

**AUBURN AREA RECREATION AND PARK DISTRICT
MEETING OF THE ACQUISITION AND DEVELOPMENT COMMITTEE AGENDA
MONDAY, JUNE 20, 2022, 3:30 PM**

Materials related to an item on this Agenda submitted to the District after distribution of the agenda packet are available for public inspection by contacting the District Administrator at kmuscott@auburnrec.com or by calling (530) 537-2186 (M-F).

Due to the current COVID-19 crisis, the public will not be allowed to physically attend the meeting. The public may participate in the meeting through Zoom. The link for this meeting is <https://us06web.zoom.us/j/88117345711>. The public can use this link and/or call 1 669 900 6833 Webinar ID: 881 1734 5711 to participate.

People using the Zoom website will be able to see and hear the Committee, and the Committee will be able to hear the public. The Committee will not receive any visual/video from the public. This is done to avoid inappropriate visual content at the meeting.

Questions and comments can be sent via email to the District Administrator no later than one hour before the meeting. These emails will be read aloud at the meeting and responded to accordingly. Emails can be sent during the meeting, and staff will work to ensure that all are read, however the best way to have your comment heard is through the Zoom meeting or the associated phone number.

If you are a person with a disability and need an accommodation to participate in the District's programs, services, activities and meetings, contact Kahl Muscott at (530) 537-2186 or kmuscott@auburnrec.com at least 48 hours in advance to request an auxiliary aid or accommodation.

1.0 CALL TO ORDER

Gray ____ Lynch ____

2.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL

3.0 PUBLIC COMMENT – This is the time wherein any person may comment on any item not on the agenda within the subject matter jurisdiction of the Committee Chairperson, please state your name and address for the record (optional). There is a time limitation of three minutes.

4.0 BUSINESS

4.1 Approval of Minutes from the May 16, 2022, Acquisition & Development Meeting (Pages 3-4)

Recommendation: Review and approve minutes.

4.2 Resolution Number 2022-19, A Resolution of the Board of Directors of the Auburn Area Recreation & Park District, Approving Engineer's Report, Confirming Diagram and Assessment and Ordering Levy of Assessment for Fiscal Year 2022 – 2023 for the Atwood Ranch III Landscaping & Lighting Assessment District (Pages 5-39)

Shall the Auburn Area Recreation and Park District (ARD) approve and adopt Resolution 2022-19 that would approve the Engineer's Report, confirm the diagram and assessment, and order the continuation of assessment for fiscal year 2022 - 2023 for Atwood Ranch III Landscaping and Lighting Assessment District as the final step in levying the continued assessments?

4.3 Amending 2022/2023 Project List and CIP (Pages 40-45)

Shall the Auburn Recreation District amend the existing 2022/2023 Project List and Capital Improvement Project List (CIP)?

Discussion items:

1. 2021 – 2022 Project Activity Report (Pages 46-50)
2. Additional Pickleball Courts/Options for Pickleball Marriott (Pages 51-58)
3. Marriott Meadows and Ridge Runners Field Signage DRAFT Design Styles (Pages 59-65)

5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS

1. Realign the parking lot at Recreation Park.
2. Adding Second Set of Aluminum Bleachers at "B" Field
3. Addition Safety Pads for Old Tennis Poles at Meadow Vista Courts
4. Regional Park and Regional Park Community Center Naming (per Item 4.2 from the Acquisition & Development Committee Minutes)
5. Committee members would like to change the start time of the Acquisition & Development Committee Meeting to 11am starting in July

6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH

None.

AUBURN AREA RECREATION AND PARK DISTRICT
This agenda is hereby certified to have been posted as follows:

ADJOURNMENT

6/17/2022
Date

10:30 AM
Time

Cathy Waybowl
Secretary to the Board

Auburn Area Recreation and Park District
Minutes of the Acquisition & Development Committee Meeting
Monday, May 16, 2022 at 10:00 AM
Canyon View Community Center, Board Room
471 Maidu Drive, Auburn, CA 95603

1.0 CALL TO ORDER

The meeting of the Acquisition & Development Committee was called to order at 10:03am

ROLL CALL

Directors Gray and Director Lynch were present. Director Lynch arrived late at 10:21am.

2.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL

None.

3.0 PUBLIC COMMENT

None.

4.0 BUSINESS

4.1 Approval of Minutes from the April, 2022 Acquisition & Development Meeting

Director Gray and approved the minutes from the April 18, 2022 Acquisition & Development Meeting.

4.2 Regional Park and Regional Park Community Center Naming

A motion was made by Director Gray and Director Lynch to wait until the Fall, 2022, to begin the naming process and ask that the item be moved to 5.0 "Items to be Considered at future Acquisition and Development Meetings".

4.3 Resolution #2022-16: Canyon View Community Center Door Locks and Upgrades Project-Award of Contract

A motion was made by Director Gray and Director Lynch to forward the item to the Board with a positive recommendation.

Discussion Items:

1. 2021 – 2022 Project Activity Report – this item was reviewed with the Committee and staff.

2. ARD 75th Anniversary. The Committee will reach out to gather historical photos and information from community members in Auburn.
3. ARD Develop Sign Standards. The Committee would like to bring this item back to Acquisition & Development Committee to continue the discussion.

5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS

1. Realign the parking lot at Recreation Park.
2. Adding Second Set of Aluminum bleachers at "B" Field.
3. Adding Safety Pads for Old Tennis Poles at Meadow Vista Courts.
4. Committee members would like to change the start time of the Acquisition & Development Committee Meeting to 11am starting in July.

6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH

None.

ADJOURNED

As there was no further business, the meeting was adjourned at 11:15am.

Cathy Warford
Board Secretary

5-18-2022
Date

4.2 Cover Sheet: Resolution Number 2022-19, A Resolution of the Board of Directors of the Auburn Area Recreation & Park District, Approving Engineer's Report, Confirming Diagram and Assessment and Ordering Levy of Assessment for Fiscal Year 2022 – 2023 for the Atwood Ranch III Landscaping & Lighting Assessment District

The Issue

Shall the Auburn Area Recreation and Park District (ARD) approve and adopt Resolution 2022-19 that would approve the Engineer's Report, confirm the diagram and assessment, and order the continuation of assessment for fiscal year 2022 - 2023 for Atwood Ranch III Landscaping and Lighting Assessment District as the final step in levying the continued assessments?

