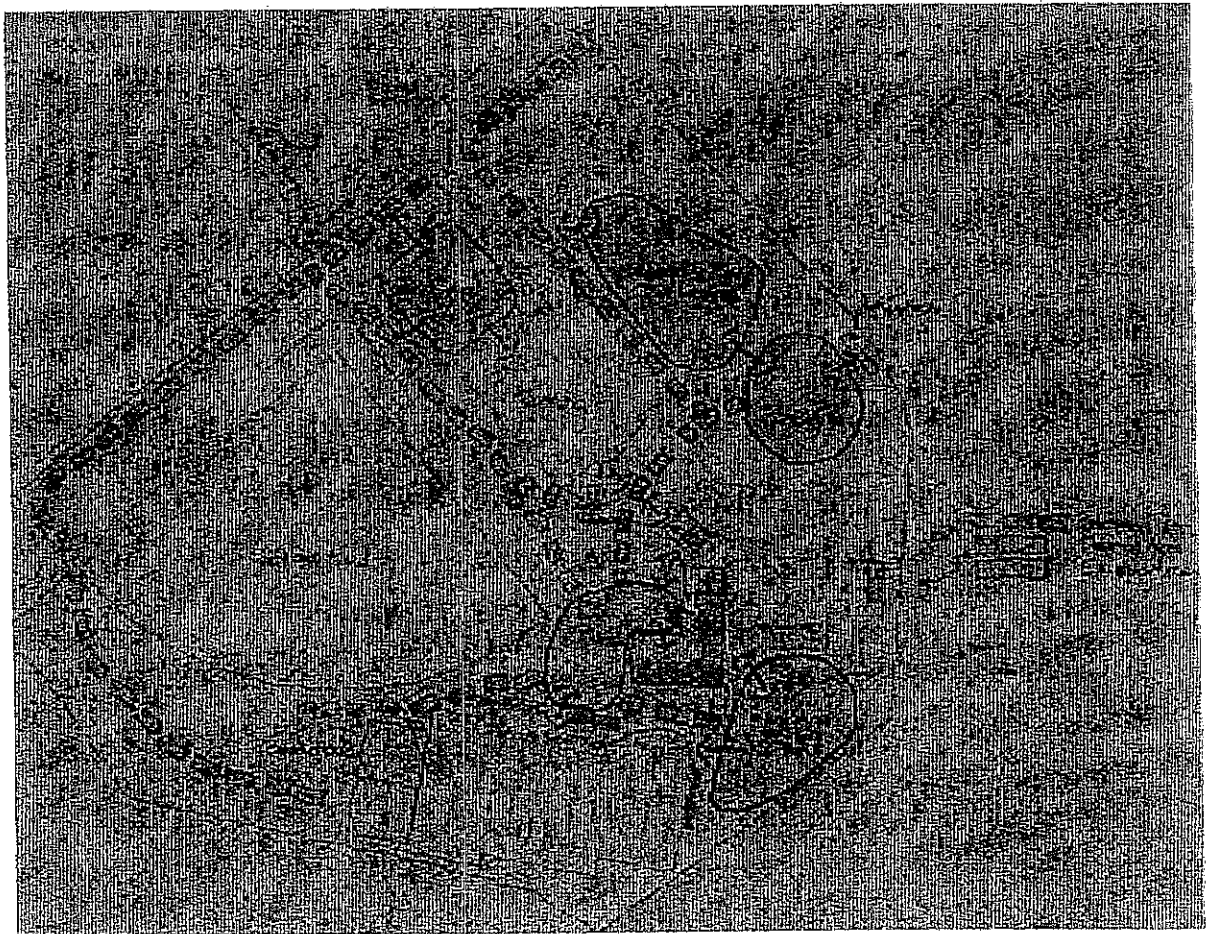
Based on input from the park district and public, alternative Concept Plans for the two parks were presented to the District Board during a second public meeting. Two alternatives for Arden Park and one alternative for Cresta Park were presented. The plan presented for Cresta Park limits pedestrian circulation and programmed activities to the east side of the park, incorporates walkways along the street, eliminates the basketball court, consolidates the picnic areas to one enhanced group picnic area just east of the play areas and reserves the west side of the park for passive use (see figure below).

