

# Olivehurst Public Utility District



## Agenda Item Staff Report

Meeting Date: 03/19/2026

### Item description/summary:

#### ***Consider approving Park Maintenance Specifications and Facility Assessment***

OPUD hired MTW Group to conduct survey of all existing parks to establish existing conditions and outlay maintenance requirements based on the park's needs and facilities at each location. This assessment provides a consistent overview of parks conditions across the District and identifies maintenance needs within accessibility, infrastructure, and landscape area. The findings serve as a practical tool to guide OPUD in prioritizing repairs, planning improvements, and supporting long-term park management.

### Fiscal Analysis:

Varies at each location. Document highlights each park's needs and recommends improvements/maintenance requirements.

### Employee Feedback

Please note this did not include a system wide cost analysis for what that will require. The recommended improvements will require additional funding that isn't necessarily available today.

### Sample Motion:

Approve Park Maintenance Specifications and Facility Assessment as a supplemental document to the Parks Master Plan.

Prepared by:

Swarnjit Boyal, Public Works Manager

# **EXHIBIT A – TASK ORDER 1**



# OPUD

**Olivehurst Public Utility District**

*"Our mission is to provide high quality services to enhance  
our community's quality of life"*

**Olivehurst Public Utility District**

## **Parks Department Maintenance Guidelines**

**March 2026**

**Prepared by:**



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# 1.0 Introduction

## 1.1 Purpose

The purpose of this plan is to identify and develop maintenance standards and frequency for all Olivehurst Public Utility District (OPUD) park properties. These standards will be provided to current OPUD park maintenance employees to inform them of the expectation and serve as guidelines in the completion of all park related maintenance work.

## 1.2 Vision and Mission Statement

### VISION

The Olivehurst Public Utility District seeks to provide high-quality, well-maintained parks, recreation facilities and programs that are accessible and cost effective, as well as support the citizens vision for a livable and healthy lifestyle that creates high economic impact and value for living in Olivehurst and Plumas Lakes.

### MISSION

Our mission is to maximize all available resources to deliver parks, recreation facilities and programs that are attractive, clean, accessible and provide memorable experiences. The department will serve citizens of all ages to create a desirable community to live, work and play. We measure our success by Residents satisfaction, efficiency, and community development of our public spaces and recreation services that meet the values and needs of our citizens and visitors.

## 1.3 Olivehurst and Plumas Lakes Maintenance Funding

OPUD maintains parks within the District of Olivehurst and Plumas Lakes. Funding for parks within Plumas Lakes is outlined in the planning document that regulated development in Plumas Lake, which created land dedicated for parks, development fees to build parks, and maintenance fees to take care of the parks. Funding for maintenance and development of parks within Olivehurst is provided through property taxes and shared with other essential services such as the Fire Department. For additional information, see <https://www.opud.org/parks-faqs>.

## 2.0 Parks

### 2.1 Park Types and Overall Acreage

The OPUD Plumas Lake Specific Plan Area/north Arboga Study Area Park master plan categorizes parks into the following groups: mini parks; neighborhood parks; and community parks.

Mini Park: Generally, less than five acres in size and are designed to serve a concentrated or limited population.

Park Name		Acreage
Bear River park	CSA66	4.45
Becker Park	Olivehurst	0.36
Bill Pinkerton memorial Park	CSA66	2.73
Deputy B. Meilbeck Park	CSA66	1.05
Donald F. Brown Memorial Park	CSA66	2.42
Dry Creek Park	CSA66	1.27
Joanne Aiello Memorial Park	CSA66	1.30
Johnson Park	Olivehurst	0.80
Kule Loklo Park	CSA66	1.95
Leila Smith Memorial Park	CSA66	2.50
Lindhurst Memorial Park	Olivehurst	2.60
Orchard Glen Park	CSA66	1.26
Prairie Trails Park	CSA66	0.61
River Park	CSA66	1.03
River Glen Park	CSA66	1.20
Riverside Meadows Park	CSA66	4.00
Rolling Hills Park	CSA66	2.46
Tahiti Village Park	Olivehurst	2.44
Veteran's Park	CSA66	4.69
Wheeler Ranch Park	CSA66	1.30

Neighborhood Park: Between 5 and 15 acres in size, these parks are designed to provide the most close-at-hand recreational facilities.

Park Name		Acreage
Feather River East Park	CSA66	4.00
Richard Doug Donahue Park	CSA66	5.27

Community Park: Designed to accommodate a wider variety and higher intensity of recreational uses than neighborhood parks and may have unique amenities such as a community center, aquatic center, etc.

Park Name		Acreage
Olivehurst Community Park	Olivehurst	6.20
Eufay Wood Sr. Memorial Park	CSA66	11.67

## 2.2 Parks Amenities List

The Olivehurst Public Utility District maintains a diverse system of parks, each containing a variety of amenities that support recreation, community gathering, and outdoor activity. The purpose of this amenities list is to provide a clear understanding of the types of features present within OPUD parks so that appropriate maintenance tasks, frequencies, and resource allocations can be established.

Park Name	Play Structure	Shade Structure	Picnic Tables	Drinking Fountains	Benches	BBQ Grills	Restrooms	Tennis Court	Ball Fields	Basketball Courts	Spray Park	Pool	Reservable	Irrigation Well
Bear River park	X	X	X	X	X	X				X				X
Becker Park			X											
Bill Pinkerton memorial Park	X	X	X	X	X	X								
Deputy B. Meilbeck Park	X	X	X	X	X	X								
Donald F. Brown Memorial Park	X	X	X	X	X	X								X
Dry Creek Park	X	X	X	X	X	X								
Joanne Aiello Memorial Park	X	X	X	X	X	X								
Johnson Park	X		X			X								
Kule Loklo Park	X	X	X	X	X	X								
Leila Smith Memorial Park	X	X	X	X	X	X								
Lindhurst memorial Park	X	X	X	X	X	X				X	X			
Orchard Glen Park	X	X	X	X	X	X								
Prairie Trails Park	X	X	X	X	X	X				X				
River Park	X	X	X	X	X	X								
River Glen Park	X				X									
Riverside Meadows Park	X		X	X	X	X								
Rolling Hills Park	X	X	X	X	X	X								X
Tahiti Village Park	X		X		X	X								
Veteran's Park	X	X	X	X	X								X	X
Wheeler Ranch Park					X									
Eufay Wood Sr. memorial Park	X	X	X	X	X	X	X		X		X		X	X
Feather River East Park	X	X	X	X	X	X			X					
Richard Doug Donahue Park	X	X	X	X	X	X							X	
Olivehurst Community Park	X		X		X	X	X	X		X	X	X		

**Note:** An “X” indicates the presence of an amenity. Quantities, conditions, and operational status are documented separately through OPUD and are subject to change as parks are improved or expanded.

## 2.3 Maintenance Level Description

The Olivehurst Public Utility District assigns maintenance levels to its parks in order to establish consistent expectations for maintenance intensity, service frequency, and allocation of available resources. Maintenance levels are determined based on park size, amenity type and quantity, anticipated public use, operational complexity, and available funding. The amenity inventory identified in Section 2.2 provides the basis for assigning each park to a maintenance level.

Maintenance levels define the general scope and intensity of maintenance services and are not intended to prescribe exact task frequencies. Specific maintenance activities and service intervals are addressed in subsequent sections of this document. Maintenance levels may be adjusted over time as amenities are added, removed, or modified, or as park use patterns and funding conditions change.

### Level 1 - High-intensity Maintenance

Level 1 parks receive the highest level of routine maintenance due to their role as primary recreational destinations within the District. These parks typically contain multiple active amenities and facilities that require frequent inspection, cleaning, and upkeep to maintain safe, functional, and presentable conditions. Level 1 parks generally experience higher visitation, extended daily use, and increased operational demands.

Key Characteristics of Level 1 Parks include:

- Multiple active amenities such as playgrounds, athletic fields, courts, restrooms, and shelters
- High visitation, community visibility, and extended hours of use
- Significant irrigated turf and landscaped areas
- Increased inspection, cleaning, and corrective maintenance needs

### Level 2 – Moderate-Intensity Maintenance

Level 2 parks receive routine maintenance at a moderate level of intensity appropriate for neighborhood-serving facilities. These parks typically include a limited number of recreational amenities and experience consistent, but lower overall use than Level 1 parks. Maintenance services are performed on a regular schedule to ensure parks remain safe, clean, and functional.

Key Characteristics of Level 2 Parks include:

- Standard park amenities such as playgrounds, picnic areas, turf, and walking paths
- Moderate and predictable public use
- Reduced number of structures and support facilities compared to Level 1 parks
- Routine maintenance performed at reduced frequency

### Level 3 Low-intensity Maintenance

Level 3 parks receive the lowest level of routine maintenance and generally consist of smaller, less developed, or passive-use park areas. These parks typically contain minimal built amenities and experience lower visitation levels. Maintenance efforts prioritize public safety, basic cleanliness, and accessibility.

Key Characteristics of Level 3 Parks include:

- Limited or no built amenities
- Passive recreational use and lower visitation
- Minimal irrigation or naturalized landscape areas
- Maintenance focused on safety, debris removal, and hazard mitigation

## 2.4 List of Park by Maintenance Level

Level 1
Bear River Park
Deputy B. Meilbeck Memorial Park
Eufay Wood Sr. Memorial Park
Feather River East Park
Lindhurst Memorial Park
Olivehurst Community Park
Prairie Trails Park
Richard Doug Donahue Park
Riverside Meadows Park
Rolling Hills Park
Veteran's Park

Level 2
Bill Pinkerton memorial Park
Donald F. Brown Memorial Park
Dry Creek Park
Joanne Aiello Memorial Park
Kule Loklo Park
Leila Smith Memorial Park
Orchard Glen Park
River Park
River Glen Park
Wheeler Ranch Park

Level 3
Becker Park
Johnson Park
Tahiti Village Park

## 3.0 Maintenance

### 3.1 Schedule

	Level 1	Level 2	Level 3
Task	Frequency	Frequency	Frequency
Lawn	All Parks		
Mow/Trim/Blow Clippings	Weekly	Weekly	Weekly
Pick up trash prior to mowing	Weekly	Weekly	Weekly
Aerate Lawn	Annually	Every 2 years	Every 3 years
Overseed Lawn	Annually	Every 2 years	Every 3 years
Fertilize Lawn	Twice a year	Twice a year	Once a year
Shrub Beds			
Prune Shrubs	Monthly	Monthly	Twice per year
Fertilize Shrubs	Annually	Annually	Annually
Apply Weed Control	6x per year	5x year	4x per year
Control Pests	As needed	As needed	As needed
Apply Mulch	As needed	As needed	As needed
Trees			
Prune/Trimming	Every year or as needed	Every year or as needed	Every year or as needed
Remove Stumps	As needed	As needed	As needed
Inspect	Every year	Every year	Every year
Manage Leaves	Fall & Winter	Fall & Winter	Fall & Winter
Monuments			
Inspect	Weekly	Weekly	Weekly
Repair	As Needed	As Needed	As Needed
Replace	As Needed	As Needed	As Needed
Graffiti Removal	Weekly/Daily	Weekly	Weekly
Vegetation/Weed Control	Monthly	Monthly	Monthly
Playground			
Inspect and Document	Weekly	Weekly	Weekly
Major Annual Inspection	Annually	Annually	Annually
Repair	As needed	As needed	As needed
Clean and Pickup Trash	Daily	Weekly	Weekly
Remove Graffiti	Within 5 days of notification	Within 5 days of notification	Within 5 days of notification
Rake Fiber Mulch	Weekly	Weekly	Monthly
Seal Rubberized, Pour-In-Place	Annually	Annually	Every 2 years
Supplementing Fiber Mulch	As needed	As needed	As needed
Replace Play Structure	As Needed	As Needed	As needed

	Level 1	Level 2	Level 3
Task	Frequency	Frequency	Frequency
Inspect for Pests/Bees/etc.	Weekly	Weekly	Weekly
Site Furnishings			
Replace Benches	As Needed	As Needed	As Needed
Replace Picnic Tables	As Needed	As Needed	As Needed
Remove Ashes from BBQ Grills	Weekly	Weekly	Weekly
Trash Receptacles	2x per week	Weekly	Every 2 Weeks
Recycle Receptacles	Weekly	Weekly	Every 2 Weeks
Shelters			
Sweep/Blow	Weekly	Weekly	
Pressure Wash	As needed	As needed	As needed
Remove Graffiti	Within 5 Days of Notification	Within 5 Days of Notification	Within 5 Days of Notification
Basketball Court			
Sweep/Blow	Weekly	Weekly	
Pressure Wash	As needed	As needed	
Remove Graffiti	Weekly	Weekly	
Tennis Court			
Sweep/Blow	Weekly	Weekly	
Pressure Wash	As needed	As needed	
Remove Graffiti	Weekly	Weekly	
Restroom			
Clean (Peak Season)	Daily		
Clean (Off Season)	Twice per week		
Remove Graffiti	Daily/As needed		
Irrigation			
Turf watering up to 1"/week as needed*	Mar-Nov	April-October	April-October
Shrub watering	Mar-Nov	April-October	April-October
Tree watering	Mar-Nov	April-October	April-October
Drinking Fountains			
Inspect	Weekly	Weekly	Weekly
Clean (remove debris, wipe)	Weekly	Weekly	Weekly
Pet Stations			
Dog Waste Bags (Apr-Nov)	Weekly	Weekly	Weekly
Dog Waste Bags (Dec-Mar)	Bi-weekly	Bi-weekly	Bi-weekly

## 3.2 Types of Maintenance

Maintenance of all items listed below includes all standards of performance, which help guide staff members and volunteers to the level of performance expected in the performance of all maintenance duties. This will allow for consistent, high quality customer service.

### 3.2.1 ATHLETIC FIELDS

The primary focus of athletic field maintenance is to maintain and ensure safe and uniform playing conditions. Maintenance is scheduled with a close eye on field wear and unsafe playing conditions throughout the scheduled sports year. A field may be totally renovated if it is deemed to be in unplayable or unsafe condition. "Field resting" (full field renovations) should preferably occur in the fall and requires 12-18 months of rest before it is again scheduled for league play.

In other areas, Kentucky Bluegrass, Perennial Ryegrass, or a blend of these seed types may be utilized, depending upon location, wear and use patterns, and funding available.