BACKGROUND

In 2004, after gaining property owner ballot support, the benefit assessments were first established to provide funding the installation, maintenance and servicing of landscaping, park and recreation facilities in the Auburn Area Recreation and Park District (Atwood Ranch III).

- Balloting Conducted: November-December 2004
- Ballot Results: 100.0 % of the weighted returned ballots were in support of the proposed assessment
- Board Approval of 1st Year Assessment Levies: Dec. 16, 2004
- Fiscal Year 2005-06 Approved Rate: \$148.62 per single family equivalent benefit unit (SFE)
- Annual CPI: In each subsequent year, the maximum assessment rate increases by the annual change in the Consumer Price Index, not to exceed 5% per year.
- Fiscal Year 2021-22 Approved Rate: \$190.03 per single family equivalent benefit unit (SFE)

In order to continue to levy the assessments each year, the Board first adopts a resolution initiating the assessment proceedings for the year and directing the engineer of work, SCI Consulting Group, to prepare the annual Engineer's Report for the District. The Board approved this Resolution No. 2022-17 at the May 26, 2022, Board meeting.

SCI Consulting Group prepared the Engineer's Report that includes the special and general benefits from the assessments, the proposed budget for the continued assessments for fiscal year 2022-23, the updated proposed assessments for each parcel in the District, and the proposed assessments per single family equivalent benefit unit for the fiscal year. At the May 26, 2022, Board meeting, the Board reviewed the Engineer's Report and adopted resolution No. 2022-18 to declare its intention to levy the assessments, preliminarily approve the Engineer's Report, and provide for notice of the annual public hearing.

Each year, in order to continue to levy the assessments for the coming fiscal year, the Board conducts a noticed public hearing and receives public input on the proposed assessments and the services that they would fund. After hearing the public testimony, the Board may take final action on setting the assessment rate, establishing the services and improvements to be funded and ordering the levy of the continued assessments for fiscal year 2022-23.

PROPOSED RATE AND CPI HISTORY

The assessments can be levied annually and can be increased by the change in the San Francisco Bay Area Consumer Price Index, not to exceed 5% per year. The following table summarizes the maximum authorized assessment rates and CPI history:

Fiscal Year	Max CPI Allowed	Max Rate allowed
FY 05-06		\$148.62
FY 06-07	1.95%	\$151.51
FY 07-08	3.44%	\$156.73
FY 08-09	3.84%	\$162.74
FY 09-10	0.01%	\$162.76
FY 10-11	2.61%	\$167.01
FY 11-12	1.52%	\$169.55
FY 12-13	2.92%	\$174.50
FY 13-14	2.22%	\$178.37
FY 14-15	2.57%	\$182.96
FY 15-16	2.67%	\$187.84
FY 16-17	3.17%	\$193.80
FY 17-18	3.53%	\$200.64
FY 18-19	2.94%	\$206.54
FY 19-20	4.49%	\$215.81
FY 20-21	2.45%	\$221.10
FY 21-22	2.00%	\$225.52
FY 22-23	4.24%	\$235.09

The following lists the historical revenues and rates for the assessments.

Fiscal Year	Rate / SFE	Annual Revenues
FY 05-06	\$148.62	\$21,252
FY 06-07	\$148.62	\$21,252
FY 07-08	\$148.62	\$21,252
FY 08-09	\$148.62	\$21,252
FY 09-10	\$148.62	\$21,252
FY 10-11	\$148.62	\$21,252
FY 11-12	\$148.62	\$21,252
FY 12-13	\$148.62	\$21,252
FY 13-14	\$162.72	\$23,269
FY 14-15	\$182.12	\$26,043
FY 15-16	\$182.12	\$26,043
FY 16-17	\$155.10	\$22,179
FY 17-18	\$155.10	\$22,179
FY 18-19	\$168.28	\$24,064
FY 19-20	\$176.68	\$25,265
FY 20-21	\$185.54	\$26,532
FY 21-22	\$190.03	\$27,174
FY 22-23	\$198.09	\$28,326

Because maintenance needs and requirements may fluctuate over time, in accordance with Proposition 218 the assessments may increase in any given fiscal year up to the maximum allowable rate, even following a year in which a lower rate was assessed.

PROPOSED FY 2022-23 BUDGET, SERVICES & IMPROVEMENTS

The following table summarizes the revenues and costs projected for FY 2022-23.

Summary of revenue and total cost	FY 2022-23
Revenue	\$28,326
Costs:	
Services	\$21,210
Transfer to Equipment Replacement	\$3,600
Incidentals/Admin Costs	\$5,007

- Parks maintained:
 - a. Maintenance of a neighborhood park and tot lot within the development area known as Atwood Ranch III

- Other Services:
 - a. Maintenance of trails in the wetlands preserve area
 - b. Irrigation and turf of a small grass area adjacent to the tot lot
 - c. Monitoring of 10.69 acres of wetlands preserve area with associated riparian scrub land, seeps, floodplains and drainage areas to a stormwater detention area
 - d. Reporting one time yearly to the Army Corps of Engineers, including biology reports and project management reports

RECOMMENDATION

It is recommended that the Board hold a public hearing, consider all public comments, and subsequently approve Resolution 2022-19 that would approve the Engineer's Report, confirm the diagram and assessment, and order the continuation of assessment for fiscal year 2022-2023 for Atwood Ranch III Landscaping and Lighting Assessment District as the final step in levying the continued assessments.

RESULT OF RECOMMENDED ACTION

The Board will order the levy of the continued assessments for fiscal year 2022-19, at the rate of \$198.09, and will cause those levies to be submitted by SCI Consulting Group to the County Auditor to be included on the 2022-23 property tax bills.