**Figure 3 – Cresta Park Concept Plan**



Two concepts for Arden Park were presented. Concept A includes a widened entry drive, replacement of the shuffleboard/horseshoe court area with a group picnic facility, relocation of the horseshoe court next to the existing group picnic area, improvement of existing walkways and addition of sidewalks next to the street. Improvements to the tennis court complex includes the addition of a fourth tennis court, replacing the handball court with a tennis practice wall along the west edge of the tennis courts, spectator seating and casual seating at the entrance to the tennis courts. This concept also includes a new basketball court, an entry plaza in front of the community center with group seating that can be used for outdoor classrooms and an event area between the tennis courts and the pool complex. Concept B is similar to concept A with the exception of the basketball court being relocated to the area currently occupied by the shuffleboard courts. Feedback during the public meeting indicated a preference for Concept A, shown below.

Figure 4 – Arden Park, Concept A



## 3.0 Conclusions and Recommendations

Following are conclusions and recommendations for each park individually, followed by recommendations that apply to both parks.

### *3.1 Arden Park*

Arden Park offers a wide variety of facilities and programs for the community including a community center, restrooms, softball field, swimming pool, tennis courts, group picnic facilities and children's play areas to name a few.

Based on the master planning process and public input, the improvements to the park are identified on the Master Plan (Figure 1) and include:

- ✓ • Widening of the entry drive to offer safer passage of vehicles entering and leaving the park.
- ✓ • Removal of the shuffleboard court which is underused and replacing it with a group picnic area near the softball field.
- Relocation of the horseshoe court near the existing group picnic area.
- ✓ • Enhancements to the tennis complex including a 4<sup>th</sup> tennis court, spectator seating for tournament play, an informal seating area at the entrance to the tennis courts and a tennis practice wall.
- Shaded seating areas in front of the community center which can also be used as outdoor classrooms.
- Shade over the pool bleachers.
- ✓ • A picnic/seating area between the tennis courts and pool complex designed to be used whenever there is an event taking place at either facility. The use of gates to close off the tennis courts when a pool event is taking place and visa-versa provides flexibility for this area.
- A new basketball court relocated to make room for the 4<sup>th</sup> tennis court yet still adjacent to the tennis complex.
- New drinking fountain next to the children's play area and tot lot.
- Replacement of the existing drinking fountain next to the softball field with a new one that is located between the group picnic area and softball field.
- ✓ • Replace unsafe walkways in the park and install new walkways to provide additional pedestrian access and circulation.
- ✓ • Informational Kiosk at the entrance to the park.
- Additional trees to provide shade for the children's play areas and seating areas.

Other recommendations that are not shown on the Graphic Master Plan include:

- Regrade the area in the softball outfield that currently has drainage problems and install a drainage system to prevent damage to the new basketball court.

- The area for the new tennis court must be regraded to bring it up to the level of the existing tennis courts. A retaining wall would be installed between the tennis court and basketball court, incorporated with the practice wall, to accommodate the grade difference.
- Provide extra reinforcing for paving in and leading to the picnic area between the tennis courts and pool to allow utility trucks to access the adjacent easement.

### *3.2 Cresta Park*

Cresta Park is the smaller of the two parks in the Arden Park Recreation and Park District with fewer facilities, currently a multi-use soccer field, tennis court and a children's play area are found here. This park is quieter and intended for more passive park use than Arden Park. The existing well site, currently located directly behind the restroom building, will be relocated by Sacramento County to a site just north of the current location close to the street. The old well site may become available to the park provided the County does not need a filtration system for the new well. This determination will not be made until the end of 2004 or early 2005. Due to the uncertainty of this determination, the current well site location was not addressed in this Master Plan.

Based on the master planning process and public input, improvements to the park are identified on the Master Plan (Figure 2) and include:

- Replacement of the existing restroom and storage building.
- Removal of the existing substandard basketball court.
- Addition of a pedestrian walk through the middle of the park and along the streets on the east half of the park
- Consolidation of the two picnic areas into a group picnic area with 4 tables and barbeque located between the children's play areas and the soccer field.
- Removal of the liquid amber trees next to the tennis court.
- Shaded seating areas in the center of the park near the children's playgrounds and tennis court.
- Additional trees to provide shade for the play areas.
- Additional security lighting.
- A drinking fountain that would serve the picnic and play areas.

Other recommendations that are not shown on the graphic Master Plan include:

- Regrade the soccer field and install a drainage system to address problems with the field becoming soggy in the winter.

### ***3.3 Both Parks***

Aerial photographs were used to locate existing features in both parks in preparing the Master Plan. Because the trees were in full foliage when the photographs were taken, it was not possible to precisely determine tree locations. For this reason, the alignment of the sidewalks next to roads is preliminary and may change once an engineer's survey is conducted to more precisely locate the trees.