Athletic fields are maintained "in season" as follows:

- Cool season turf is mowed at least once a week, including Bluegrass, and Ryegrass, as well as blends of these grasses at 3" between late March and early November with a rotary mower.
- Bermudagrass is mowed up to once per week during peak growing season, (usually May through September) at 1", and once per week in April and October at 1.5".
- All damaged nets, base anchors, toeplates and homeplates are replaced as needed if safety or functionality is compromised.
- Infield lips are removed prior to the start of spring practices to facilitate smooth transitions from skinned infield to outfield grass.

All playing fields are scheduled for applications of fertilizer herbicide, pesticide, or fungicide treatment each year as needed.

### 3.2.2 BARBECUE GRILLS

Our goal is to provide clean and accessible barbecue grills. Grills are cleaned and inspected on a routine basis and just before a reservation, and are available for use year-round, with peak usage occurring from April through October.

Standards include:

- Cleaned once each week or as needed before any reservations or large scheduled events at a specific park location. Routine cleaning includes cleaning of the grill and removal of any trash in or around the grill area.
- Inspection is done to check for grill stability, broken or damaged equipment, and/or graffiti. If problems are noted that cannot be resolved, the appropriate Maintenance Supervisor is notified, a work order is generated, and the grill is scheduled for repair or replacement

- and is marked as unusable by wrapping with yellow caution tape.
- These tasks are performed on between March 1 and November 30.

### 3.2.3 BASKETBALL COURTS

The optimum service frequency for the basketball courts can be found in the Landscape Maintenance Modes. Prior to any large community events, the basketball courts are either swept or blown off, nets are inspected and replaced if needed, and visible damages are repaired. In addition, the areas around the courts are policed for glass and/or trash.

Regularly scheduled maintenance includes:

- Courts are pressure-washed as needed.
- Routine maintenance is primarily done between March 1 – November 30, and includes sweeping/blowing off of all courts, general inspection, and removal of any trash, graffiti, and inspection for damage to surfaces, fences, and benches.
- Fallen leaves are removed between November and January
- Net inspection is done each month, year-round. Any problems are repaired, or nets/hardware replaced.
- Surfaces are crack filled when conditions warrant, and re-sealed approximately once every 10 years, if funding is available. For maximum effectiveness, crack filling can only be performed during warm weather months, primarily between the months of May and September.

### 3.2.4 DRINKING FOUNTAINS

Drinking fountains are available for use from approximately the second week of March through the second week of November. Facilities Maintenance staff a responsible for the draining and winterizing of fountains. Some units are “frost-free” and may be available year-round. It is the goal of the department to replace all older units with “frost free” units as funding is available.

- Drinking Fountains are cleaned once each week and as needed before any reservations or scheduled activity at a specific park location. Routine cleaning includes wiping down the bowl with cleaning solution, removing any contaminants, and removal of any trash at or around the area.
- Inspection is done by operating the fountain and looking for any leaks, broken equipment, damage, and/or graffiti. If such problems are found and not repairable by the cleaning staff then OPUD maintenance staff is notified with report of damage, and the fountain is marked for repair.
- These tasks are performed on a regular basis between March 1 and November 30. The optimum service frequency for the drinking fountains in the various parks can be found in the Landscape Maintenance Modes.

### 3.2.5 GATES/FENCES/BOLLARDS

Our goal is to provide and maintain appealing and functional gates/fences/bollards in the park and greenway areas, which restrict

access to citizen/visitor vehicles, therefore potentially reducing vandalism while increasing safety for all park patrons. To do this, gates/fences/bollards are inspected on a routine basis. Parks are open year-round; therefore, inspection and maintenance is done throughout the year.

- Gates/fences/bollards are inspected with each park playground inspection and during all park inspection visits. Inspection is done to check for stability, broken equipment, damages, and/or vandalism. If such problems are noted, the appropriate Maintenance Supervisor is notified, a work order generated, and the problems scheduled for repair or replacement. These tasks are performed on a regular basis year-round on all parks and greenways.

### 3.2.6 WALKWAYS

Our goal is to provide safe, attractive, and functional pathways for recreational, alternative transportation and fitness uses. Users will be provided with smooth, level, and hard surfaces on which to walk, run, skate, and bicycle. These walks will be maintained to allow for travel by individuals of all abilities. Maintenance activities will prevent deterioration of the hard surface and will remove obstructions.

- Hard surface walks are inspected weekly, with obstructions such as litter, fallen tree debris, stones, gravel, sand, and grass clippings are removed from the surface.
- Mud and debris removed as soon as possible following storm events.
- Entry gates and bollards are maintained and kept secure to prevent unauthorized access to parks by motor vehicles or other equipment that could damage walking surfaces or interfere with the experience of the park user.
- Painted lines, signs and other trail markings are inspected and repaired/renovated as needed.

### 3.2.7 IRRIGATION WITHIN PARKS AND ATHLETIC FIELDS

Our goal is to ensure that all athletic field and park turf and landscaped areas are adequately watered, applying water weekly in times of drought and less than optimal rainfall. Without irrigation, turf goes dormant, or is stressed, allowing weeds and other unwanted vegetation, which creates less safe and less desirable turf.

All irrigation systems are installed at least 12 inches below the turf for the landscaped areas. Most of our systems are controlled by irrigation clocks, giving us the capabilities to run the system on programs and/or manually. Remember that all water must be metered.

- Authorized personnel shall check irrigation systems weekly between April and October to verify proper operation
- All sprinklers not properly functioning (head is stuck in one position, does not pop up or is stuck in the “up” position) should be repaired.

### 3.2.8 LANDSCAPED AREAS (SHRUBS, PERENNIALS, ORNAMENTAL GRASSES)

All landscapes will be maintained in the following manner during the growing season and includes watering (until established), weeding, pruning, mulching, inspection, and pest management.

- Landscaped areas are considered properly maintained when they are free or relatively free of weeds, and all plant material kept appropriately pruned so as to avoid sight clearance throughout the growing season. Pruning may include selective cutting or shearing. Plant material will be pruned or renovated at the appropriate time of the year, using correct horticultural pruning practices. When properly trimmed, the plant material will look natural, and be proportionate to the area in which it is growing. If a plant produces blooms, it must be determined whether it is a spring, summer or fall flowering plant in order to prune at the appropriate time so as to not disturb the bloom period.
- Perennials and ornamental grasses will be cut to the ground (or close to the ground) in late winter to rejuvenate them for the next season.
- Mulching is completed at the specified interval in the schedule at a minimum depth of 3” when funds are available. Mulch should not be piled at the base of shrubs or trees; mulch rings shall be utilized on all newly planted shrubs and trees to help collect and hold rainwater and supplemental water.
- Inspection for insects and disease is done by trained staff members.
- Spraying for weeds, insects or disease is done on an as needed basis by qualified personnel only and must be done when the temperature is below 85° F, and the wind is not blowing.

### 3.2.9 MULCHING

Our goal is to insure that all landscapes public property are mulched in an aesthetically pleasing manner. Mulch reduces weed growth, insulates during cold and hot weather, conserves moisture and adds aesthetic beauty to provide a finished look to landscapes.

Proper techniques include:

- Mulching is completed annually at a minimum depth of 3”. Mulch should not be piled at the base of shrubs or trees; mulch rings shall be utilized on all newly planted shrubs and trees to help collect and hold rainwater and supplemental water.

### 3.2.10 PARKING AREAS

Our goal is to provide clean, safe, and accessible parking areas for the public to use. To do this, parking areas are cleaned of any trash on a routine basis and prior to facility reservations. Parks are open year-round; therefore, routine maintenance and cleaning are done on the parking areas throughout the year. Cleaning schedules are based upon park size, frequency of use, and number of amenities within the property.

Routine maintenance includes:

- Emptying trash cans, and replacing the trash can liner
- General cleaning of all trash in open spaces
- Graffiti removal and glass removal.

### 3.2.11 PLAYGROUND AREAS

Playgrounds provide clean, safe, and enjoyable experiences for children between the ages of 2-12. To do this, playground areas are cleaned, inspected, and maintained on a regular basis. Weekly inspections are to be done between April and November. Monthly inspections are to be done between December and March. Playgrounds are open year-round; therefore routine maintenance and cleaning are done throughout the year, which includes:

- Loose trash pick-up, graffiti, and glass removal in and around all play surfaces and fall zones at least once per week; more on high use areas.
- Casual Playground Inspections (checking the play equipment for obvious safety hazards and vandalism) by staff when collecting/checking for trash and hazards.
- Mulch is maintained within the fall zone to a minimum depth of 9” (compacted); greater depths may be maintained depending upon specific recommendations for a playground component.
- Mulch is raked back into swing areas, slide exits, and fall zones at least once per month; more frequently if time allows.
- Playground mulch is “fluffed” as needed using a mini rototiller.
- Thorough safety inspections are done on each playground area once per month, following a prescribed checklist for entrapment and entanglement hazards.
- Safety violations and hazards are documented and then immediately addressed and repaired by staff. If an item cannot be immediately addressed the playground is marked closed with caution tape, or specific (damaged) parts are removed.
- Appropriate signage indicating the target age group for the apparatus is required at each location and should be clean and easy to read without graffiti or defacing present.
- All playground inspection records are maintained by the Maintenance Supervisor and follow all district records management guidelines.

### 3.2.12 RESTROOMS

Our goal is to provide clean, sanitary, appealing, and well-supplied restrooms for the public. To do this, restroom cleaning is performed from April 1 until November 1 each year in all locations. Some restroom locations are open earlier in the spring, close later in the fall, or are open year-round to provide the best possible level of customer service. Ultimate opening/closing dates should take athletic and other events and shelter reservations into consideration.

- Restrooms must be cleaned, sanitized, and stocked on a regular basis, with service frequency for the various parks can be found within the Landscape Maintenance Levels.

- Cleaning involves sweeping the floor and behind the doors, removing cobwebs, sanitizing all surfaces (toilet, sink, handrails, doors, and walls), and washing the floors. If toilets or sinks are stopped up, and can be unstopped by plunging, then the contractor should do so. Burned-out light bulbs are to be replaced upon notification or inspection. All restrooms shall be stocked with toilet tissue. New restrooms are being equipped with soap dispensers and hand blow dryers. These restrooms should be stocked with soap in the dispensers as well.

Additional restroom maintenance completed by Park Division staff includes:

- Graffiti removal-removed within five (5) days of notification of its existence. If sandblasting is required, Facilities Maintenance is notified, and a work order is created for its completion.
- Spot painting of any graffiti is accomplished upon inspection, with full painting completed by Facilities Maintenance staff.
- Restrooms located near a shelter are spot-checked for cleanliness and toilet paper by the park maintenance crews prior to any shelter reservations at that location. Toilet paper is added if levels are insufficient for the event(s) scheduled at that location. All problems are called directly to the cleaning contractor for immediate completion.

### 3.2.13 SHELTERS

Shelters shall be barrier-free to all patrons and conform to all ADA standards, and be safe, clean, and inviting. To do this, shelters are cleaned on a routine basis, as well as prior to reservations. Shelters can be reserved between April 1 until November 1 each year and are also available for use at no charge on a first come, first served basis year-round.

Maintenance at shelters includes:

- Shelters and picnic tables are pressure-washed at least once a year, more often at high use locations
- Wooden picnic tables are either painted or stained once a year.
- Routine cleaning (as well as cleaning prior to reservations) includes sweeping/blowing off the shelter floor, raking around the perimeter of the shelter, emptying, and wiping off trash cans, picking up loose trash, removing graffiti, cleaning grills, and wiping off picnic tables. These tasks are performed on a regular basis between April 1 and November 1.

### 3.2.14 SIDEWALKS AND WALKWAYS

Sidewalks and walkways may be constructed of concrete, asphalt, or natural materials such as stone. They should be barrier-free and conform to all ADA standards where feasible. Routine maintenance is done on sidewalk areas throughout the year.

Routine Maintenance includes:

- Emptying trash cans in the area, loose trash pick-up, graffiti and/or glass removal, and checking for vandalism or damage.

- Any damages and/or concerns found during inspections are reported to the Maintenance Supervisor, a work order is generated, and repairs are scheduled.

### 3.2.15 SIGNS

Our goal is to provide attractive, consistent, and correct informational signage throughout our park and greenway network. Signs maintained by Parks Division staff are mounted to a 4” x 4” wooden post. These are found within, as well as adjacent to, park locations. Signs that are mounted on metal posts are maintained by Public Works’ Sign Shop staff. Many of the signs within our parks are made to order from the Sign Shop. Others, such as park entrance signs, are made by specialty vendors. Signs are inspected on a routine basis throughout the year.

Inspection includes:

- Check for stability, damage and/or vandalism. If such problems are noted, the appropriate division Maintenance Supervisor or Parks Superintendent is notified.
- Repairs, graffiti removal and/or painting are to be completed by division staff when feasible, giving this work a high priority for completion within 1-5 days when feasible. All sign damage that cannot be completed with in-house staff is contracted to a local sign fabricator for completion.

### 3.2.16 TENNIS COURTS

Courts should be safe, clean, and in good condition for the public to use. To do this, tennis courts are cleaned and inspected on a routine basis, as well as prior to scheduled tournaments. Tennis courts are available for use year round and may be reserved for special events.

Maintenance tasks performed by staff include:

- Courts are pressure-washed once as needed.
- Routine maintenance is completed weekly between March 1 and November 30, and includes sweeping/blowing off the courts, removal of any trash or graffiti, and checking for damages to surfaces, fences, windscreens and benches. Damage is to be reported to the Maintenance Supervisor for remedy.
- Net inspection is done each month, year-round.
- Net tightening is completed during net inspections, and if needed between inspections as needed.
- Court surfaces are checked annually each spring for cracking which would impede play. Cracks are filled annually between May and September, as the material requires warm-hot weather for proper adhesion.
- Courts are overlaid on an approximate 10-year schedule, depending upon funding. Overlays include crack filling, adding several layers of sealant and colorant, and repainting of all lines.
- Leaf removal is done on a bi-weekly basis from November 1 – December 31, and once in the early spring to remove leaves

accumulated during winter.

### 3.2.17 TRASH CANS AND PARK LITTER

Parks should have adequate, clean trash cans for the public to use. Trash cans are provided in all parks, near shelters, in park parking lots and near athletic fields and playgrounds. Trash is picked up within parks and trash cans are emptied and cleaned on a routine basis year-round.