ATTACHMENTS:

Resolution Number 2022-19
Atwood III 2022 – 23 Engineer's Report

RESOLUTION NO. 2022-19

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
AUBURN AREA RECREATION AND PARK DISTRICT, APPROVING
ENGINEER'S REPORT, CONFIRMING DIAGRAM AND ASSESSMENT, AND
ORDERING THE CONTINUATION OF ASSESSMENTS FOR FISCAL YEAR
2022-23 FOR THE ATWOOD RANCH III LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT**

WHEREAS, on January 27th, 2005, by its Resolution No. 2005-01, after receiving a weighted majority of ballots in support of the proposed assessment, this Board ordered the formation of and levied the first assessment within the Auburn Area Recreation and Park District, Atwood Ranch III Landscaping and Lighting Assessment District (the "Assessment District") pursuant to the provisions of Article XIII D of the California Constitution, and the Landscaping and Lighting Act of 1972 (the "Act"), Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof); and

WHEREAS, the purpose of the Assessment District is for the installation, maintenance, and servicing of improvements within the Assessment District as described in the annual Engineer's Report; and

WHEREAS, the first Engineer's Report for Fiscal Year 2005-06 described how the assessment district would be established, determined the uses of the assessment funds, established the methodology by which the assessments would be applied to properties in the District, established that the assessment is subject to an annual adjustment tied to the annual change in the Consumer Price Index for the San Francisco Bay Area, and stated that the assessment would continue year-to-year until terminated by the District Board of Directors; and

WHEREAS, although the methodology by which the assessments are applied to properties in the District does not change from year to year, a new Engineer's Report is prepared each year in order to establish the CPI adjustment for that year; the new maximum authorized assessment rate for that year; the budget for that year; and the amount to be charged to each parcel in the District that year, subject to that year's assessment rate and any changes in the attributes of the properties in the District, including but not limited to use changes, parcel subdivisions, and/or parcel consolidations; and

WHEREAS, by Resolution No. 2022-17, the District Board ordered the preparation of an Engineer's Report for the Atwood Ranch III Landscaping and Lighting Assessment District (the "District") for fiscal year 2022-23; and

WHEREAS, pursuant to said Resolution, the Engineer's Report was prepared by SCI Consulting Group, Engineer of Work, in accordance with Section 22565, et seq., of the Streets and Highways Code (the "Report") and Article XIII D of the California Constitution; and

WHEREAS, by Resolution No. 2022-18, the District Board preliminarily approved the Engineer's Report for said District and set a date for a Public Hearing; and

WHEREAS, said report was duly made and filed with the Clerk of the Board and duly considered by this Board and found to be sufficient in every particular, whereupon it was determined that the report should stand as the Engineer's Report for all subsequent proceedings under and pursuant to the aforesaid resolution, and that June 30th, 2022, at the hour of 6:00 p.m. in the Board Room of the District Office, located at 471 Maidu Drive, Auburn, California, 95603 were appointed as the time and place for a hearing by this Board on the question of the levy of the proposed assessment, notice of which hearing was given as required by law, including information regarding remote access to the hearing via internet video conference; and

WHEREAS, at the appointed time and place the hearing was duly and regularly held, and all persons interested and desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to the continuation of assessment were fully heard and considered by the Board, and all oral statements and all written protests or communications were duly heard, considered and overruled, and this Board thereby acquired jurisdiction to order the continuation of assessment and the confirmation of the diagram and assessment prepared by and made a part of the Engineer's Report to pay the costs and expenses thereof.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE AUBURN AREA RECREATION AND PARK DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The public interest, convenience and necessity require that the levy be made.

SECTION 2. The Assessment District benefited by the improvements and assessed to pay the costs and expenses thereof, and the exterior boundaries thereof, are as shown by a map thereof filed in the office of the Clerk of the Board, which map is made a part hereof by reference thereto.

SECTION 3. The assessment is levied without regard to property valuation.

SECTION 4. The Engineer's Report as a whole and each part thereof, to wit:

(a) the Engineer's estimate of the itemized and total costs and expenses of maintaining the improvements and of the incidental expenses in connection therewith;

(b) the diagram showing the assessment district, plans and specifications for the improvements to be maintained and the boundaries and dimensions of the respective lots and parcels of land within the Assessment District; and

(c) the assessment of the total amount of the cost and expenses of the proposed maintenance of the improvements upon the several lots and parcels of land in the Assessment District in proportion to

the estimated special benefits to be received by such lots and parcels, respectively, from the maintenance, and of the expenses incidental thereto;

are finally approved and confirmed.

SECTION 5. Final adoption and approval of the Engineer's Report as a whole, and of the plans and specifications, estimate of the costs and expenses, the diagram and the assessment, as contained in the report as hereinabove determined and ordered, is intended to and shall refer and apply to the report, or any portion thereof as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this Board.

SECTION 6. That assessments for fiscal year 2022-23 shall be continued at the rate of one hundred ninety-eight dollars and nine cents (\$198.09) per single family equivalent benefit unit as specified in the Engineer's Report for fiscal year 2022-23, with estimated total annual assessment revenues as set forth in the Engineer's Report; and

SECTION 7. The assessment to pay the costs and expenses of the maintenance of the improvements for fiscal year 2022-23 is hereby levied. For further particulars pursuant to the provisions of the Landscaping and Lighting Act of 1972, reference is hereby made to the Resolution Directing Preparation of Engineer's Report.

SECTION 8. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the hearing, this Board expressly finds and determines (a) that each of the several lots and parcels of land will be specially benefited by the maintenance of the improvements at least in the amount if not more than the amount, of the assessment apportioned against the lots and parcels of land, respectively, and (b) that there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the aforesaid finding and determination as to special benefits.

SECTION 9. Immediately upon the adoption of this resolution, but in no event later than the third Monday in August following such adoption, the Clerk of the Board shall file a certified copy of the diagram and assessment and a certified copy of this resolution with the Auditor of the County of Placer. Upon such filing, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment. The assessments shall be collected at the same time and in the same manner as County taxes are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments. After collection by the County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to the Atwood Ranch III Landscaping and Lighting Assessment District.

SECTION 10. Upon receipt of the moneys representing assessments collected by the County, the County shall deposit the moneys in the District Treasury to the credit of the improvement fund previously established under the distinctive designation of the Assessment District. Moneys in the improvement fund shall be expended only for the maintenance, servicing, construction or installation of the improvements.

