



Conejo Recreation & Park District

GENERAL MANAGER
Jim Friedl

BOARD OF DIRECTORS
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DATE: May 7, 2026
TO: Board of Directors
FROM: Jim Friedl, General Manager

SUBJECT: **Consideration of Resolution 050726-B for Landscaping Maintenance District (LMD) 94-1 (Dos Vientos) Preliminarily Approving the Engineer’s Report for 2026-2027, Declaring Intention to Provide Annual Levy and Collection of Assessments, and Setting Time and Place for Public Hearing**

RECOMMENDATION

Adopt Resolution 050726-B preliminarily approving the Engineer’s Report for 2026-2027, declaring intention to provide the annual levy and collection of assessments, and setting the time and place for the public hearing.

DISCUSSION

Assessment District law requires the annual preparation of an Engineer’s Report for the purpose of identifying improvements and levying assessments for the maintenance of those improvements.

The park maintenance assessment is a partial assessment for overall maintenance and operating (M&O) costs and is based upon the differential between ad valorem property tax received and attributable to park maintenance and the actual maintenance costs. The LMD includes a capital improvement project fund.

The attached resolution provides for a noticed Public Hearing of this Board on June 4, 2026 at 6:00pm, to consider the ordering of the improvements and the levy of the proposed assessment.

The recommended assessment for LMD 94-1 (Dos Vientos Ranch) provides for the maintenance and operation of Dos Vientos Community Park, Del Prado Playfield, and Dos Vientos and Sycamore Neighborhood Parks, as well as the maintenance of the open space surrounding Dos Vientos Ranch. As per the table below, the proposed assessment is changing from \$341.23 per benefit unit to \$345.89 per benefit unit for FY 2026-2027. Based on the 2.93% change in CPI from February 2025 to February 2026, the maximum assessment rate within LMD 94-1 (Dos Vientos) changes from \$412.78 per benefit unit to \$424.87 per benefit unit.

Fiscal Year	Assessment Rate	Maximum Assessment Rate	CPI Adjustment to Max Assessment Rate	Total Benefit Units	Total Assessment	Maximum Assessment*	Developed Park Acres	Open Space Acres
2025-2026	\$341.23	\$412.78	3.11%	2,269.61	\$774,454	\$936,850	50.40	1,205.00
2026-2027	\$345.89	\$424.87	2.93%	2,269.61	\$785,046	\$964,289	50.40	1,205.00

ADMINISTRATIVE OFFICES

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Attached is a full historical annual assessment revenue summary.

STRATEGIC PLAN COMPLIANCE

Meets 2026 Strategic Plan Goal 3.2.6: Maintain and adjust existing assessment districts and evaluate the establishment of new assessment districts or similar funding mechanisms in order to provide and enhance park facilities.

Respectfully submitted by,

A handwritten signature in blue ink, appearing to read "AJ Mooney". The signature is stylized and cursive.

Andrew J. Mooney, Director
Parks and Planning