Routine maintenance includes:

- Removal of trash can liner, and replacement of liner. Unless there is very little trash in the can, the plastic bag is changed each time the trash is emptied. Small amounts of trash may be picked out of the can, and the plastic bag.
- Trash cans are wiped down with a cleaner such as Greased Lightning on a bi-weekly basis in high use parks, monthly in low use locations.
- Graffiti is removed within five (5) days of notification of its existence.
- Loose litter in turf areas is picked up according to schedule, as well as just before mowing. The optimum service frequency for cleaning and emptying trash cans and picking up litter in the various parks can be found in the Landscape Maintenance Modes.
- Staff members involved in picking up trash are supplied with gloves to protect their hands. Appropriate hand washing shall be completed after completing trash collection.

### 3.2.18 TREES

Our goal is to provide healthy shade and ornamental trees.

Established trees are inspected on average every year and pruned by park personnel on this same cycle on an as needed basis. Pruning is performed in compliance with the national pruning standards. Trees are pruned for the purposes of removing large dead limbs, raising to keep clear of vehicular and pedestrian traffic, and for sight clearance. Topping is not an acceptable pruning method, is injurious to the tree, and is not practiced by OPUD.

Spraying and fertilization applications will be performed by park personnel on an as needed basis.

Trees will be removed in a safe and expeditious manner and stumps will be removed in a timely manner following tree removal. Stumps will be ground out below grade and the area re-graded and seeded by District personnel.

### 3.2.19 TURFGRASS AREAS

Routine maintenance of turf includes:

- Mowing heights are adjusted according to turf type and season. Fescues, bluegrass, and ryegrass (as well as blends of these turf types) generally are mowed at 3" to 4" year-round. This mowing height helps turf to

recover from wear and tear, reduces weed pressure, and helps reduce hot summer stress.

- Mowers shall have blades that are sharp.
- Mulch mowing is performed in open areas each fall between November and January to grind up fallen leaves, helping to increase organic matter and nutrient levels in the soil
- Aeration: Aeration is most successful after receiving rainfall. Most open spaces are aerated once per year, in spring or fall. High use areas may be aerated twice (once each in spring and fall). Several passes in different directions should be made, pulling plugs as deep as possible.
- Renovations/seeding: Most open space areas will use a Ryegrass/Kentucky Bluegrass blend and other blends as available.
- Edging and string trimming helps detail proper turfgrass maintenance. All curbs, sidewalks, shrub beds and trees should be maintained without damaging the obstacles in which are being edged. Never utilize a string trimmer directly against a tree, especially young trees, as it will damage and likely kill the tree.
- Clippings are cleared and blown from sidewalks, roadways back into the turf to complete the mowing process.
- All fertilizing should be done in the fall within un-irrigated parks and landscaped areas. One to three pounds of nitrogen should be applied at one, two or three split applications in the fall or before winter approaches on all cool season turf.

# **Acknowledgments**

## **Olivehurst Public Utility District**

### **Board of Directors**

Dennise Burbank  
John Floe  
Mary Jane Griego  
Lacey Nelson  
Marc Perrault

### **District Staff**

Mr. John Tillotson, General Manager  
Swarnjit Boyal, Public Works Engineer



# OPUD

**Olivehurst Public Utility District**

*"Our mission is to provide high quality services to enhance  
our community's quality of life"*

## **Olivehurst Public Utility District**

# **Parks Facilities Assessment**

### **Park Master Plan Supplement**

**March 2026**

**Prepared by:**



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# 1.0 Overview

## 1.1 Introduction

This facilities assessment defines the desired conditions of park features and was developed by MTWgroup, Community Architecture, and Warren Consulting Engineers for the Olivehurst Public Utility District (OPUD). This document will be used to assess and evaluate the conditions of OPUD parks.

## 1.2 Objectives

The objectives of conducting this facilities assessment are to communicate the condition of the park system to OPUD management and staff, elected officials, and the public, develop and communicate OPUD's goals regarding facility management, establish coordination between park conditions and the Department's resources through systematic park evaluations, assist District staff in scheduling and prioritizing maintenance functions and resources, and improve park conditions by efficient resource allocation and improved parks maintenance.

## 1.3 Purpose

The purpose of the Facilities Assessment is to establish consistent standards for evaluating the condition of Olivehurst Public Utility District (OPUD) park facilities. These standards provide a framework for regularly inspecting and assessing park features to determine whether they meet the District's expectations for condition, safety, and functionality.

By applying a uniform evaluation methodology, the District can improve consistency and reduce subjectivity when assessing park conditions across all facilities. The assessment also enables the District to track and communicate park conditions at the individual park level as well as District-wide.

Over time, the information generated through this process will support more informed maintenance planning, capital improvement prioritization, and resource allocation decisions by OPUD staff and District officials.

## 1.4 Manual Instructions

Park maintenance standards are organized into three categories: Landscape areas, ADA accessibility, and civil-related infrastructure. In this document, the Park Assessment Data provides a summary of all identified items on assessment chart. The Park Assessment Summary then outlines the overall condition of the park and offers recommendations based on whether items are classified as immediate or future maintenance needs. The goal of this manual is to improve consistency and minimize subjectivity when assessing park conditions.

## 1.5 Constraints & Limitations

This assessment is based on visual observations made during site visits and reflects conditions at that specific time. Some areas may have been inaccessible, and seasonal factors such as weather, plant dormancy, or irrigation schedules may influence what was observed. Incomplete park records and varying ages of facilities may also limit the accuracy of certain observations. These limitations should be considered when reviewing the assessment and applying the recommendations.

## 1.6 Intended Audience & Use

This Facilities Assessment is intended to be used by OPUD staff, District officials, and consultants to evaluate and communicate the condition of park facilities throughout the District. The standards and methodology established in this document are intended to support consistent inspections, documentation, and reporting of park conditions. The resulting information will assist the District in identifying maintenance needs, prioritizing capital improvements, and informing long-term planning and resource allocation decisions.

## 1.7 Facilities Assessment Methods

Each park was evaluated through on-site visual observations using a standardized checklist. Conditions were reviewed within the three categories of landscape areas, ADA accessibility, and civil-related infrastructure. All identified items were documented and assigned an immediate or future maintenance priority based on their impact on safety, function, and overall park usability.

## 1.8 Conclusion

This assessment provides a consistent overview of park conditions across the District and identifies maintenance needs within accessibility, infrastructure, and landscape areas. The findings serve as a practical tool to guide OPUD in prioritizing repairs, planning improvements, and supporting long-term park management. Regular updates to this document will help track progress and ensure parks remain safe, functional, and well-maintained for the community.

## 2.0 Park Maps & Evaluations

### 2.1 Introduction

This section provides the individual assessments for each park within the District. Each assessment includes a map of the site, a summary of observed maintenance items, and tables identifying deficiencies in landscape areas, ADA accessibility, and civil-related infrastructure. These evaluations offer a clear snapshot of each park's condition and support OPUD in planning maintenance activities and improvements.

### 2.2 Data Checklists by Discipline

The Facilities Assessment Data provides a summary of all maintenance items identified during the park evaluation. Items are grouped by landscape areas, ADA accessibility, and civil-related infrastructure, and are classified as either immediate or future maintenance needs. This summary offers a quick overview of the park's condition before reviewing the detailed tables and narrative that follow.



## Olivehurst Parks:

### Olivehurst Parks Sites:

- Becker Park
- Johnson Park
- Lindhurst Memorial Park
- Olivehurst Community Park
- Tahiti Village Park

### Fund and Resource Allocation Recommendation Summary within Olivehurst:

The Olivehurst park system is aging and requires moderate improvements; however, most identified issues relate to routine maintenance rather than critical deficiencies. The majority of future maintenance needs occur within landscape and irrigation areas, including turf leveling, shrub replacement, mulch replenishment, and improvements to irrigation coverage. Although irrigation adjustments have been implemented since 2021, several parks continue to experience limited coverage and aging infrastructure. A phased irrigation system replacement program is recommended to improve reliability and water efficiency. Immediate priorities are generally limited to ADA accessibility improvements, isolated infrastructure repairs, and localized drainage corrections. Drainage improvements are recommended at Lindhurst Memorial Park, Olivehurst Community Park, and Tahiti Village Park to address ponding and improve turf health and usability. In the near term, the District should focus on addressing accessibility issues, correcting minor infrastructure deficiencies, and resolving drainage concerns. Long-term investments should prioritize irrigation system upgrades, expanded irrigation coverage, and landscape rehabilitation to support sustainable park operations and enhance overall usability.



## Plumas Lake & Arboga Parks:

### Parks Sites:

- Bear River Park
- Bill Pinkerton Memorial Park
- Donald F. Brown Memorial Park
- Eufay Wood Sr. Memorial Park
- Feather River East Park
- Orchard Glen Park
- River Park
- Riverside Meadows Park
- Rolling Hills Park
- Veteran's Park
- JoAnn Aiello Memorial Park
- Leila Smith Memorial Park
- Richard Doug Donahue
- River Glen Park
- Wheeler Ranch Park

### Non-Reviewed Park Sites:

- Deputy B. Meilbeck Park
- Kule Loklo Park
- Prairie Trails Park
- Dry Creek Park

**Note:** Newly developed parks Deputy B. Meilbeck Park, Dry Creek Park, Kule Park, and Prairie Trails Park were excluded from this review, as no accessibility, civil, landscape, or irrigation deficiencies are expected based on their recent construction. Refer to the Maintenance Specifications for additional information regarding park amenities.

### Fund and Resource Allocation Recommendation Summary within Plumas Lake & Arboga:

The Parks within the Plumas Lake and Arboga area reflect a mix of newer facilities in good condition and older parks requiring moderate improvements. Many of the immediate maintenance needs are related to ADA compliance, including non-compliant pathways and drinking fountain accessibility improvements. Landscape and irrigation conditions vary across the parks. Newer sites generally require routine maintenance such as shrub replacement and irrigation adjustments, while older parks show greater needs, including turf replacement and irrigation repairs. Irrigation systems at Eufay Wood Sr. Memorial Park and Donald B. Brown Memorial Park have recently been repaired to improve system performance. Near-term efforts should focus on addressing ADA accessibility issues, followed by restoring landscape and irrigation systems to improve overall park condition and usability.



## Park #1: Bear River Park

### Park Assessment Data:

- 11 total aging park items identified
- 0 of 11 total items identified as "immediate" level maintenance priority
- 11 of 11 total items identified as "future" level maintenance priority
- No ADA related issues observed
- No civil related issues observed
- 11 of 11 landscape and irrigation related items identified as "future" level maintenance priority
- Overall, the park is newly installed and in good condition

### Park Assessment Summary:

Bear River Park is a relatively new park and is currently in good overall condition. No ADA-related deficiencies were observed, and no civil-related issues were identified. The park's hardscape, accessible routes, and supporting infrastructure are functioning as intended. Identified maintenance items are limited to landscape and irrigation components and are classified as future maintenance priorities. These items are typical of a newer park entering its routine maintenance cycle and do not represent systemic deficiencies. Future maintenance considerations include monitoring irrigation components, replacing or securing valve box bolts as needed, and raising tree well grades within lawn areas to maintain proper turf continuity and site performance.

### Park Map:



PARK #1: BEAR RIVER PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
*No related issues	N/A	N/A	

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
*No civil related issues	N/A	N/A	

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	DXi controller has been installed
Field Rotor		X	
Flow Sensor		X	
Master Valve		X	
Shrub Drip		X	
Valve Boxes		X	Bolts
Water Sampling Station		X	
Shrubs		X	Missing accent
Trees		X	Raise grade in turf, fill tree wells in lawn areas
Turf		X	Great condition, low weeds, full stand of turf
Drinking Fountain		X	

## Park #2: Becker Park

### Park Assessment Data:

- 12 total aging park items identified
- 6 of 12 total items identified as "immediate" level maintenance priority
- 6 of 12 total items identified as "future" level maintenance priority
- 4 of 4 ADA related items identified as "immediate" level maintenance priority
- No civil issues were observed
- 2 of 8 landscape and irrigation related items identified as "immediate" level maintenance priority
- 6 of 8 landscape and irrigation related items identified as "future" level maintenance priority
- Overall, the park is in poor condition, amenities are worn down, and site is lacking basic accessibility needs

### Park Assessment Summary:

Becker Park is aging and in poor condition. The park is located at a bus stop and would greatly benefit from basic amenity and accessibility improvements for commuters to utilize while stopping and waiting. Of the 13 aging items observed throughout the park, 6 were identified as "immediate" level maintenance priority items. Per the park assessment checklist on the following sheet, the ADA related recommendations for the "immediate" level maintenance items are to provide basic accessibility and amenity improvements including compliant path of travel, accessible picnic tables with wheelchair access, trash receptacles located on the accessible path and provide a drinking fountain. Of the landscape and irrigation items observed, 2 were identified as "immediate" level maintenance items. The recommendations related to these items include replacing the thin and patchy turf and addressing the capped rotor spray heads for the turf. The recommendations for "future" level maintenance items related to landscape and irrigation include pruning and replacing older tree plantings. The park currently does not have a functional irrigation system. Installation of a new irrigation system is recommended to support healthy turf and landscape conditions and to improve long-term maintenance of the site.

### Park Map:



PARK #2: BECKER PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Path of Travel	X		No accessible path provided at this site to the public way
Tables	X		Not located on an accessible path. Wheelchair access not provided.
Trash Receptacles	X		Not located on an accessible path
Drinking Fountain	X		None provided, recommend providing

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
*No civil related issues	N/A	N/A	

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Irrigation		X	
Field Rotor	X		Heads capped
Trees		X	Needs pruning/replacement of some old ones
Turf	X		Yes – thin patchy, needs replacement
Benches and/or Tables		X	Concrete – old, condition is not broken
Signage		X	Pad only
Waste Receptacle		X	Steel – chained to post

## Park #3: Bill Pinkerton Memorial Park

### Park Assessment Data:

- 20 total aging park items identified
- 5 of 20 total items identified as "immediate" level maintenance priority
- 17 of 20 total items identified as "future" level maintenance priority
- 2 of 2 ADA related items identified as "future" level maintenance priority
- 2 of 2 civil related items identified as "future" level maintenance priority
- 3 of 16 landscape and irrigation related items identified as "immediate" level maintenance priority
- 13 of 16 landscape and irrigation related items identified as "future" level maintenance priority
- Overall, the park is relatively new and in good condition

### Park Assessment Summary:

Bill Pinkerton Memorial Park is relatively new and in good condition. Of the 20 aging items observed throughout the park, 5 were identified as "immediate" level maintenance priority items. The ADA related recommendations for the "future" level maintenance items include concrete repair work and improving the drinking fountain to be compliant. The civil related "future" level maintenance items include raising the soil grade adjacent to mowbands to mitigate standing water and addressing ponding within the playground area. Existing drainage should be verified to confirm that an adequate drainage system is in place at the play area and corrected as needed. Of the landscape and irrigation items observed, 3 were identified as "immediate" level maintenance items. The recommendations related to these items include replacing missing valve box bolts and removing root barriers from trees located in lawn areas to eliminate ponding at the base of trees. The recommendations for "future" level maintenance items related to landscape and irrigation include addressing weed patches within the lawn areas.