SECTION 11. The Clerk of the Board shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

SECTION 12. The Board of Directors of the Auburn Area Recreation and Park District hereby certifies that the assessments to be placed on the fiscal year 2022-23 property tax bills meet the requirements of Proposition 218 that added Articles XIIC and XIID to the California Constitution.

PASSED AND ADOPTED this 30^h day of June 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Mike G. Lynch
Chair, Board of Directors

ATTEST:

Cathy Warford
Clerk of the Board of Directors

FY 2022-23

Engineer's Report

Auburn Area Recreation and Park District Landscaping and Lighting Assessment District Atwood Ranch III

June 2022
Final Report

Engineer of Work:



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Fairfield, California 94534
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Auburn Area Recreation and Park District

Board of Directors

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H. Gordon Ainsleigh, Director

Jim Ferris, Director

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Scott R. Holbrook, Director

District Administrator

Kahl Muscott

Administrative Services Manager

Veona Galbraith

Clerk/Secretary of the Board and to the District Administrator

Cathy Warford

District Legal Counsel

Derek Cole

Engineer of Work

Lead Assessment Engineer, John Bliss, M. Eng., P.E.

SCI Consulting Group

Table of Contents

Executive Summary	1
Assessment Background.....	1
Engineer’s Report and Continuation of Assessments	2
Legal Analysis.....	3
Compliance with Current Law	5
Plans & Specifications	6
Fiscal Year 2022-23 Estimate of Cost and Budget	7
Atwood Ranch III Landscaping and Lighting Assessment District	7
Method of Apportionment	10
Method of Apportionment.....	10
Discussion of Benefit	10
Benefit Factors	12
General versus Special Benefit	13
Method of Assessment.....	15
Assessment Apportionment.....	16
Appeals and Interpretation	16
Assessment	17
Assessment Diagram	20
Appendix A – Assessment Roll, FY 2022-23	22

List of Figures

Figure 1 – Estimate of Cost	8
Figure 2 – Assessment Estimate of Cost, Fiscal Year 2022-23	18

Executive Summary

Assessment Background

The Auburn Area Recreation and Park District, Atwood Ranch III Landscaping and Lighting Assessment District (the "Assessment District"), was formed by a mailed ballot proceeding in 2004 to provide funding for the maintenance and improvement of the neighborhood park facilities and wetlands preserve areas adjacent to the properties in the Atwood Ranch III subdivision that forms the Assessment District (the "Improvements"). The Atwood Ranch III subdivision is located south of Atwood Road, generally to the northwest of the intersection of Bean Road and Kemper Road. The subdivision is comprised of 143 single-family residences. This Assessment District formation resulted from agreements or conditions of development approval between the Auburn Area Recreation and Park District ("RPD") and the property owner, Morrison Homes, Inc., whereby the RPD and property owner agreed on neighborhood park maintenance to improve the appeal of the community, and maintenance of wetlands preserve areas pursuant to Army Corps of Engineers mandates.

Assessment Process

In 2004, the Auburn Area Recreation and Park District Board of Directors (the "Board") conducted an assessment ballot proceeding pursuant to the requirements of Article XIII D of the California Constitution ("The Taxpayer's Right to Vote on Taxes Act") and the Landscaping and Lighting Act of 1972. During this ballot proceeding, property owners in the Assessment District were mailed a notice and ballot for the proposed Assessment District. A 45-day period was provided for balloting, and a public hearing was conducted on December 16, 2004. After the close of the public input portion of the public hearing, all ballots returned within the 45-day balloting period were tabulated.

The tabulation results determined that the assessment ballots submitted in opposition to the proposed assessments did not exceed the assessment ballots submitted in favor of the assessments (with each ballot weighted by the proportional financial obligation of the property for which the ballot was submitted).

As a result, the Board gained the authority to approve the levy of the assessments for Fiscal Year 2005-06 and to continue to levy them in future years. The initial, maximum assessment rate balloted and established in Fiscal Year 2005-06 was \$148.62 per single-family equivalent benefit unit. The levies were submitted to the Placer County Auditor for inclusion on the property tax rolls for Fiscal Year 2005-06. The assessments may be continued in future years and may be increased in future years by an annual adjustment tied to the Consumer Price Index for the San Francisco Bay Area as of December of each succeeding year, with the maximum annual adjustment not to exceed 5%. Any change in the CPI in excess of 5% shall be cumulatively reserved as the "Unused CPI" and may be used to increase the maximum authorized assessment rate in years in which the CPI is less than 5%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied, adjusted annually by the minimum of 1) 5% or 2) the change in the CPI plus any Unused CPI as described above.

Based on the preceding annual adjustments, the maximum possible assessment rate for Fiscal Year 2020-21 was \$225.52 per single-family equivalent benefit unit. The annual change in the CPI from December 2020 to December 2021 was 4.24%. Therefore, the maximum authorized assessment rate for Fiscal Year 2022-23 has been increased from \$225.52 to \$235.09 per single-family equivalent benefit unit. However, the estimate of cost and budget in this Engineer's Report proposes assessments for Fiscal Year 2022-23 at the rate of \$198.09 per single-family equivalent benefit unit, which is less than the maximum authorized assessment rate.

Engineer's Report and Continuation of Assessments

In each subsequent year for which the assessments will be continued, the Board must direct the preparation of an Engineer's Report, budgets, and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the Board may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the Board by resolution on May 26, 2022.

This Engineer's Report ("Report") was prepared to establish the budget for the continued improvements and services that would be funded by the proposed assessments, determine the benefits received from the assessments, and the method of assessment apportionment to lots and parcels within this area. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIII D of the California Constitution (the "Article"). This Report is the detailed Engineer's Report required by the Article and the Report required by Section 22565 of the Act.

Following the submittal of this Report to the Board for preliminary approval, the Board may, by Resolution, call for the Public Hearing on the continued assessments for park maintenance and improvements. This hearing is scheduled for June 30, 2022, at 6:00 p.m. After the close of the hearing, the Board may take action to approve the continuation of the assessments for Fiscal Year 2022-23. If the assessments are so confirmed and approved, the levies will be submitted to the County Auditor/Controller in July 2022 for inclusion on the property tax roll for Fiscal Year 2022-23.