The following are recommendations that apply to both Arden and Cresta Parks:

- Remove dead and declining trees over time and plant additional park trees. Establish a tree maintenance program and prune mistletoe from existing trees.
- Incorporate the use of signage in the parks to indicate park hours, rules, programs and activities.
- Replace the bollards with a low barrier that will help protect the parks (see Appendix B for a conceptual sketch).
- Update and improve the irrigation systems in the two parks. Refer to Appendix C for recommendations prepared by Irrigation Consultation and Evaluation in October 2003 for specific recommendations for updating the irrigation system at Cresta Park.

### ***3.4 Funding***

The above recommended enhancements to Arden Park and Cresta Park should be phased over a number of years as funds become available. Negotiations should also occur with the County of Sacramento to assist with funding of the new restroom/storage building in Cresta Park in exchange for the new well site or for providing space for a filtration system if that is deemed to be necessary.







# **Appendix A – Meeting Agenda and Summary for First Public Meeting**

---

**ARDEN AND CRESTA PARK MASTER PLAN  
AGENDA  
FOR FIRST PUBLIC MEETING**

1. **WELCOME, INTRODUCTION AND BACKGROUND**  
Pat Fenwick, District Administrator

2. **ARDEN AND CRESTA PARK - EXISTING CONDITIONS**  
Roy Imai, Project Manager, Foothill Associates

Master Planning Process:

- Site inventory, Assessment, and Obtaining Public Input (2/2/04)
- Evaluation and Development of Conceptual Ideas to Improve the Parks
- Development of Alternative Concept Plans
- Public Presentation of Alternative Concept Plans and Public Comments (3/1/04)
- Reexamination of the Alternative Concept Plans
- Development of Draft Master Plan
- Presentation of Draft Master Plan and Cost Estimate to District Board (3/16/04)
- Preparation of Revised Master Plans for both Arden and Cresta Park
- Presentation of Arden and Cresta Park Master Plans to District Board (?)

Master Plan - Goals and Objectives

Arden Park - Needs and Concerns

Cresta Park - Needs and Concerns

3. **BREAK (10")**

4. **GROUP DISCUSSIONS**

Attendees form into discussion groups of 6-8 people with a facilitator and a note taker. The group will spend 30" discussing the issues and concerns important to residents in master planning and improving Arden and Cresta Park. Following the 30" discussion period, the attendees will reconvene as one body and one spokes person from each group will summarize the results of their discussions and identify the issues and concerns important to each group and the respective parks.

5. **CONCLUSION:**  
Roy Imai, Project Manager, Foothill Associates

Conclude the First Meeting, thank the participants, indicate how the information obtained will be used, and remind the participants about the next meeting on March 1, 2004.

If you have comments or question after the meeting, please call Roy Imai or Beverly Bass at Foothill Associates, 435-1202, or email Roy at roy@foothill.com.

# FOOTHILL ASSOCIATES

ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

## MEETING SUMMARY

To: Patrick Fenwick, District Administrator  
 Company: Arden Park Recreation and Park District  
 From: Foothill Associates  
 Subject: Arden and Cresta Park Master Plan

| Date                                     | Start     | End       | Next Meeting                            | Time      | Prepared by  |
|--|-----------|-----------|---|-----------|--------------|
| 02/02/2004                               | 7:00 p.m. | 9:00 p.m. | 03/01/2004                              | 7:00 p.m. | Beverly Bass |
| Purpose                                  |           |           | Location                                |           |              |
| Public Meeting                           |           |           | Arden Park Community Center             |           |              |
| Attendees                                |           | Abb.      | Company                                 | Comes To  |              |
| Patrick Fenwick                          |           | PF        | Arden Park Recreation and Park District | PF        |              |
| Roy Imai                                 |           | RI        | Foothill Associates                     |           |              |
| Beverly Bass                             |           | BB        | Foothill Associates                     |           |              |
| Members of Board and Public Participants |           |           |   |           |              |