### Park Map:



PARK #3: BILL PINKERTON MEMORIAL PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Concrete Flatwork		X	Concrete around shade structure is heaving with joint separation greater than ½"
Drinking Fountain		X	Non-compliant without high/low.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Planter Area		X	Soil adjacent to mowbands is low and causing ponding.
Play Apparatus		X	Significant ponding within apparatus play area. Confirm drainage exists in area and correct.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Drinking Fountain		X	Insulated cage
Backflow – Irrigation		X	Insulated cage
Booster Pump		X	In Tuff Shed
Field Rotor		X	
Field Spray		X	
Flow Sensor		X	
Master Valve		X	Bolt lids, filled with water
Meter		X	Bolt lids, filled with water
Shrub Spray		X	
Valve Boxes	X		Bolts
Bark Mulch	X		Missing – refresh and add soil at edges of walks.
Shrubs		X	Missing 50%
Trees	X		Trees in lawn need root barrier removed and grade raised to eliminate ponding at base of trees. Storm damage, some trees wounded and some missing.
Turf		X	Generally smooth, mostly turf with some weeds. Some large weed patches.

PARK #3: BILL PINKERTON MEMORIAL PARK

Landscape and Irrigation		Maintenance Priority	Notes/Description
Signage		X	

## Park #4: Donald F. Brown Memorial Park

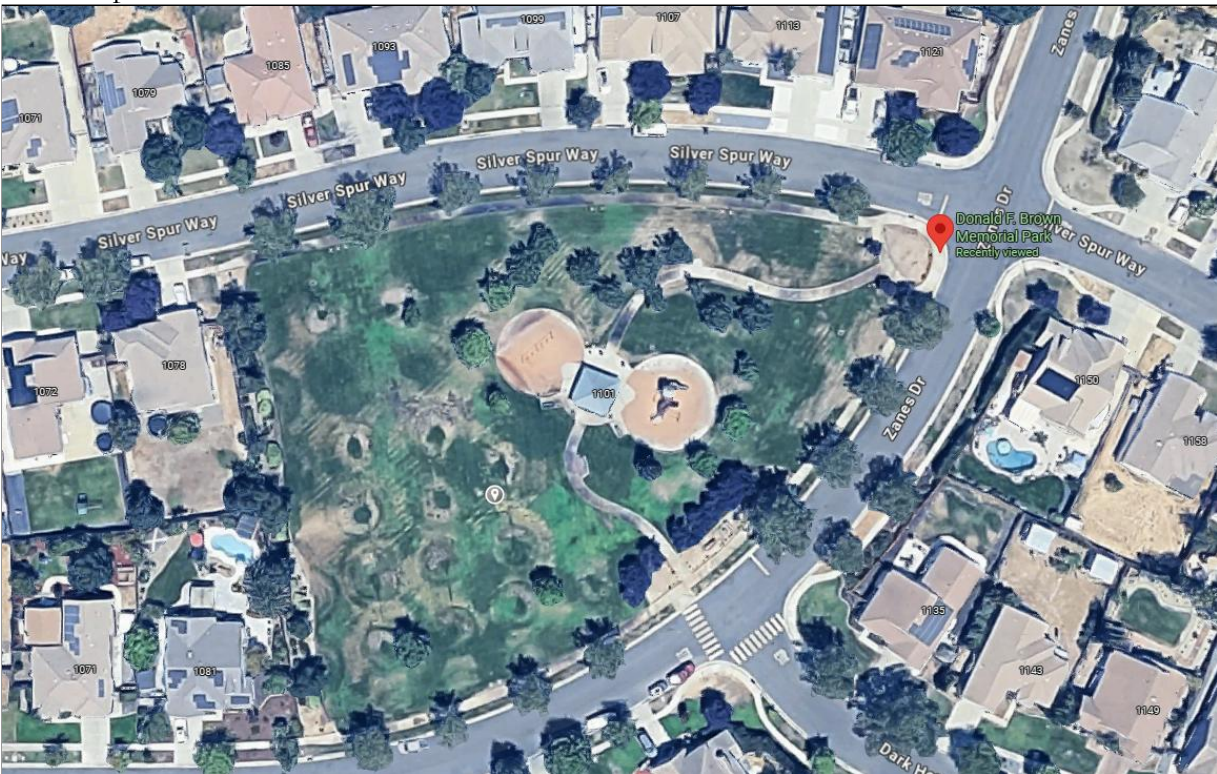
### Park Assessment Data:

- 17 total aging park items identified
- 1 of 17 total items identified as "immediate" level maintenance priority
- 16 of 17 total items identified as "future" level maintenance priority
- 1 of 2 ADA related items identified as "immediate" level maintenance priority
- 1 of 2 ADA related items identified as "future" level maintenance priority
- 2 of 2 civil related items identified as "future" level maintenance priority
- 13 of 13 landscape and irrigation related items identified as "future" level maintenance priority
- Overall, the park is relatively new and in good condition

### Park Assessment Summary:

Donald F. Brown Memorial Park is relatively new and in good condition. Of the 17 aging items observed throughout the park, 1 were identified as "immediate" level maintenance priority items. Per the park assessment checklist on the following sheet, the ADA related recommendation for the "immediate" level maintenance item is to repair the concrete at the shade structure footings that are currently causing tripping hazards. The ADA related recommendation for the "future" level maintenance item is improving the drinking fountain to be compliant. The civil related issues observed as "future" level maintenance items include low soil grades at the west side of the park and standing water within tree wells. It is recommended that soil grades in these areas be raised to allow water to properly shed over mowcurbs and that the drainage issues associated with standing water in the tree wells be addressed. Of the landscape and irrigation items observed, the recommendations for "future" level maintenance items related to landscape include screening the existing water filter with shrubs, refreshing entry and accent shrub beds, removing mistletoe present in trees, raising soil grade around tree trunks in lawn areas, and eradicating weeds present in the lawn areas.

### Park Map:



PARK #4: DONALD F. BROWN MEMORIAL PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Path of Travel	X		Trip hazard at shade structure footings. Concrete has sunk.
Drinking Fountain		X	Non-compliant without high/low.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Planter Area		X	Soil at west side of park along fence line is low and causing significant ponding. Recommend filling with soil to allow water to shed over mowcurb.
Tree Wells		X	Standing water in tree wells, typ.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Drinking Fountain		X	Caged and locked
Field Rotor		X	
Field Spray		X	
Flow Sensor		X	
Master Valve		X	
Shrub Spray		X	Rainbird, Standard spray nozzle
Valve Boxes		X	
Water Filter		X	Exposed, no screening because shrubs are dead
Water Sampling Station		X	In good condition
Well		X	
Shrubs		X	30-40% missing, refresh entry and accent beds
Trees		X	Remove mistletoe, raise grade around tree trunks in lawns
Turf		X	Lots of weeds, still has 50% turf, general smooth grade

## Park #5: Eufay Wood Sr. Memorial Park

### Park Assessment Data:

- 24 total aging park items identified
- 5 of 24 total items identified as "immediate" level maintenance priority
- 19 of 24 total items identified as "future" level maintenance priority
- 4 of 4 ADA related items identified as "immediate" level maintenance priority
- 2 of 2 civil related items identified as "future" level maintenance priority
- 1 of 18 landscape and irrigation related items identified as "immediate" level maintenance priority
- 17 of 18 landscape and irrigation related items identified as "future" level maintenance priority
- Overall, the park is relatively new and in decent condition, however, the site specific amenities related to ADA concerns have high maintenance priority and will require improvements to address

### Park Assessment Summary:

Eufay Wood Sr. Memorial Park is relatively new and in decent condition; however, several ADA related amenities have been identified as high maintenance priority and will require improvements to address. Of the 24 aging items observed throughout the park, 5 were identified as "immediate" level maintenance priority items. Per the park assessment checklist on the following sheet, the ADA related recommendations for the "immediate" level maintenance items include improvements to accessible parking, accessible toilet building signage, and path of travel improvements related to signage, striping, and non-compliant concrete that is currently causing tripping hazards. The civil related issue observed as a "future" level maintenance item includes aging asphalt at the parking lot adjacent to Hidden Creek Way. Asphalt overlay is recommended to extend the parking lot lifespan. Of the landscape and irrigation items observed, 1 was identified as an "immediate" level maintenance item. The recommendation related to this item includes addressing clumping fescue and weed presence within the turf areas and refreshing or replacing portions of the turf as needed. The recommendations for "future" level maintenance items related to landscape and irrigation include lowering shrub spray heads, replacing gaps of missing shrubs, and providing an insulated enclosure for the drinking fountain backflow. The park irrigation system operates from a well system and includes a VFD controlled pump.

Park Map:



PARK #5: EUFAY WOOD SR. MEMORIAL PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Accessible Parking	X		Parking Signage, curb ramp & Stripping not compliant. Concrete at domes and POT in excess of 2% slope
Accessible Toilet Building	X		Signage at all single use toilet rooms needs to be revised to uni-sex per state law.
Path of Travel	X		Concrete at ADA toilet building joints non-compliant. Excessive cross slopes in several areas along path of travel throughout the site. Multiple locations throughout park where concrete slabs are heaving and causing tripping hazards.
Sand Pit Play	X		Not accessible.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Drinking Fountain		X	Drinking fountain has leak. Could not locate drywell.
Parking Lot/Asphalt Parking Lot		X	Recommend asphalt overlay at parking lot adjacent to Hidden Creek Way to extend lifespan.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	2 Rainmaster
Backflow – Drinking Fountain		X	
Backflow – Splash Park		X	
Booster Pump – Splash Park		X	
Field Rotor		X	
Flow Sensor		X	
Master Valve		X	
Meter – Splash Park		X	
Shrub Spray		X	Heads need lowering
Tank		X	
Tesco		X	
Water Filter		X	Manual

PARK #5: EUFAY WOOD SR. MEMORIAL PARK

Landscape and Irrigation		Maintenance Priority	Notes/Description
Weather Station		X	
Well		X	
Shrubs		X	Generally missing, needs replacement
Turf	X		Weeds, clumping fescue, needs refreshing/replacement
Dog Waste Station		X	
Signage		X	

## Park #6: Feather River East Park

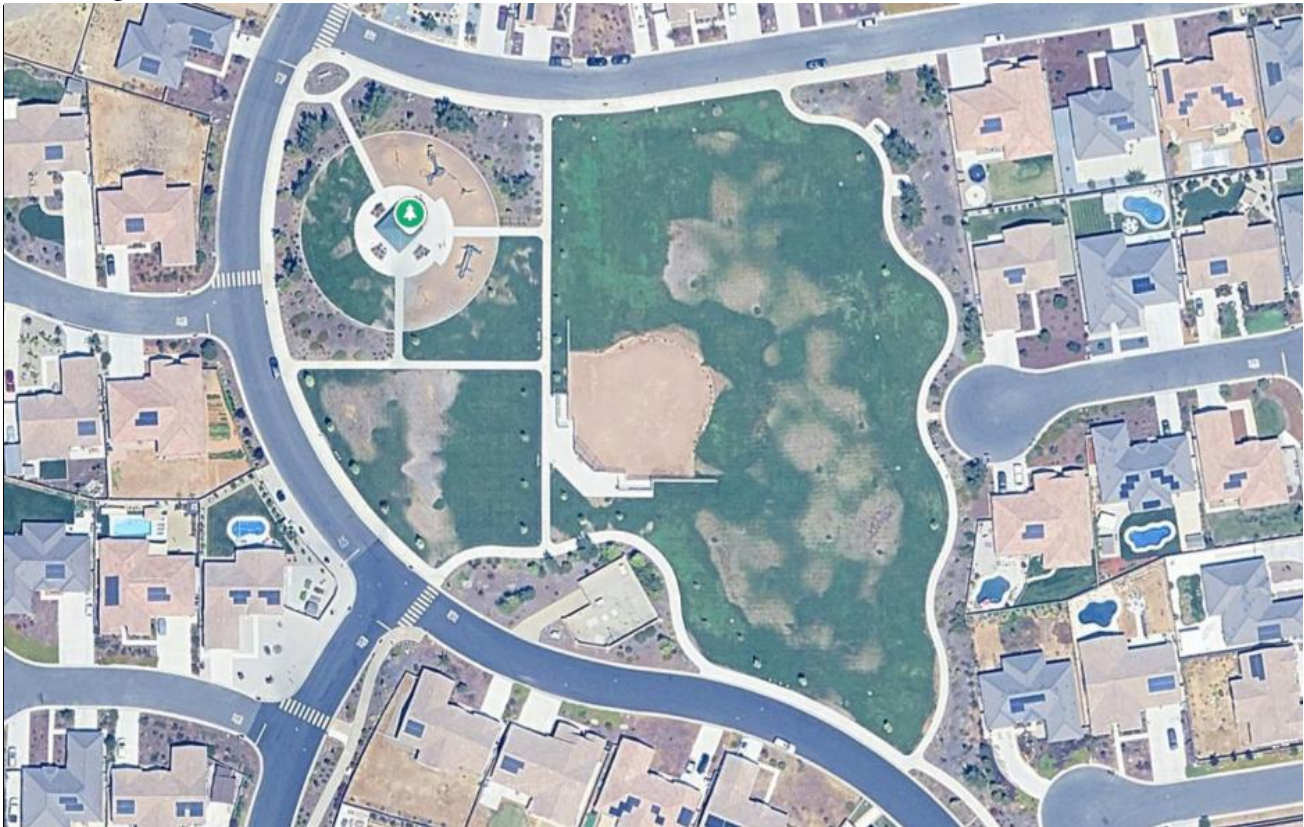
### Park Assessment Data:

- 13 total aging park items identified
- 1 of 13 total items identified as "immediate" level maintenance priority
- 12 of 13 total items identified as "future" level maintenance priority
- No ADA related items identified
- No civil related issues observed
- 1 of 13 landscape and irrigation related items identified as "immediate" level maintenance priority
- 12 of 13 landscape and irrigation related items identified as "future" level maintenance priority
- Overall, the park is newer and in good condition

### Park Assessment Summary:

Feather River East Park is newly installed and in good condition. Of the 13 aging items observed throughout the park, 1 was identified as an "immediate" level maintenance priority item. No ADA related items were identified, and no civil related issues were observed at this park. All items identified during the assessment are related to landscape and irrigation maintenance. The "immediate" level maintenance item includes addressing clumping fescue and weed presence within the turf areas and refreshing or replacing portions of the turf as needed. This site will continue to benefit from routine landscape upkeep and irrigation system maintenance to support long-term plant health and site appearance.