The maintenance of 10.69 acres of wetland preserves was provided by the developer for the first five years after the Assessment District was formed in Fiscal Year 2005-06. Following that time period, the wetlands preserve areas maintenance services were to be provided by the Auburn Area Recreation and Park District. Maintenance of the wetlands preserve areas is now provided by the Auburn Area RPD.

Legal Analysis

Proposition 218

This assessment was formed consistent with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996 and is now Article XIII C and XIII D of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement that benefits the assessed property.

Proposition 218 describes several important requirements, including a property-owner balloting, for the formation and continuation of assessments, and these requirements are satisfied by the process used to establish this assessment.

Silicon Valley Taxpayers' Association, Inc. v. SCCOSA

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

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

Dahms v. Downtown Pomona Property

On June 8, 2009, the 4th Court of Appeal amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court denied review. On this date, Dahms became good law and binding precedent for assessments. In Dahms, the Court upheld an assessment that was 100% special benefit (i.e., 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander v. Town of Tiburon

On December 31, 2009, the 1st District Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based in part on relative costs within sub-areas of the assessment district instead of proportional special benefits.

Beutz v. County of Riverside

On May 26, 2010, the 4th District Court of Appeals issued a decision on the Steven Beutz v. County of Riverside (“Beutz”) appeal. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified, and separated from the special benefits.

Golden Hill Neighborhood Association v. City of San Diego

On September 22, 2011, the San Diego Court of Appeal issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The Court described two primary reasons for its decision. First, like in *Beutz*, the Court found the general benefits associated with services were not explicitly calculated, quantified, and separated from the special benefits. Second, the Court found that the City had failed to record the basis for the assessment on its own parcels.

Compliance with Current Law

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

This Engineer's Report is consistent with *Beutz, Dahms, and Greater Golden Hill* because the Services will directly benefit property in the Assessment District, and the general benefits have been explicitly calculated and quantified and excluded from the assessments. Moreover, while *Dahms* could be used as the basis for a finding of 0% general benefits, this Engineer's Report establishes a more conservative measure of general benefits.

The Engineer's Report is consistent with *Bonander* because the Assessments have been apportioned based on the overall cost of the improvements and proportional special benefit to each property.

Plans & Specifications

Following is a description of the Services that are provided for the benefit of property in the Assessment District. This Assessment District was created as a condition of development for the corresponding developments. Accordingly, prior to these developments, the level of service in these areas was effectively zero. The formula below describes the relationship between the final level of improvements, the baseline level of service (pre-development) had the assessment not been instituted, and the enhanced level of improvements funded by the assessment.

Final Level of Service	=	Baseline Level of Service (zero, pre-development)	+	Enhanced Level of Service
-------------------------------	---	--	---	----------------------------------

The work and improvements (“Improvements”) proposed to be undertaken by the Auburn Area Recreation & Park District and the Atwood Ranch III Landscaping and Lighting Assessment District (the “Assessment District”) and the costs thereof paid from the levy of the annual assessments provide special benefit to Assessor Parcels within the Assessment District as defined in the Method of Assessment herein. Consistent with the Landscaping and Lighting Act of 1972 (the “Act”), the work and improvements are generally described as follows:

Installation, maintenance, and servicing of public improvements, including but not limited to labor, materials, supplies, utilities, and equipment, as applicable, for property within the Assessment District that is owned or maintained by the Auburn Area Recreation & Park District. Any plans and specifications for these improvements will be filed with the District Administrator of the Auburn Area Recreation & Park District and are incorporated herein by reference.

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

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

Fiscal Year 2022-23 Estimate of Cost and Budget

Atwood Ranch III Landscaping and Lighting Assessment District

Description of Improvements

Within the Assessment District, the existing and proposed improvements are generally described as maintenance of a neighborhood park and tot lot within the development area known as Atwood Ranch III, as well as trails in the wetlands preserve area; irrigation and turf of a small grass area adjacent to the tot lot; monitoring of 10.69 acres of wetlands preserve area (located within the area currently known as Lots B and C) with associated riparian scrubland, seeps, floodplains and drainage areas to a stormwater detention area; and reporting once yearly to the Army Corps of Engineers, including biology reports and project management reports.

Figure 1 – Estimate of Cost

Beginning Fund Balance, June 30, 2022¹	(\$696.00)
Equipment Replacement Reserve Balance, June 30, 2022²	\$11,004.00
Installation, Maintenance & Servicing Costs	
Maintenance Labor (Incl. Roll-Ups)	\$8,000.00
Water Costs	\$4,210.00
Park Improvements (turf, shrubs, walkways, irrigation)	\$5,000.00
Preserve Monitoring	\$4,000.00
Transfer to Equipment Replacement	\$3,600.00
Subtotal - Installation, Maintenance and Servicing	\$24,810.00
Administrative Costs	
County Collection Charges	\$285.00
Insurance	\$772.00
Administration Costs	\$3,949.67
Subtotal - Administration	\$5,006.67
Totals Installation, Maintenance, Servicing and Administration	\$29,816.67
Total Benefit of Improvements	\$29,816.67
Equivalent Dwelling Units (EDU)	143
Benefit Received per Equivalent Dwelling Unit	\$208.51
Less:	
Contribution from Other Sources for General Benefit	(\$1,489.80)
Net Cost Installation, Maintenance, Servicing and Administration	\$28,326.87
Budget Allocation to Property	\$28,326.87
Equivalent Dwelling Units (EDU)	143
Assessment per Equivalent Dwelling Unit	\$198.09

Budget Notes:

¹ In Fiscal Year 2019-20, the Auburn Area RPD experienced a depletion of the beginning fund balance for the Assessment District, which was caused by the following projects that were undertaken:

- Replacement of previously planted shrubs and bushes that had died
- Repairs to the walking pathway due to root intrusion and uplifting, creating a safety hazard
- Upon notification of a requirement from Cal Fire, defensible space in the nature preserve was increased from 25 feet to 100 feet

These projects resulted in much higher labor and park improvement costs, including equipment rentals, which will have to be repaid over time from the Assessment District to the RPD's General Fund. The necessity to repay the funds borrowed from the General Fund is a major factor requiring the assessment rate increase in Fiscal Year 2022-23.