| Item | Summary of Meeting   | Respon. | Due Date |
|------|--|---------|----------|
| 1    | Introductions to Project by PF and RI.   |         |          |
| 2    | Arden and Cresta Park-Existing Conditions.   |         |          |
| 2a   | Description of Master Planning Process.  |         |          |
| 2b   | Discussion of Master Plan goals and objectives.  |         |          |
| 3    | Needs and concerns identified by district staff-Arden Park.  |         |          |
| 3a   | Widen entry drive.   |         |          |
| 3b   | More walkways in the park/extend play area walkway to the street                                     |         |          |
| 3c   | Shuffleboard courts are underutilized.   |         |          |
| 3d   | Horseshoe pit needs to be relocated.   |         |          |
| 3e   | Drainage problems near basketball court causing cracking of court surface.                           |         |          |
| 3f   | Basketball standards: old, unsafe and need replacing.  |         |          |
| 3g   | Consider four tennis courts rather than three.   |         |          |
| 3h   | Consider seating area for tennis spectators.   |         |          |
| 3i   | Redesign the area north of tennis courts.  |         |          |
| 3j   | Picnic area between tennis courts and swimming pool could be redesigned to better serve those areas. |         |          |
| 3k   | Wood bollards need replacing.  |         |          |
| 4    | Needs and concerns identified by district staff-Cresta Park.   |         |          |
| 4a   | Liquid Amber trees next to tennis court, cause problems with litter and shadows on play surface.     |         |          |

|    |  |  |  |
|----|--|--|--|
| 4b | Current basketball court is not used/poorly designed.  |  |  |
| 4c | Consider impacts on residents on west side of park.  |  |  |
| 4d | Current well site will be relocated closer to street-potential to acquire old well site.   |  |  |
| 4e | Soccer field needs better drainage.  |  |  |
| 4f | Consider walkways along streets.   |  |  |
| 4g | Wood bollards need replacing.  |  |  |
| 5  | Break to review plans/documents.   |  |  |
| 6  | Group discussions – Concerns listed and shared by group-Cresta Park  |  |  |
| 6a | Lack of lighting is a safety issue, needs central lighting of building, use lighting that doesn't cause light pollution.   |  |  |
| 6b | Bathrooms-not clean, need to be repainted a neutral color, need new building for bathrooms. Suggested that County provide new building with restrooms in exchange for providing site for well filtration system. |  |  |
| 6c | Need more walkways in the park and along streets.  |  |  |
| 6d | Suggestion of a fence between children's play area and the street.   |  |  |
| 6e | Improve picnic areas, relocate picnic areas, consolidate two picnic areas into one.  |  |  |
| 6f | Soccer field: Improve drainage at soccer field, expand soccer field.   |  |  |
| 6g | Add equipment for exercise circuit.  |  |  |
| 7  | Group discussions – Concerns listed and shared by group-Arden Park   |  |  |
| 7a | Noise from generator for bounce house is a problem. Provide electrical outlet that is away from residences.  |  |  |
| 7b | Need ideas for fire station acquisition.   |  |  |
| 7c | Need more pool special events such as midnight swims, community swim nights, more community pool usage.  |  |  |
| 7d | Relocate basketball court. Relocate activities such as basketball, tennis, swimming to more visible place. Move basketball court to current shuffleboard location.   |  |  |
| 7e | Add fourth tennis court.   |  |  |
| 7f | Part time coffee stand, snack kiosk, food concession.  |  |  |
| 7g | Community Center Services: Computer terminals, tool lending library, etc. Consider remodeling kitchen to include stove/oven.   |  |  |
| 7h | More senior programs/events-exercise, computers, etc.  |  |  |
| 7i | Shade over bleachers by the pool. Share cost with swim team.   |  |  |
| 7j | Walkways from parking to tennis courts need replacing-safety issue.  |  |  |
| 7k | Improve entrance: Utilize information board/kiosk-events board to advertise events.  |  |  |
| 7l | Drinking fountain near tot-lot/children's play.  |  |  |
| 7m | Add picnic tables near softball field.   |  |  |
| 8  | Group discussions – Concerns listed and shared by group-Both Parks   |  |  |
| 8a | Signage: Indicate hours of operations and when bathrooms are open.   |  |  |