### Park Map:



PARK #6: FEATHER RIVER EAST PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
*No ADA related issues	N/A	N/A	

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
*No civil related issues	N/A	N/A	

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Irrigation		X	Lock missing
Field Rotor		X	
Field Spray		X	
Flow Sensor		X	
Master Valve		X	
Shrub Drip		X	
Shrub Spray		X	
Valve Boxes		X	
Water Sampling Station		X	
Infield Mix		X	Good condition, outfield is poor
Shrubs		X	Missing 10%, beefwood trees need removing
Turf	X		Lots of weeds, clumping fescue, bare patches throughout

## Park #7: JoAnn Aiello Memorial Park

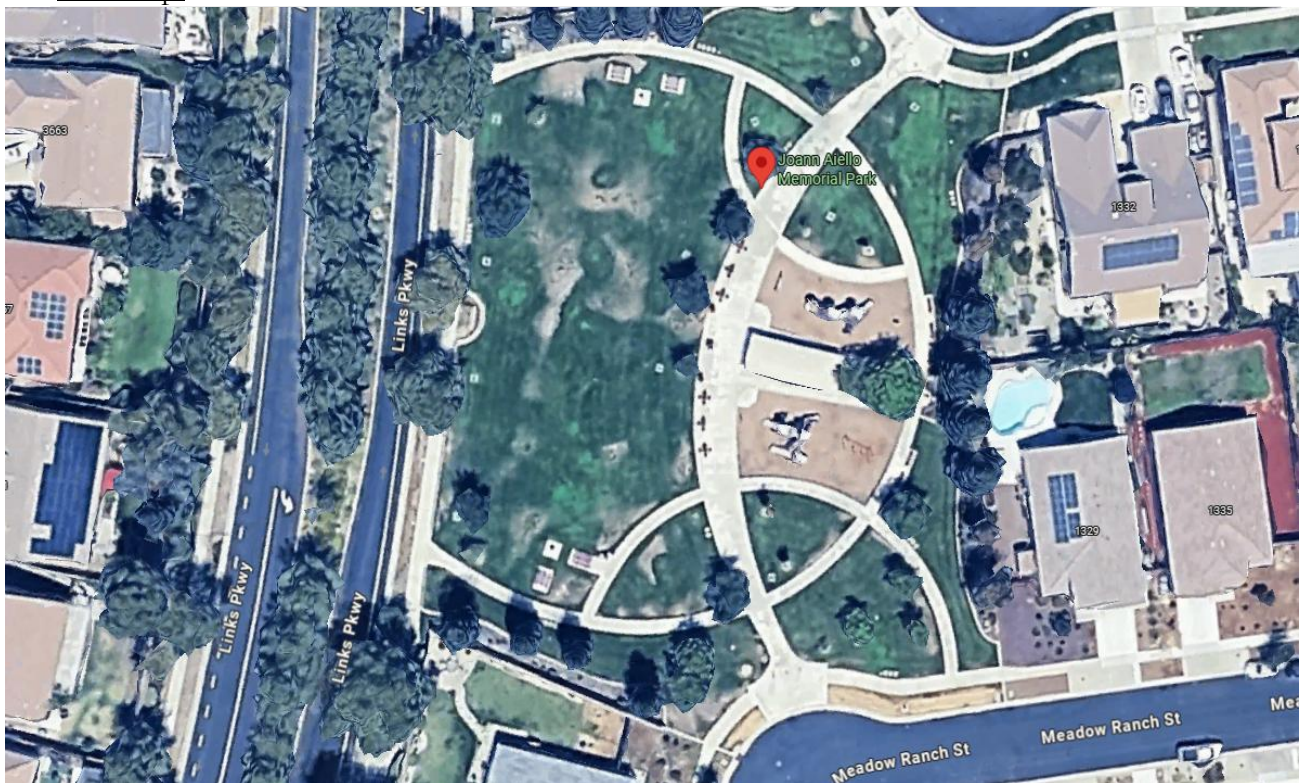
### Park Assessment Data:

- 14 total aging park items identified
- 6 of 14 total items identified as "immediate" level maintenance priority
- 10 of 14 total items identified as "future" level maintenance priority
- 1 of 1 ADA related items identified as "immediate" level maintenance priority
- 1 of 1 civil related items identified as "future" level maintenance priority
- 2 of 12 landscape and irrigation related items identified as "immediate" level priority
- 10 of 12 landscape and irrigation related items identified as "future" level maintenance priority
- Overall, the park is relatively new and in good condition

### Park Assessment Summary:

JoAnn Aiello Park is relatively new and in good condition. Of the 14 aging items observed throughout the park, 4 were identified as "immediate" level maintenance priority items. Per the park assessment checklist on the following sheet, the ADA related recommendation for the "immediate" level maintenance item is to repair the concrete landing at the drinking fountain that is not currently compliant. The civil related issue observed as a "future" level maintenance item includes a leak present at the jug filler of the drinking fountain. It is recommended that the drinking fountain plumbing be investigated and repaired. All landscape and irrigation items identified were categorized as "future" level maintenance items. Recommendations related to these items include routine landscape upkeep such as re-seeding bare turf areas and continued irrigation system maintenance to support long-term landscape health.

### Park Map:



PARK #7: JOANN AIELLO MEMORIAL PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Path of Travel	X		Drinking Fountain landing is not accessible due to sloped concrete.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Drinking Fountain		X	Leak at jug filler.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller	X		Update controller to district standard DXi controller
Backflow – Drinking Fountain		X	
Backflow – Irrigation		X	
Booster Pump	X		Booster needs to be replaced
Field Rotor		X	
Field Spray		X	
Flow Sensor		X	
Master Valve		X	
Shrub Spray		X	
Valve Boxes		X	
Shrubs		X	
Turf		X	Mostly turf, re-seed bare patches

## Park #8: Johnson Park

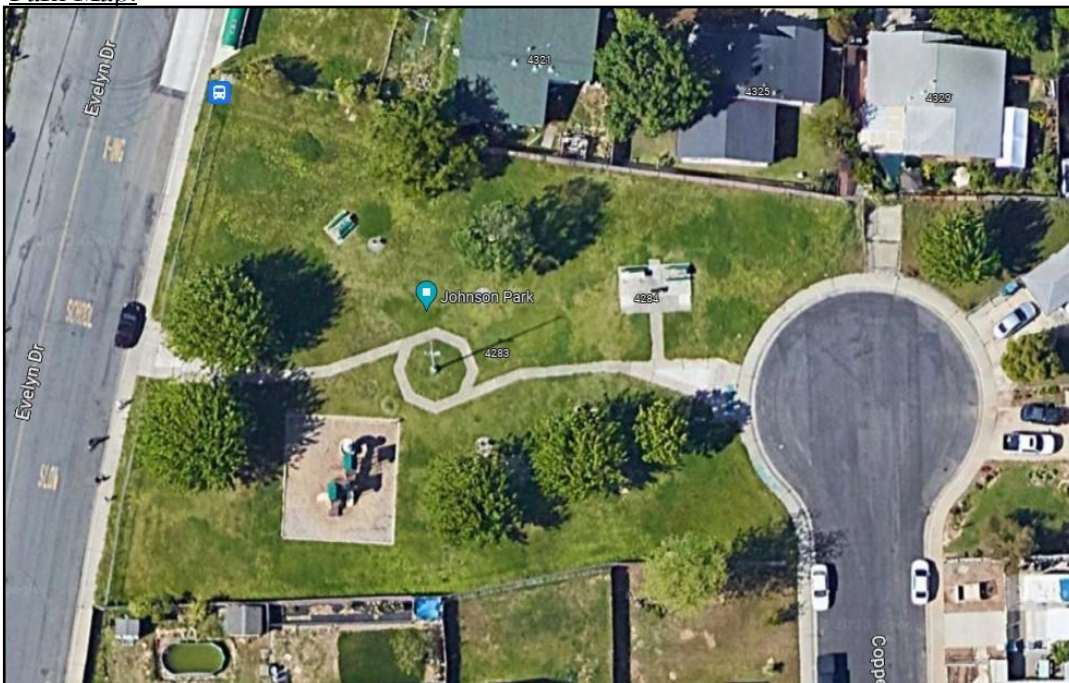
### Park Assessment Data:

- 16 total aging park items identified
- 9 of 16 total items identified as "immediate" level maintenance priority
- 7 of 16 total items identified as "future" level maintenance priority
- 4 of 4 ADA related items identified as "immediate" level maintenance priority
- 1 of 1 civil related items identified as "future" level maintenance priority
- 3 of 10 landscape and irrigation related items identified as "immediate" level maintenance priority
- 7 of 10 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

Johnson Park is a small neighborhood park with a limited number of amenities serving primarily passive recreational use. Of the 15 aging items observed throughout the park, 8 were identified as "immediate" level maintenance priority items. Per the park assessment checklist on the following sheet, the ADA related recommendations for the "immediate" level maintenance items include providing a drinking fountain, repairing non-compliant path of travel paving and slopes, and relocating picnic tables and trash receptacles onto an accessible path to provide wheelchair access. The civil related issue observed as a "future" level maintenance item is associated with the turf area south of the meandering sidewalk, which slopes toward adjacent neighboring properties and lacks a defined swale to convey runoff. It is recommended that the grading of the turf area be addressed to properly drain water away from neighboring properties. Of the landscape and irrigation items observed, 3 were identified as "immediate" level maintenance items. The recommendations related to these items include providing a compliant backflow prevention device, repairing the water sampling station by providing a new lock or door, and addressing mixed turf types that are creating uneven turf surfaces. The recommendations for "future" level maintenance items related to landscape and irrigation include raising soil grades around tree wells to match adjacent concrete surfaces, improving overall turf conditions, repairing and maintaining park signage, and upgrading the existing manual irrigation system to an OPUD standard automatically controlled irrigation system to support long-term landscape maintenance.

### Park Map:



PARK #8: JOHNSON PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Drinking Fountain	X		Provide drinking fountain and associated backflow
Path of Travel	X		Non-compliant path to the public way. All concrete paving is out of compliance. Concrete entrances at both Evelyn and Copper Leaf exceed 5% max slope within direction of travel.
Tables	X		Not located on an accessible path. Wheelchair access not provided.
Trash Receptacles	X		Not located on an accessible path.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Drainage Issue		X	Turf south of meandering sidewalk slopes to south neighboring properties. There is not a defined swale to convey runoff.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Backflow – Irrigation	X		Provide compliant backflow
Field Rotor		X	Rainbird
Meter		X	
Quick Coupler		X	
Water Sampling Station	X		Water sampling station needs new lock or door
Trees		X	Mostly Mulberry
Turf	X		Mixed turf types, uneven surfaces
Signage		X	Needs repair, upkeep, paint
Irrigation – Overall		X	Manual irrigation system
Hunter Node		X	

## Park #9: Leila Smith Memorial Park

### Park Assessment Data:

- 14 total aging park items identified
- 4 of 14 total items identified as "immediate" level maintenance priority
- 12 of 14 total items identified as "future" level maintenance priority
- 1 of 1 ADA related items identified as "immediate" level maintenance priority
- 1 of 1 civil related items identified as "future" level maintenance priority
- 12 of 12 landscape and irrigation related items identified as "future" level maintenance priority
- Overall, the park is in decent condition with room for improvements

### Park Assessment Summary:

Leila Smith Memorial Park is a neighborhood-serving park with a modest range of amenities supporting daily recreational use. Of the 14 aging items observed throughout the park, 4 were identified as "immediate" level maintenance priority items. Per the park assessment checklist on the following sheet, the ADA related recommendation for the "immediate" level maintenance item is to repair non-compliant concrete that is currently causing tripping hazards. The civil related issue observed as a "future" level maintenance item includes the deteriorating condition of a picnic table located along the concrete walkway. It is recommended that the aging park furniture be considered for future replacement. All landscape and irrigation items identified during the assessment were categorized as "future" level maintenance items. Recommendations related to these items include replacing missing valve box bolts, adding bark mulch and soil at the edges of walks, replacing missing shrubs at the park sign and Plumas/Arboga corner, and addressing valve boxes that are settling or heaving.