² The item "Equipment Replacement Reserve Balance" refers to funds maintained for future replacement of playground equipment and picnic tables.

Historical Notes:

The maintenance of 10.69 acres of wetland preserves was provided by the developer for the first five years after the Assessment District was formed, beginning in Fiscal Year 2005-06. The wetlands preserve area maintenance is now provided by the Auburn Area RPD.

Beginning in 2012, the Auburn Area RPD, by agreement with the Homeowners' Association, commenced maintenance of additional improvements installed and paid for by the HOA in the former "natural turf" area adjacent to the tot lot, including installation and maintenance of irrigation and turf.

In 2015 the Auburn Area RPD entered into another agreement with the Homeowners' Association to make a one-time contribution of \$2,500 towards further maintenance of the wetlands preserve area, particularly to eliminate issues of stagnant water.

Because maintenance needs and requirements may fluctuate over time, in accordance with Proposition 218 the assessments may increase in any given fiscal year up to the maximum allowable rate, even following a year in which a lower rate was assessed.

Method of Apportionment

Method of Apportionment

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance, and servicing of neighborhood park improvements and wetlands preserve areas; and the methodology used to apportion the total assessment to properties within the Atwood Ranch III Landscaping and Lighting Assessment District.

The Atwood Ranch III Landscaping and Lighting Assessment District consists of all Assessor Parcels within the boundaries as defined by the Assessment Diagram included within this Report, and the Assessor Parcel Numbers listed within the included Assessment Roll. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the properties in the Atwood Ranch III Landscaping and Lighting Assessment District, over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

Discussion of Benefit

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

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

Proposition 218, as codified in Article XIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

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

The following benefit categories summarize the types of special benefit to residential, commercial, industrial, and other lots and parcels resulting from the installation, maintenance, and servicing of lighting improvements to be provided with the assessment proceeds. These categories of special benefit are derived from the statutes passed by the California Legislature and other studies which describe the types of special benefit received by property from maintenance and improvements such as those proposed by the Auburn Area Recreation & Park District and the Atwood Ranch III Landscaping and Lighting Assessment District. These types of special benefit are summarized as follows:

- A. Proximity to improved park areas within the Assessment District.
- B. Access to improved park areas within the Assessment District.
- C. Improved Views within the Assessment District.
- D. Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements.
- E. Creation of individual lots for residential use that, in the absence of the assessments, would not have been created.

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

- Proximity
- Expanded or improved access
- Views

The SVTA v. SCCOSA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA v. SCCOSA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g., proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g., general enhancement of the district's property values).

Proximity, improved access, and views, in addition to the other special benefits listed above, further strengthen the basis of these assessments.

Benefit Factors

The special benefits from the Improvements are further detailed below:

Proximity to improved park areas within the Assessment District

Only the specific properties within proximity to the Improvements are included in the Assessment District. Therefore, property in the Assessment District enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the Assessment District do not share.

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

Access to improved park areas within the Assessment District

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

Improved views within the Assessment District

The RPD, by maintaining these park areas, provides improved views to properties in the Assessment District. The properties in the Assessment District enjoy close and unique proximity access and views of the Improvements; therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in the Assessment District.

Extension of a property’s outdoor areas and green spaces for properties within proximity to the Improvements

In large part, because it is cost-prohibitive to provide large open land areas on property in the Assessment District, the residential and other benefiting properties in the Assessment District do not have large outdoor areas and green spaces. The park areas within the Assessment District provide additional outdoor areas that serve as an effective extension of the land area for proximate properties because the Improvements are uniquely proximate and accessible to property in close proximity to the Improvements. The Improvements, therefore, provide an important, valuable, and desirable extension of usable land area for the direct advantage and special benefit of properties with good and close proximity to the Improvements.

Creation of Individual Lots for Residential Use That, in the absence of the Assessments, would not have been Created

Typically, the original owner/developer of the property within the Assessment District agreed to the assessments. As parcels were sold, new owners were informed of the assessments through the title reports, and in some cases, through Department of Real Estate “White Paper” reports that the parcels were subject to assessment. Purchase of property was also an “agreement” to pay the assessment. Moreover, in the absence of the assessments, the lots within the Assessment District would not have been created. These lots, and the improvements they support, are a special benefit to the property owners.

General versus Special Benefit

The proceeds from the Atwood Ranch III Landscaping and Lighting Assessment District would be used to fund improvements and increased levels of maintenance to the amenities adjoining the properties in the Assessment District. In the absence of the Atwood Ranch III Landscaping and Lighting Assessment District, such improvements would not be provided, and the properties would not be subdivided and improved to the same extent. The Assessment District is specifically proposed to provide additional and improved public resources in the Assessment District. The park improvements provided by the Atwood Ranch III Landscaping and Lighting Assessment District increase recreational opportunities to the homes within the Atwood Ranch III development, providing benefit to the development itself and are deemed to be of special benefit. In the absence of the assessments, these public resources would not be created, and revenues would not be available for their continued maintenance and improvement. Therefore, the assessments solely provide special benefit to property in the Assessment District over and above the general benefits conferred by the general facilities of the Assessment District.

Although these Improvements may be available to the general public at large, the park area within the Assessment District is specifically designed, located, and created to provide additional and improved public resources for property inside the Assessment District and not the public at large. Other properties that are either outside the Assessment District or within the Assessment District and not assessed do not enjoy the unique proximity, access, views, and other special benefit factors described previously. These Improvements are of special benefit to properties located within the Assessment District because they provide a direct advantage to properties in the Assessment District that would not be provided in the absence of the Assessments.

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

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

Although the analysis used to support these assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits is general. General benefits cannot be funded by these assessments - the funding must come from other sources.

One measure of general benefits from park and recreation Improvements is the percentage of time such park and recreation Improvements are used by individuals who are not residents, employees, customers, or property owners in the Assessment District. Field surveys conducted by SCI in many other similar communities in California have found that for similar local parks such as those within the Assessment District, typically 5% of the park users do not live or work within the Assessment District. This is a measure of the general benefits to the public at large.