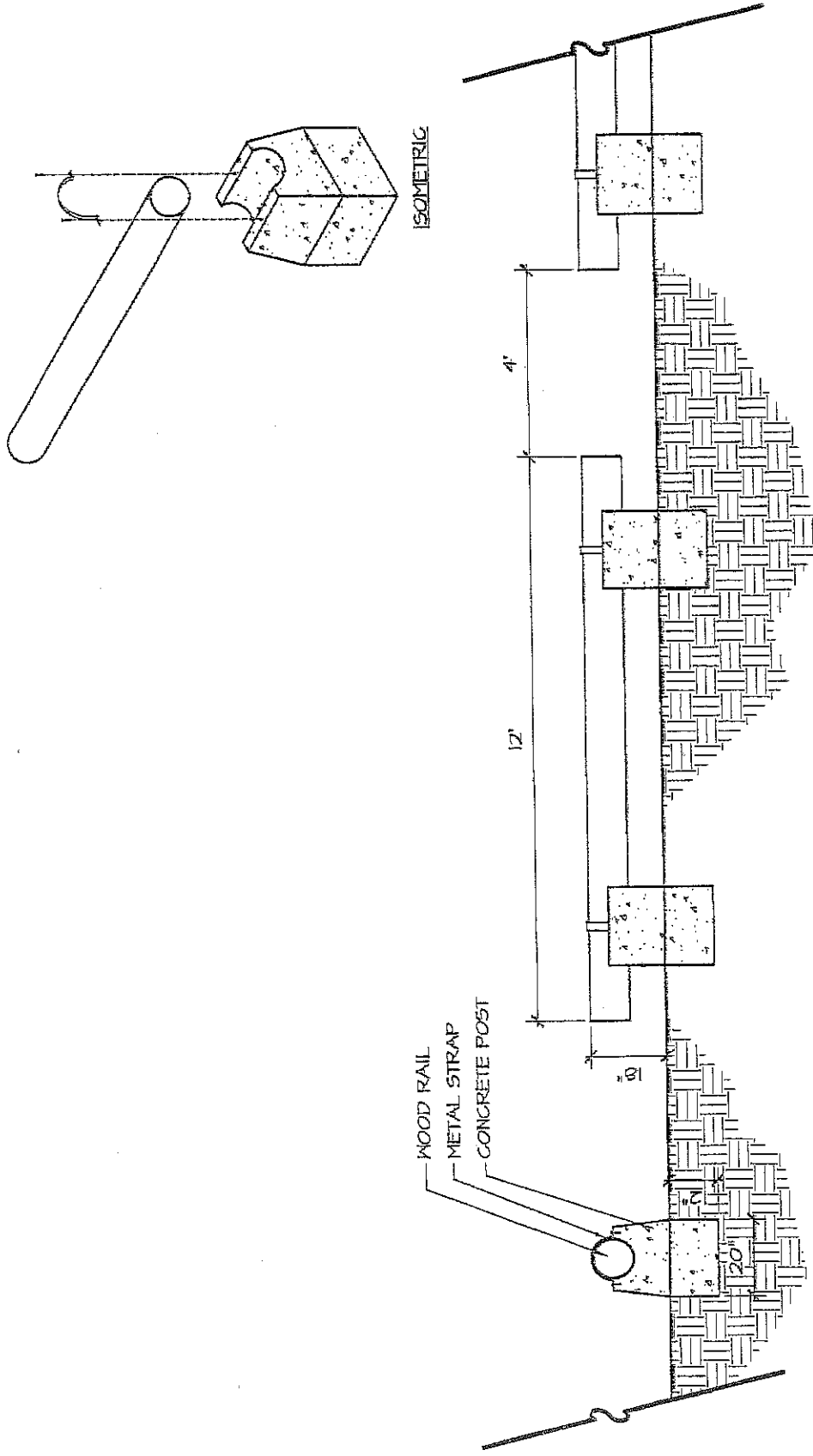
|    |  |  |  |
|----|--|--|--|
| 8b | Need more trees, especially to provide shade for parking lot and play areas.   |  |  |
| 8c | Take better care of existing trees, assess health of trees, some are in decline, remove mistletoe, replace dead or dying trees, initiate tree replacement program.         |  |  |
| 8d | Need more/better walkways in both parks. Need walkways along streets. Make pedestrian access to parks safer. Walkways can be permeable surface such as decomposed granite. |  |  |
| 8e | Wire buildings for security system/surveillance cameras.   |  |  |
| 8f | Limit advertising of park events (easter egg hunt, 4 <sup>th</sup> of July, etc) to just neighborhood residents.   |  |  |
| 8g | Add a demonstration garden (one or both parks).  |  |  |
| 8h | Implement/enforce size limitation on group activities that do not have a permit.   |  |  |
| 8i | Tie parks to schools and the rest of neighborhood with pedestrian trails, walks.   |  |  |
| 8j | Jogging course around parks.   |  |  |
| 8k | Acquire land in northwest part of Arden Park for a pocket park.  |  |  |
| 8l | Provide doggie disposal bags.  |  |  |
| 9  | Thanked the participants and concluded the workshop. Reminded participants of next meeting on March 1, 2004 from 7:00 to 9:00 pm.  |  |  |

Unless participants notify otherwise, this meeting summary will be considered correct and accurate.

## **Appendix B – Conceptual Sketch of Park Barrier**

---





ISOMETRIC

ELEVATION

SECTION

# PARK BARRIER SKETCH

NOT TO SCALE

# **Appendix C – Cresta Park Irrigation Evaluation**

---