### Park Map:



PARK #9: LEILA SMITH MEMORIAL PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Path of Travel	X		Trip hazards at concrete joints at numerous locations. There are multiple sidewalk panels that have heaved/separated from adjoining panels. Most noticeably at concrete under shade structure.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Benches and/or Tables/Picnic Tables		X	Picnic table along meandering path is rusted and coating is deteriorating.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Drinking Fountain		X	
Backflow – Irrigation		X	
Field Rotor		X	
Field Spray		X	
Flow Sensor		X	
Master Valve		X	
Shrub Spray		X	
Tesco		X	
Valve Boxes		X	Settling and heaving
Shrubs		X	Some missing shrubs @ park sign and Plumas/Arboga corner
Turf		X	

## Park #10: Lindhurst Memorial Park

### Park Assessment Data:

- 19 total aging park items identified
- 9 of 19 total items identified as "immediate" level maintenance priority
- 10 of 19 total items identified as "future" level maintenance priority
- 6 of 6 ADA related items identified as "immediate" level maintenance priority
- 1 of 3 civil related items identified as "immediate" level maintenance priority
- 2 of 3 civil related items identified as "future" level maintenance priority
- 2 of 10 landscape and irrigation related items identified as "immediate" level maintenance priority
- 8 of 10 landscape and irrigation related items identified as "future" level maintenance priority
- Overall, the park is in need of improvements to address the level of both immediate and future level maintenance priority items across ADA, civil, and landscape and irrigation related scopes

### Park Assessment Summary:

Lindhurst Memorial Park includes a mix of established park amenities and landscaped areas that require targeted maintenance attention. Of the 19 aging items observed throughout the park, 8 were identified as "immediate" level maintenance priorities. Per the park assessment checklist on the following sheet, the ADA related recommendations for the "immediate" level maintenance items include correcting non-compliant accessible parking (County, not Park District), providing a drinking fountain, repairing non-compliant sidewalks and paths of travel, adjusting playground bark surfacing to meet ADA accessibility requirements, and improving accessible routes to park amenities including tables and trash receptacles. One civil-related item was identified as an "immediate" level maintenance priority and includes replacement of a missing section of fencing at the southwest corner of the park. Civil related "future" maintenance items include replacement of deteriorating benches along the splash park area and cleaning and repainting the shade structure. Of the landscape and irrigation items observed, 2 was identified as an "immediate" level maintenance item related to deteriorating vinyl benches and isolating streetscape irrigation from the Park District. The recommendations for "future" level maintenance items related to landscape and irrigation include maintaining irrigation infrastructure, addressing uneven turf surfaces, or replacing irrigation components such as backflow assemblies, field rotors, field spray heads, and associated irrigation valves.

Park



PARK #10: LINDHURST MEMORIAL PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Accessible Parking	X		Non-compliant street parking – County Frontage, not Park District
Drinking Fountain	X		None provided
Path of Travel	X		Non-compliant sidewalks at entry points off McGowan Parkway. Slopes exceed 5%. Widths are not minimum of 4ft. Non-compliant path to the public way or any appurtenance i.e., tennis courts, pool etc. € POT is in dismal condition and non-compliant
Play Equipment 5-12 Y.O.	X		Adjust walkable bark for ADA access.
Tables	X		No accessible path of travel to Tables
Trash Receptacles	X		No accessible path of travel to receptacle

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Benches and/or Tables/Picnic Tables		X	Metal benches along splash park have rusted as vinyl coating is deteriorated.
Fencing	X		Portion of fence has been removed at southwest corner of park.
Shade Structure		X	Recommend shade structure be power washed and repainted.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Backflow – Irrigation		X	No cage
Backflow – Park		X	
Backflow – Streetscape	X		Isolate streetscape irrigation from park
Field Rotor		X	
Field Spray		X	Bifurcated sidewalk
Meter - Electric		X	
Turf		X	Some uneven surfaces
Benches and/or Tables	X		Vinyl benches

PARK #10: LINDHURST MEMORIAL PARK

Landscape and Irrigation		Maintenance Priority	Notes/Description
Drinking Fountain		X	Appears to have been removed
Valve – Bifurcated Sidewalk		X	Hunter Node

## Park #11: Olivehurst Community Park

### Park Assessment Data:

- 24 total aging park items identified
- 16 of 24 total items identified as "immediate" level maintenance priority
- 8 of 24 total items identified as "future" level maintenance priority
- 10 of 10 ADA related items identified as "immediate" level maintenance priority
- 2 of 2 civil related items identified as "future" level maintenance priority
- 6 of 12 landscape and irrigation related items identified as "immediate" level maintenance priority
- 6 of 12 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

Olivehurst Community Park functions as a primary recreational destination within the District and contains several complex facilities that require coordinated maintenance planning. Of the 24 aging items observed throughout the park, 16 were identified as "immediate" level maintenance priorities. Immediate ADA-related needs include providing compliant drinking fountains, correcting accessible parking and paths of travel, improving pool building toilet rooms, adjusting playground surfacing, and establishing accessible routes to site furnishings. The pool deck requires repair, and replacement of the existing ADA pool lift is recommended to ensure reliable access. Civil-related items identified as "future" maintenance priorities include correcting drainage deficiencies along 10th Avenue and within play areas where ponding occurs, as well as installing a required backflow-prevention device for the pool water service. Of the landscape and irrigation items observed, 6 were identified as "immediate" level maintenance items. Recommendations related to these items include replacement of a broken water sampling station, renovation of uneven turf areas, and improvements to aging court and recreational surfacing.

### Park Map:



PARK #11: OLIVEHURST COMMUNITY PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Accessible Drinking Fountain	X		No DF provided at the park. DF at pool building is non-compliant
Accessible Parking	X		No accessible parking at main lot or pool lot. Accessible parking at public works building is non-compliant. 10 <sup>TH</sup> St - Significant cracking in asphalt. No accessible parking or path of travel exists. Pool - Asphalt has deteriorated. No accessible parking or path of travel exists.
Accessible Toilet Building	X		Pool building toilet rooms are in poor condition and to not meet current ADA codes
Benches	X		No accessible path of travel to bench
Drinking Fountain	X		None provided at park
Path of Travel	X		Non-compliant path to the public way or any appurtenance i.e., tennis courts, pool etc. (e) POT is in dismal condition non-compliant. Sidewalk from 10 <sup>th</sup> Avenue parking lot to play apparatus is out of compliance. Slopes exceed 2%, panels have heaved and joints exceed ½" width.
Play Equipment 5-12 Y.O.	X		Adjust walkable bark for ADA access.
Pool	X		The pool deck is in poor condition. ADA lift needs to be replaced with a reliable unit.
Tables	X		No accessible path of travel to Tables
Trash Receptacles	X		No accessible path of travel to receptacle

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Domestic Backflow		X	There is not a domestic backflow located at the pool water service.
Drainage Issue (1 & 2)		X	Parking lot along 10 <sup>th</sup> Avenue does not drain to inlet located at west corner of lot. Standing water along entire parking lot area. Large amounts of ponding around play structure area. No visible drainage structures.

PARK #11: OLIVEHURST COMMUNITY PARK

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller	X		Manual Rainbird
Backflow – Irrigation	X		Leaking
Booster Pump		X	
Field Rotor	X		
Water Sampling Station	X		Broken, needs replacing
Shrubs		X	Street frontage
Trees		X	
Turf	X		Rotting, uneven surfaces, mixed turf types
Signage		X	Old arch style
Volleyball	X		Poles need replacing, court is no longer sand
Handball		X	Concrete wall, concrete playing surface, cracked but level
Tennis Court		X	Chain link fence, steel net post, non-ratcheting, play surface ok, no cracking, no weeds, drainage good, no ponding

## Park #12: Orchard Glen Park

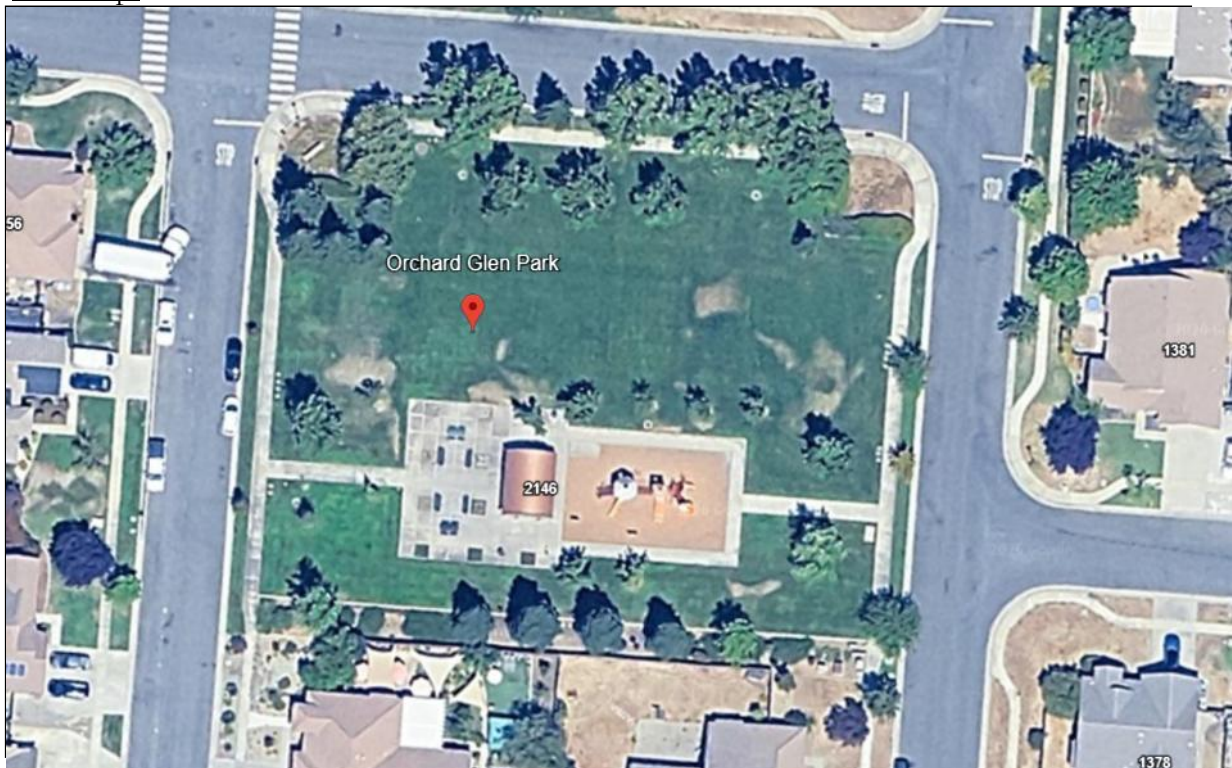
### Park Assessment Data:

- 14 total aging park items identified
- 4 of 14 total items identified as "immediate" level maintenance priority
- 11 of 14 total items identified as "future" level maintenance priority
- 1 of 2 ADA related items identified as "future" level maintenance priority
- 2 of 2 civil related items identified as "future" level maintenance priority
- 1 of 11 landscape and irrigation related items identified as "immediate" level maintenance priority
- 9 of 11 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

Orchard Glen Park includes several park amenities that would benefit from focused maintenance to improve overall site performance. Of the 14 aging items observed throughout the park, 4 were identified as "immediate" level maintenance priority items. Per the park assessment checklist on the following sheet, one ADA-related item was identified as a "future" level maintenance priority related to accessibility improvements within the park. The civil-related issues observed as "future" level maintenance items include drainage concerns where runoff is not properly reaching existing inlets. Of the landscape and irrigation items observed, 1 was identified as an "immediate" level maintenance item. The recommendation related to this item includes replacing missing shrubs at key entry areas to improve the overall landscape appearance. The recommendations for "future" level maintenance items related to landscape and irrigation include irrigation system upkeep, turf restoration, signage repair, and general maintenance of landscape and irrigation components.

### Park Map:



PARK #12: ORCHARD GLEN PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Drinking Fountain		X	Non-compliant without high/low.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Benches and/or Tables/Picnic Tables		X	Some rusting and peeling vinyl.
Drainage Issue		X	Runoff from site is not directed to existing drainage inlets.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Drinking Fountain		X	Insulated cage
Backflow – Irrigation		X	Insulated cage
Booster Pump		X	Enclosure rusting
Flow Sensor		X	
Master Valve		X	
Water Sampling Station		X	Signs of rust at base
Shrubs		X	Missing a lot at entry points
Trees	X		Mistletoe, missing trees in tree wells
Turf		X	Good, low wear, low weeds
Signage		X	

## Park #13: Richard Doug Donahue Park

### Park Assessment Data:

- 15 total aging park items identified
- 3 of 15 total items identified as "immediate" level maintenance priority
- 12 of 15 total items identified as "future" level maintenance priority
- 2 of 3 civil related items identified as "immediate" level maintenance priority
- 1 of 3 civil related items identified as "future" level maintenance priority
- 1 of 12 landscape and irrigation related items identified as "immediate" level maintenance priority
- 11 of 12 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

Richard Doug Donahue Park contains a range of amenities that require both near-term corrections and longer-term maintenance improvements. Of the 15 aging items observed throughout the park, 3 were identified as "immediate" level maintenance priority items. The civil-related issues identified as "immediate" level maintenance items include addressing areas of ponding and runoff that are affecting turf areas and adjacent walkways. One civil-related item was identified as a "future" level maintenance priority associated with ongoing site drainage conditions. Of the landscape and irrigation items observed, 1 was identified as an "immediate" level maintenance item related to replacement of dead trees within the park. The recommendations for "future" level maintenance items related to landscape and irrigation include irrigation system component maintenance, shrub replacement, turf improvements, signage upkeep, and general landscape maintenance.

### Park Map:



PARK #13: RICHARD DOUG DONAHUE PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
*No ADA related issues	N/A	N/A	

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Benches and/or Tables/Picnic Tables		X	East picnic table is rusted and coating is deteriorating.
Drainage Issue	X		Large amounts of ponding and rutted grass along west side of park. Mud is being tracked onto meandering sidewalk and causing a slipping hazard.
Drinking Fountain	X		West drinking fountain has a significant leak.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Irrigation		X	
Booster Pump		X	
Field Rotor		X	
Field Spray		X	
Shrub Spray		X	
Water Sampling Station		X	
Shrubs		X	Bark and shrubs need replacing, remove nursery stakes
Trees	X		Dead trees need replacing
Turf		X	Address drainage
Dog Waste Station		X	
Signage		X	

## Park #14: River Glen Park

### Park Assessment Data:

- 13 total aging park items identified
- 3 of 13 total items identified as "immediate" level maintenance priority
- 10 of 13 total items identified as "future" level maintenance priority
- 2 of 2 civil related items identified as "immediate" level maintenance priority
- 1 of 11 landscape and irrigation related items identified as "immediate" level maintenance priority
- 10 of 11 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

River Glen Park includes a compact set of amenities where targeted maintenance actions can improve overall site performance. Of the 13 aging items observed throughout the park, 3 were identified as "immediate" level maintenance priority items. The civil-related issues identified as "immediate" level maintenance items include addressing ponding at the northeast corner of the park and correcting drainage conditions in turf areas south of the existing inlet to improve stormwater conveyance. Of the landscape and irrigation items observed, 1 was identified as an "immediate" level maintenance item related to irrigation system functionality. The recommendations for "future" level maintenance items related to landscape and irrigation include installation of a booster pump, upgrading the irrigation controller, replacement of missing shrubs, installation of a permanent park sign, turf restoration, and general maintenance of landscape and irrigation components.