5%	(General Benefit)
+ 95%	(Special Benefit)
= 100%	(Total Benefit)

The maintenance and servicing of these improvements are also partially funded, directly and indirectly, from other sources, including the Auburn Area Recreation and Park District and Placer County, as well as other public agencies. This funding comes in the form of grants, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g., curbs, gutters, streets, drainage systems, etc.). This funding from other sources more than compensates for general benefits, if any, received by the properties within the assessment district. The sum total of this contribution exceeds the 5% minimum needed to offset any general benefit, as noted above.

Method of Assessment

The second step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single-family home, or, in other words, on the basis of Equivalent Dwelling Units (“EDU”). This EDU methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer’s Report, all properties are designated an EDU value, which is each property’s relative benefit in relation to a single-family home on one parcel. In this case, the “benchmark” property is the single-family detached dwelling which is one Equivalent Dwelling Unit or one EDU.

Assessment Apportionment

The proposed assessments for the Atwood Ranch III Landscaping and Lighting Assessment District would provide direct and special benefit to properties in this Assessment District. Atwood Ranch III is a residential single-family development project consisting of 143 single-family homes. As such, each residential property receives similar benefit from the proposed improvements. Therefore, the Engineer has determined that the appropriate method of apportionment of the benefits derived by all parcels is on a dwelling unit basis. All improved properties or properties proposed for development are assigned an EDU factor equal to the number of dwelling units developed or planned for the property. The assessments are listed on the Assessment Roll in Appendix A.

Appeals and Interpretation

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment may file a written appeal with the District Administrator or his or her designee. Any such appeal is limited to the correction of an assessment during the then-current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the District Administrator or his or her designee will promptly review the appeal and any information provided by the property owner.

If the District Administrator or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the District Administrator or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the District Administrator or her or his designee may refer their appeal to the District Board of Directors ("Board"), and the decision of the District Board shall be final.

Assessment

WHEREAS, the District Board of Directors of the Auburn Area Recreation & Park District, County of Placer, California, by resolution adopted on May 26, 2022, ordered the initiation of proceedings for the continuation of the assessments for the Atwood Ranch III Landscaping and Lighting Assessment District for Fiscal Year 2022-23, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIII D of the California Constitution (collectively “the Act”); and

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

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

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

The amount to be paid for said improvements and the expense incidental thereto, to be paid by the Atwood Ranch III Landscaping and Lighting Assessment District for the Fiscal Year 2022-23, is generally as follows in Figure 2 on the next page.

Figure 2 – Assessment Estimate of Cost, Fiscal Year 2022-23

Item	FY 2022-23 Budget
Park Maintenance & Improvements	\$17,210
Preserve Maintenance and Monitoring	\$4,000
Transfer to Equipment Replacement	\$3,600
Incidental Expenses	\$5,007
TOTAL BUDGET	\$29,817
Less:	
Contribution from Other Sources for General Benefit	(\$1,490)
NET AMOUNT TO ASSESSMENTS	\$28,327

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

The assessments are made upon the parcels or lots of land within the Atwood Ranch III Landscaping and Lighting Assessment District, in proportion to the special benefits to be received by the parcels or lots of land from said improvements.

The assessment is subject to an annual adjustment tied to the Consumer Price Index-U for the San Francisco Bay Area as of December of each succeeding year (the "CPI"), with a maximum annual adjustment not to exceed 5%. Any change in the CPI in excess of 5% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 5%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year; the assessment was levied adjusted annually by the minimum of 1) 5% or 2) the change in the CPI plus any Unused CPI as described above.

Property owners in the Assessment District, in an assessment ballot proceeding, approved the initial fiscal year benefit assessment for special benefits to their property, including the CPI adjustment schedule, so the assessment may continue to be levied annually and may be adjusted by up to the maximum annual CPI adjustment without any additional assessment ballot proceeding. In the event that in future years the assessments are levied at a rate less than the maximum authorized assessment rate, the assessment rate in a subsequent year may be increased up to the maximum authorized assessment rate without any additional assessment ballot proceeding.

Based on the preceding annual adjustments, the maximum possible assessment rate for Fiscal Year 2020-21 was \$225.52 per single-family equivalent benefit unit. The annual change in the CPI from December 2020 to December 2021 was 4.24%. Therefore, the maximum authorized assessment rate for Fiscal Year 2022-23 has been increased from \$225.52 to \$235.09 per single-family equivalent benefit unit. However, the estimate of cost and budget in this Engineer's Report proposes assessments for Fiscal Year 2022-23 at the rate of \$198.09 per single-family equivalent benefit unit, which is less than the maximum authorized assessment rate.

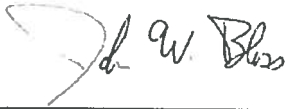
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Placer for Fiscal Year 2022-23. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll the amount of the assessment for the Fiscal Year 2022-23 for each parcel or lot of land within the said Atwood Ranch III Landscaping and Lighting Assessment District.