### Park Map:



PARK #14: RIVER GLEN PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
*No ADA related issues	N/A	N/A	

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Drainage Issue #1	X		Significant ponding at northeast corner of park.
Drainage Issue #2	X		Drainage swale south of inlet located in turf has standing water.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Irrigation		X	Insulated cage with lock
Field Rotor		X	
Field Spray		X	
Quick Coupler		X	
Shrub Spray		X	
Water Sampling Station	X		
Shrubs		X	Many are need replacement
Trees		X	Young – remove nursery stakes, pears are full of mistletoe
Turf		X	Generally uniform variety, grade is ok, generally smooth, some rutting and drainage
Signage		X	No park sign

## Park #15: River Park

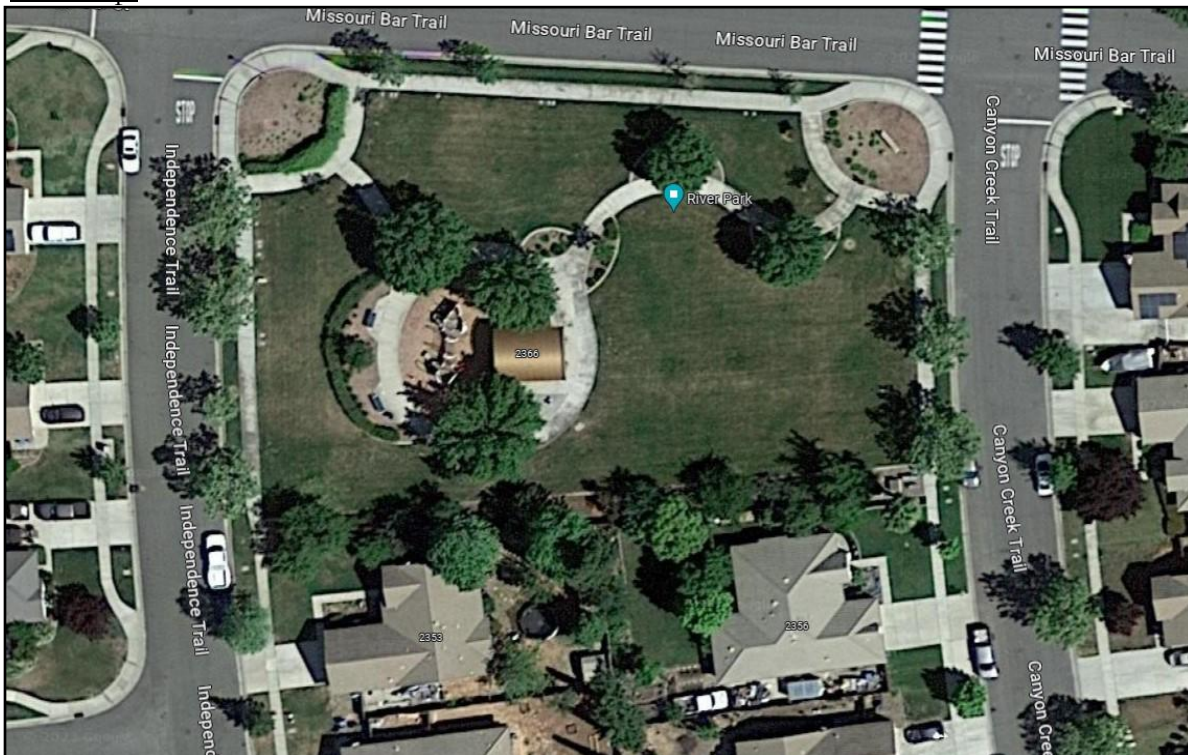
### Park Assessment Data:

- 16 total aging park items identified
- 1 of 16 total items identified as "immediate" level maintenance priority
- 15 of 16 total items identified as "future" level maintenance priority
- 1 of 2 ADA related items identified as "immediate" level maintenance priority
- 1 of 2 ADA related items identified as "future" level maintenance priority
- 4 of 4 civil related items identified as "future" level maintenance priority
- 11 of 11 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

River Park contains several localized maintenance needs that can be addressed through targeted improvements. Of the 16 aging items observed throughout the park, 2 were identified as "immediate" level maintenance priority items. Per the park assessment checklist on the following sheet, the ADA related recommendation for the "immediate" level maintenance item is repairing cracked and non-compliant concrete along the accessible path of travel to improve accessibility. Of the landscape and irrigation items observed, 1 was identified as an "immediate" level maintenance item related to the irrigation system booster pump. The recommendation for this item includes adding a booster pump and protective enclosure to improve sprinkler pressure and overall irrigation system performance. Civil-related items were identified as "future" level maintenance priorities and include general site infrastructure maintenance. The recommendations for "future" level maintenance items related to landscape and irrigation include routine landscape upkeep and irrigation system maintenance. Controller was upgraded in 2025.

### Park Map:



PARK #15: RIVER PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Path of Travel	X		Correct concrete at Path of Travel walkway. There is a panel at north side of apparatus play area that has significant crack.
Drinking Fountain		X	Non-compliant without high/low.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Benches and/or Tables/Picnic Tables		X	Vinyl peeling off park benches and rusting.
Drainage Issue		X	Inlet adjacent to planter area is set high and causing ponding.
Drinking Fountain		X	Drinking fountain has leak.
Dog Bag Dispenser		X	Could not be located.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	With Tesco panel
Backflow – Drinking Fountain		X	With enclosure
Backflow – Irrigation		X	With enclosure
Booster Pump	X		Booster Pump and Enclosure needed
Field Rotor		X	
Flow Sensor		X	
Master Valve		X	
Water Sampling Station		X	
Turf		X	Generally good, excessive weeds
Signage		X	

## Park #16: Riverside Meadows Park

### Park Assessment Data:

- 12 total aging park items identified
- 12 of 12 total items identified as "future" level maintenance priority
- 1 of 1 ADA related items identified as "future" level maintenance priority
- No civil related items identified
- 11 of 11 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

Riverside Meadows Park is a newer facility and is generally performing as intended, with maintenance needs primarily related to routine upkeep and minor future improvements. Of the 12 aging items observed throughout the park, all were identified as "future" level maintenance priority items. Per the park assessment checklist on the following sheet, the ADA related recommendation identified as a "future" level maintenance item includes repairing cracked concrete along portions of the walking path to maintain safe and accessible circulation throughout the park. No civil related issues were observed at this park. The remaining items are related to landscape and irrigation and consist primarily of routine maintenance considerations such as valve box adjustments, minor irrigation component upkeep, shrub and turf establishment maintenance, and general landscape care.

### Park Map:



PARK #16: RIVERSIDE MEADOWS PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Walking Path		X	Concrete cracking in multiple slabs

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
*No civil related issues	N/A	N/A	

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Irrigation		X	
Field Rotor		X	
Field Spray		X	
Flow Sensor		X	
Master Valve		X	
Shrub Drip		X	
Valve Boxes		X	Missing bolts
Water Sampling Station		X	
Shrubs		X	
Turf		X	Good

## Park #17: Rolling Hills Park

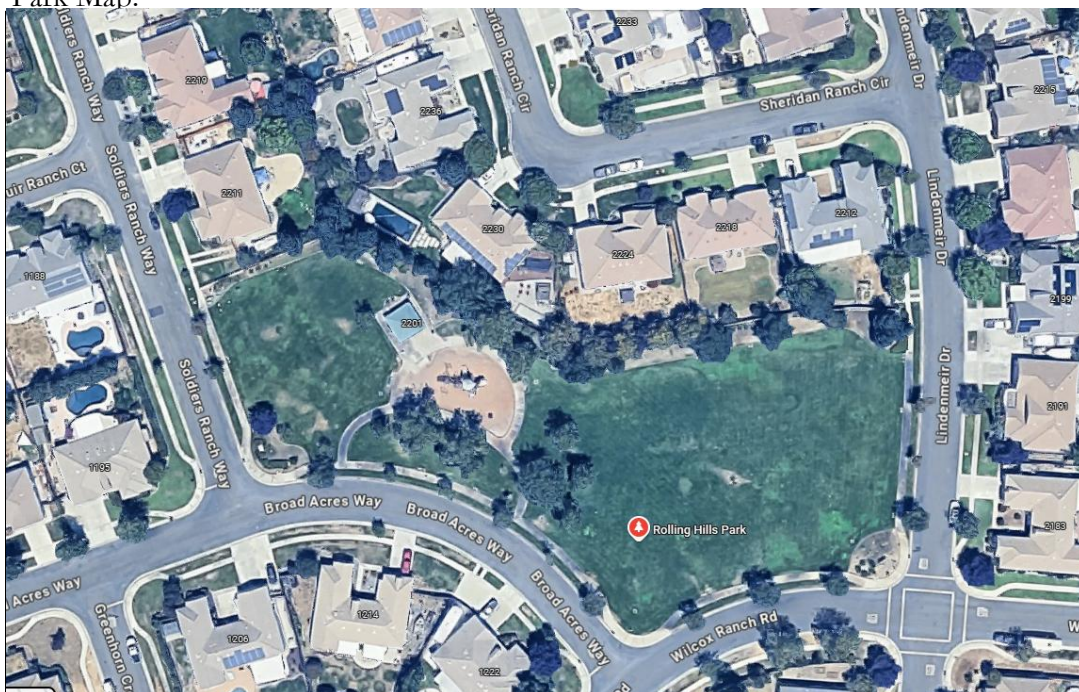
### Park Assessment Data:

- 14 total aging park items identified
- 1 of 14 total items identified as "immediate" level maintenance priority
- 13 of 14 total items identified as "future" level maintenance priority
- 1 of 2 ADA related items identified as "immediate" level maintenance priority
- 1 of 2 ADA related items identified as "future" level maintenance priority
- 2 of 2 civil related items identified as "future" level maintenance priority
- 1 of 10 landscape and irrigation related items identified as "immediate" level maintenance priority
- 9 of 10 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

Rolling Hills Park contains a mix of amenities that require both short-term corrections and longer-term maintenance planning. Of the 14 aging items observed throughout the park, 1 was identified as an "immediate" level maintenance priority item. Per the park assessment checklist on the following sheet, the ADA related recommendation for the "immediate" level maintenance item is correcting sections of concrete along the accessible paths of travel to maintain safe and compliant circulation. Of the landscape and irrigation items observed, 1 was identified as an "immediate" level maintenance item related to outdated irrigation equipment that should be updated to improve irrigation system performance. Civil-related items were identified as "future" level maintenance priorities and include general site infrastructure maintenance such as drinking fountain repairs. The irrigation system at the park is supplied by an on-site irrigation well equipped with a VFD. The recommendations for "future" level maintenance items related to landscape and irrigation include shrub replacement, turf re-seeding in bare areas, replacement of declining trees, and general irrigation system maintenance to support long-term landscape health and park functionality.

Park Map:



PARK #17: ROLLING HILLS PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Path of Travel	X		Correct concrete at Bench and Path of Travel walkway. There is heaving in sidewalk around apparatus play area.
Drinking Fountain		X	Non-compliant without high/low.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Benches and/or Tables/Picnic Tables		X	2 of 4 park tables are rusted with bent benches. Vinyl peeling off park benches.
Drinking Fountain		X	Drinking fountain has leak.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Irrigation well, with VFD		X	
Shrub Spray		X	Old nozzles, update equipment
Water Filter		X	Manual
Water Sampling Station	X		Rusting at base
Well		X	
Shrubs		X	Missing a lot
Trees		X	Good, several dead and missing. No hazards
Turf		X	Lots of bare spots need re-seeding, mostly good turf
Signage		X	
Tank		X	

## Park #18: Tahiti Village Park

### Park Assessment Data:

- 14 total aging park items identified
- 4 of 14 total items identified as "immediate" level maintenance priority
- 10 of 14 total items identified as "future" level maintenance priority
- 1 of 2 ADA related items identified as "immediate" level maintenance priority
- 1 of 2 ADA related items identified as "future" level maintenance priority
- 1 of 4 civil related items identified as "immediate" level maintenance priority
- 3 of 4 civil related items identified as "future" level maintenance priority
- 2 of 8 landscape and irrigation related items identified as "immediate" level maintenance priority
- 6 of 8 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

Tahiti Village Park includes several maintenance needs that affect accessibility, infrastructure, and landscape performance. Of the 14 aging items observed throughout the park, 4 were identified as "immediate" level maintenance priority items. Per the park assessment checklist on the following sheet, the ADA related recommendation for the "immediate" level maintenance item is establishing a compliant path of travel to improve accessibility within the park. The immediate civil-related item includes replacement of a missing fence section at the southeast corner of the park. Of the landscape and irrigation items observed, 2 were identified as "immediate" level maintenance items related to correcting turf conditions, including addressing weeds and uneven turf surfaces within lawn areas. Future maintenance items include addressing ponding within the field area, repairing the drinking fountain and trash receptacles, and performing general irrigation system maintenance such as backflow assembly upkeep. Addressing these items through coordinated improvements will help stabilize site conditions and support long-term park usability.

### Park Map:



PARK #18: TAHTI VILLAGE PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Path of Travel	X		No Path of Travel to Public way, Drinking Fountain, Bench or Trash. All sidewalk from street to play apparatus is non-compliant.
Drinking Fountain		X	Drinking fountain is a non-compliant single spout apparatus. There is not a compliant path to fountain.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Drainage Issue		X	Ponding located at center of field. Does not appear to be adequate drainage.
Drinking Fountain		X	Drinking fountain apparatus in a pipe with a rock drywell. Could not locate a backflow preventor for the drinking fountain.
Fencing	X		Portion of fence has been removed at southeast corner of park.
Trash Receptacle		X	Metal trash can containers are rusted.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Irrigation		X	Needs cage
Field Rotor		X	
Field Spray		X	
Water Sampling Station	X		
Trees		X	Needs more shade
Turf	X		Mostly weeds, uneven surfaces, drainage issues
Backstop		X	Needs replacement

## Park #19: Veteran's Park

### Park Assessment Data:

- 17 total aging park items identified
- 1 of 17 total items identified as "immediate" level maintenance priority
- 16 of 17 total items identified as "future" level maintenance priority
- 1 of 1 ADA related items identified as "future" level maintenance priority
- 1 of 1 civil related items identified as "future" level maintenance priority
- 2 of 15 landscape and irrigation related items identified as "immediate" level maintenance priority
- 13 of 15 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

Veteran's Park contains several park amenities that will require ongoing maintenance to support long-term landscape performance. Of the 17 aging items observed throughout the park, 1 was identified as an "immediate" level maintenance priority item. The immediate landscape and irrigation related item includes addressing the irrigation well Variable Frequency Drive (VFD), which is currently not operating at full capacity and should be evaluated and adjusted to ensure proper irrigation system performance. The ADA-related item identified as a "future" level maintenance priority includes repairing deteriorating joint sealant at the concrete sidewalks to maintain safe and accessible pedestrian circulation. The civil-related issue identified as a "future" level maintenance item includes raising soil grades in planter areas adjacent to curbs to improve drainage and prevent standing water. The remaining landscape and irrigation items were identified as "future" level maintenance priorities and include pruning sucker branches from trees located within the main planting circle, replacing missing trees within the main entry circle, irrigation component maintenance, valve box repairs, shrub replacement, turf improvements, and general irrigation system upkeep.

### Park Map:



PARK #19: VETERAN'S MEMORIAL PARK

Architect	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Concrete Sidewalks		X	Caulking at joints is peeling/failing. Recommend removing and providing new joint sealant.

Civil	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Planter Area		X	Areas at curb in planters are low. Recommend filling in with soil to allow for adequate drainage to prevent standing water.

Landscape and Irrigation	Maintenance Priority		Notes/Description
	Immediate	Future Maintenance	
Automatic Controller		X	
Backflow – Irrigation		X	Irrigation and domestic unlocked
Field Rotor		X	
Field Spray		X	
Flow Sensor		X	Boxes with water
Master Valve		X	Boxes with water
Shrub Spray		X	Hunter body
Valve Boxes		X	Some need bolts
Water Filter		X	
Water Sampling Station		X	
Well	X		VFD not running at full capacity
Infield Mix		X	Good condition, no weeds, needs defined outfield edge
Shrubs		X	Missing 30-40%, dead shrubs need replacing
Trees		X	Replace missing trees in the main circle area
Turf		X	Lots of weeds mixed in with turf, mainly clover (park), clumping fescue (baseball), weeds at edge of field
Signage		X	

## Park #20: Wheeler Ranch Park

### Park Assessment Data:

- 12 total aging park items identified
- 3 of 12 total items identified as "immediate" level maintenance priority
- 10 of 12 total items identified as "future" level maintenance priority
- 1 of 1 ADA related items identified as "immediate" level maintenance priority
- No civil related items identified
- 2 of 11 landscape and irrigation related items identified as "immediate" level maintenance priority
- 9 of 11 landscape and irrigation related items identified as "future" level maintenance priority

### Park Assessment Summary:

Wheeler Ranch Park functions as a neighborhood-serving park with a limited but well-utilized set of amenities. Of the 12 aging items observed throughout the park, 3 were identified as "immediate" level maintenance priority items. Per the park assessment checklist on the following sheet, the ADA-related recommendation identified as an "immediate" level maintenance item includes correcting the transition between the concrete walkway and decomposed granite path to create a flush and accessible condition. No civil related issues were observed at this park. Of the landscape and irrigation items observed, 2 were identified as "immediate" level maintenance items. These include repair or adjustment of header board elements and refreshing shrub planting areas with new bark mulch and replacement of missing shrubs. The remaining landscape and irrigation items were identified as "future" level maintenance priorities and consist primarily of routine irrigation system maintenance, decomposed granite surface maintenance, tree care, and general landscape upkeep.

### Park Map:



Architect	Maintenance Priority		Notes/Description
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Immediate      Future  
Maintenance

Path of Travel	X		Transition from concrete walk to DG path excessive. Adjust to flush condition.
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Civil	Maintenance Priority		Notes/Description
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Immediate      Future  
Maintenance

*No civil related issues	N/A	N/A	
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Landscape and Irrigation	Maintenance Priority		Notes/Description
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Immediate      Future  
Maintenance

Automatic Controller		X	
Backflow – Irrigation		X	
Flow Sensor		X	
Master Valve		X	
Shrub Spray		X	
Water Sampling Station		X	
Decomposed Granite		X	Freshen up
Header Board	X		
Shrubs	X		Freshen up bark, re-plant
Trees		X	
Turf		X	

## 2.3 Park Executive Summaries

The following Park Executive Summaries provide a concise, park-by-park overview of observed conditions and maintenance priorities across the Olivehurst Public Utility District park system. Each summary is intended to highlight key findings related to ADA accessibility, civil infrastructure, and landscape and irrigation systems, while identifying items that warrant near-term attention versus those that can be addressed through planned, long-term maintenance or capital improvements.

Executive summaries are not intended to document every observed condition, but rather to synthesize assessment findings into a clear narrative that supports decision-making, budgeting, and coordination across disciplines. Priority levels are used to differentiate between Immediate items that affect accessibility, functionality, or system performance, and Future items that represent preventive maintenance, lifecycle replacements, or enhancements that can be scheduled over time.

The summaries reflect the varying age, size, and complexity of individual parks. Newer parks generally emphasize early adjustments and preventive maintenance, while more established parks may require a combination of corrective actions and phased upgrades. Collectively, these summaries provide a consistent framework for understanding park conditions and supporting proactive, system-wide maintenance planning.

## Executive Summary – Accessibility (ADA) Recommendations and Findings

Park systems should strive to be accessible to people of all abilities, including those with physical, sensory, and cognitive disabilities. This means ensuring that facilities and amenities are designed and constructed in accordance with accessibility standards, such as the Americans with Disabilities Act (ADA) or similar guidelines.

Some ways park systems can improve accessibility include:

1. Providing accessible parking spaces close to park entrances and amenities
2. Installing accessible pathways and trails throughout the park
3. Offering accessible restrooms, picnic tables, and other amenities
4. Providing accessible recreational equipment, such as beach wheelchairs, or adaptive sports equipment.

Offering accessible programming and events, such as guided tours for people with visual impairments or sign language interpreters for hearing-impaired visitors

Park systems can also consult with disability advocacy groups or individuals with disabilities to identify specific accessibility barriers and prioritize improvements. By making accessibility a priority, park systems can create a more inclusive and welcoming environment for all visitors.

The Americans with Disabilities Act (ADA) was signed into law on July 26, 1990, and its accessibility guidelines for buildings and facilities were first published in 1991. Therefore, any construction that occurred after the publication of the ADA accessibility guidelines would be subject to compliance with those guidelines.

However, it is important to note that the ADA does not require existing buildings and facilities to be brought up to current accessibility standards unless they undergo alterations or renovations that affect the usability of the facility. In other words, if a building or facility was constructed before the ADA guidelines were published and has not undergone any significant alterations since then, it may not meet current accessibility standards but may still be considered compliant with the ADA.

Many older buildings and facilities have undergone renovations or alterations since the ADA guidelines were published, and those renovations would be subject to compliance with current accessibility standards. In addition, many businesses and organizations choose to voluntarily make accessibility improvements to existing facilities to better serve customers with disabilities.

The park system consists of 20+- park sites within the Olivehurst Public Utility District, (OPUD). The majority of parks within the district have been constructed since 1991 and are substantially compliant with the ADA. Minor maintenance items such as bringing the walkable bark surfaces up within the play apparatus areas is all that would be required to be fully compliant. Several park sites have public parking with ADA parking stalls that are not in compliance and should be updated to comply with the current requirements. An important element of the parks within the system is the path of travel to the various features within the park.

Following are the key requirements for ADA compliant paths of travel within a site:

1. Width: Pathways must be at least 48 inches wide.
2. Surface: The surface of the pathway must be firm, stable, and slip-resistant. This means that it should be free from large cracks or bumps, and not be too steep or uneven.
3. Slope: The slope of the pathway should be no more than 1:20 (5%) in the direction of travel, except in limited circumstances where a steeper slope is necessary due to space constraints.
4. Obstacles: There should be no obstacles in the pathway that would make it difficult for individuals with disabilities to pass, such as steps or curbs.
5. Cross-slopes: Cross-slopes (the slope of the pathway perpendicular to the direction of travel) must not exceed 1:48 (2.08%).
6. Transitions: Where there are changes in level greater than 1/4 inch, transitional ramps or beveled edges must be provided.

7. Landings: Landings must be provided at the top and bottom of any ramps or changes in level, and must be at least as wide as the pathway and at least 60 inches in length.
8. Handrails: Handrails must be provided on both sides of ramps that are more than 6 inches high or have a slope greater than 1:20.
9. Clearances: There must be a minimum clearance of 80 inches vertically and 36 inches horizontally between any obstacles and the pathway.

Most of the newer existing park sites are substantially compliant with the path of travel requirements. We did observe several instances of heaving at the concrete joints. These conditions should be corrected to avoid a trip hazard. Slopes and cross slopes were generally compliant and in good condition. The older sites had a lack of compliant path of travel throughout the site. These sites should be renovated to bring the path of travel into compliance.

Olivehurst Community Park specifically has numerous ADA related issues. The path of travel is non-compliant or non-existent to many of the features throughout the site. We observed several parking lots with non-compliant ADA parking stalls. We were not able to assess the age of the pool or pool structure as no record drawings were provided. This facility would serve the community better if it was fully ADA compliant. The pool and associated structure should be renovated due to safety and ADA issues throughout the site.

## Executive Summary – Civil Recommendations and Findings

Most parks within the Olivehurst Public Utility District exhibit civil-related needs that affect safety, durability, and day-to-day usability. Across the system, several parks show areas of poor drainage, uneven or deteriorating paving, and aging site structures that require corrective action. These conditions should be addressed to maintain safe circulation, reduce long-term maintenance costs, and improve the overall quality of park facilities.

1. Addressing areas of poor drainage and ponding, particularly around turf edges, walkways, and play areas.
2. Repairing or replacing heaved, settled, or uneven concrete panels to eliminate potential tripping hazards and maintain safe routes throughout the parks.
3. Improving erosion control in locations where soil is wearing away at walkway edges, beneath fencing, or along sloped turf areas.
4. Repairing damage, bent, or deteriorated fencing, especially at older parks where chain-link systems have reached the end of their useful life.
5. Replacing or maintaining aging site furnishings, such as benches, tables, and trash enclosures that show signs of rust, wear, or structural instability.
6. Ensuring drainage inlets are properly graded, clear of debris, and set at appropriate elevations to promote positive flow.
7. Updating older hardscape features that were constructed prior to current design standards and no longer perform as intended.

Civil conditions vary across the district, with many newer parks showing minimal issues and several older sites exhibiting more significant deterioration. While most civil items fall under future maintenance, a small number present more urgent concerns, primarily where drainage failures or heaved concrete create safety risks.

Following are the key considerations for maintaining civil infrastructure within park sites:

1. **Walkways and Paving:** Surface materials should remain even, stable, and free of heaving, settlement, large cracks, or abrupt vertical changes. Regular inspection helps prevent tripping hazards and reduces long-term repair costs.
2. **Drainage Systems:** Turf, paved areas, and play zones should drain properly within 48 hours of rainfall. Drain inlets should be set at correct elevations, with grading that promotes positive drainage away from structures and high-use areas.
3. **Erosion Control:** Turf edges, slopes, and soil transitions should be maintained to prevent washout or undermining of pavements and infrastructure.
4. **Fencing and Barriers:** All fencing should be structurally sound, free of protrusions, and repaired where bent, rusted, or damaged. Secure and functional barriers improve safety and aesthetics.
5. **Site Furnishings:** Benches, tables, trash receptacles, and other hardscape features should be structurally stable, anchored correctly, and kept free of rust or damage.
6. **Signage and Structures:** Park signage and small structures should be maintained in good repair, free of vandalism, and easily visible for public use.

Across the OPUD system, most civil-related issues are manageable and do not pose immediate hazards. Improvements should prioritize drainage corrections, replacement of damaged concrete, and restoration of essential hardscape elements. Addressing these items will enhance public safety, reduce long-term maintenance needs, and help preserve the overall functionality and usability of the District's parks.

## Executive Summary – Landscape and Irrigation Recommendations and Findings

Park systems should strive to maintain landscape and irrigation systems that support safe use, long-term plant health, water efficiency, and operational reliability. Well-functioning landscape and irrigation systems contribute to park usability, visual quality, and sustainable maintenance practices while protecting public investment in park infrastructure.

Some ways the park systems can improve landscape and irrigation performance include:

1. Maintaining irrigation systems that provide uniform coverage while minimizing overspray and water waste.
2. Standardizing irrigation equipment, controllers, and components to simplify maintenance and repairs.
3. Ensuring irrigation equipment, backflow assemblies, and valve boxes remain accessible and free of vegetation encroachment.
4. Establishing proactive tree, turf, and shrub maintenance practices to address lifecycle needs before failure occurs.
5. Incorporating preventive maintenance and phased system upgrades to reduce reactive repairs and long-term costs.

The OPUD park system consists of 24+ park sites that vary in age, size, and intensity of use. The majority of parks were constructed after modern irrigation and landscape standards were established and generally function as intended. However, common maintenance-related conditions were observed across the system, particularly in older parks and high-use locations. These include aging or outdated irrigation controllers and backflow assemblies, leaking or damaged irrigation components, missing or deteriorated valve box lids, and water sampling stations requiring replacement.

Landscape conditions varied by park age and maintenance level. Newer parks generally require early-stage adjustments such as turf establishment corrections, tree stake removal, and minor irrigation refinements to support long-term plant health. More established parks exhibited typical lifecycle-related conditions, including declining or dead trees, uneven or compacted turf areas, localized drainage-related turf issues, and shrub replacement needs in high-wear or high-visibility areas. These conditions are consistent with normal wear and aging and can be effectively addressed through planned maintenance and phased improvements.

Overall, landscape and irrigation recommendations focus on system performance, accessibility to equipment, and long-term sustainability rather than wholesale replacement. Immediate items typically address functional deficiencies that affect irrigation reliability or landscape safety, while future items emphasize preventive maintenance, water-efficiency improvements, and gradual system modernization.

Olivehurst Community Park represents one of the more landscape and irrigation intensive sites within the system, with several observed conditions related to aging trees, uneven turf areas, and irrigation infrastructure that would benefit from coordinated upgrades. Addressing these items in conjunction with other site improvements would significantly improve long-term maintenance efficiency and overall park performance.

# **Acknowledgments**

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