Dated: May 31, 2022

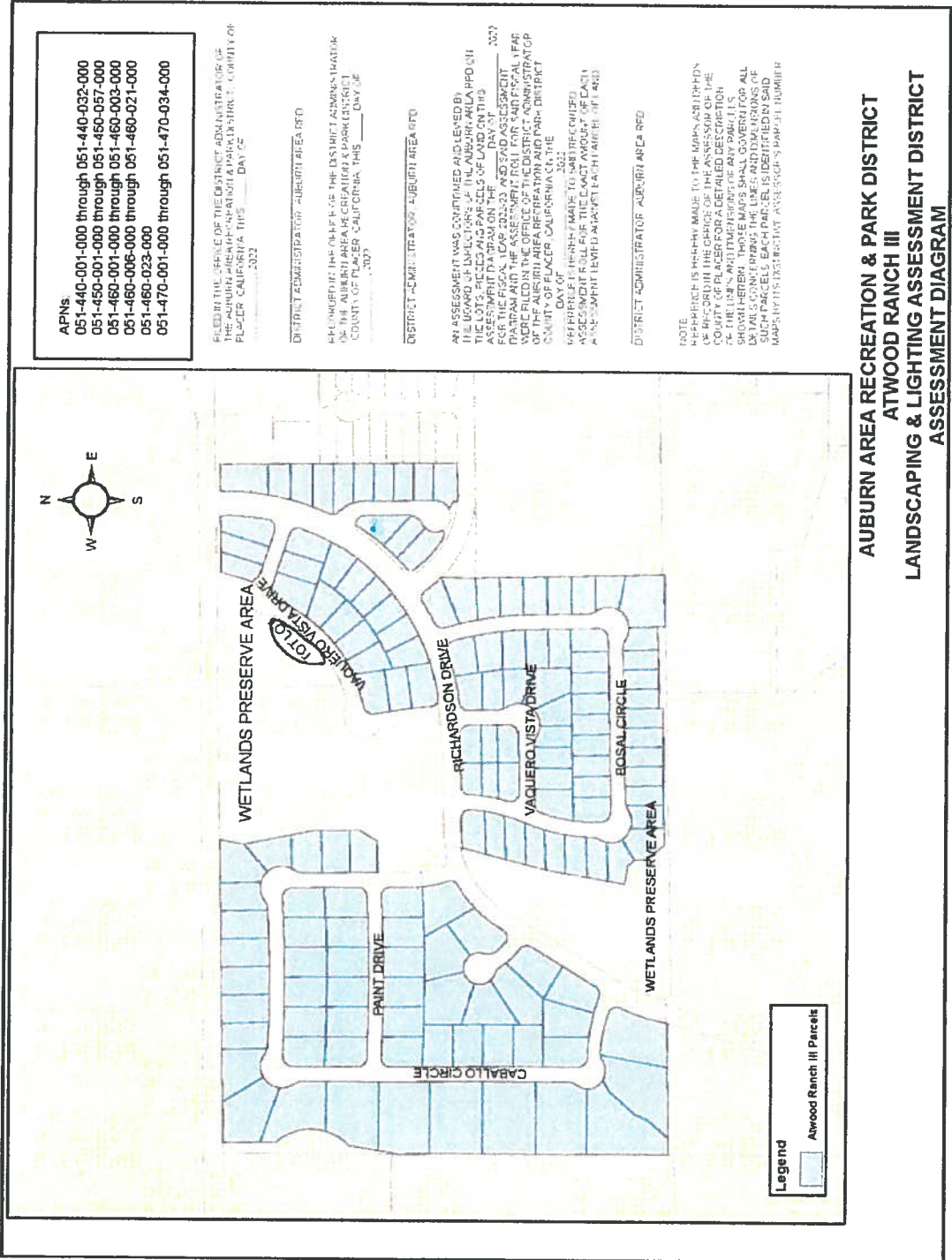
Engineer of Work



By 
John W. Bliss, License No. C52091

Assessment Diagram

The boundaries of the Atwood Ranch III Landscaping and Lighting Assessment District are displayed on the following Assessment Diagram.



APNs
 051-440-001-000 through 051-440-032-000
 051-450-001-000 through 051-450-057-000
 051-460-001-000 through 051-460-003-000
 051-460-006-000 through 051-460-021-000
 051-460-023-000
 051-470-001-000 through 051-470-034-000

FILED IN THE OFFICE OF THE DISTRICT ADMINISTRATOR OF THE COUNTY OF PLACER, CALIFORNIA THIS ____ DAY OF _____, 2022

DISTRICT ADMINISTRATOR - AUBURN AREA RED

RECORDED IN THE OFFICE OF THE DISTRICT ADMINISTRATOR OF THE COUNTY OF PLACER, CALIFORNIA THIS ____ DAY OF _____, 2022

DISTRICT ADMINISTRATOR - AUBURN AREA RED

AN ASSESSMENT WAS COMPILED AND FILED BY THE COUNTY OF PLACER, CALIFORNIA, FOR THE ASSESSMENT YEAR 2022. THE ASSESSMENT YEAR 2022 AND SAID ASSESSMENT WILL BE FILED IN THE OFFICE OF THE DISTRICT ADMINISTRATOR OF THE AUBURN AREA RECREATION AND PARK DISTRICT OF PLACER, CALIFORNIA, ON THE ____ DAY OF _____, 2022.

THE DISTRICT ADMINISTRATOR OF THE AUBURN AREA RECREATION AND PARK DISTRICT OF PLACER, CALIFORNIA, HAS REVIEWED THE ASSESSMENT YEAR 2022 AND SAID ASSESSMENT AND HAS DETERMINED THAT THE ASSESSMENT YEAR 2022 IS CORRECT AND ACCURATE.

DISTRICT ADMINISTRATOR - AUBURN AREA RED

NOTE: THE DISTRICT ADMINISTRATOR OF THE AUBURN AREA RECREATION AND PARK DISTRICT OF PLACER, CALIFORNIA, HAS REVIEWED THE ASSESSMENT YEAR 2022 AND SAID ASSESSMENT AND HAS DETERMINED THAT THE ASSESSMENT YEAR 2022 IS CORRECT AND ACCURATE. THE DISTRICT ADMINISTRATOR OF THE AUBURN AREA RECREATION AND PARK DISTRICT OF PLACER, CALIFORNIA, HAS REVIEWED THE ASSESSMENT YEAR 2022 AND SAID ASSESSMENT AND HAS DETERMINED THAT THE ASSESSMENT YEAR 2022 IS CORRECT AND ACCURATE.

**AUBURN AREA RECREATION & PARK DISTRICT
 ATWOOD RANCH III
 LANDSCAPING & LIGHTING ASSESSMENT DISTRICT
 ASSESSMENT DIAGRAM**

Appendix A – Assessment Roll, FY 2022-23

The Assessment Roll (a listing of all parcels assessed within the Atwood Ranch III Landscaping and Lighting Assessment District, and the amount of the assessments) will be filed with the Clerk of the Board and is, by reference, made part of this Report and is available for public inspection during normal office hours.

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

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4.3 Cover sheet: Amending 2022/2023 Project List and CIP

Auburn Area Recreation and Park District Acquisition and Development Committee June, 2022;

The Issue

Shall the Auburn Recreation District amend the existing 2022/2023 Project List and Capital Improvement Project List (CIP)?

Background

An amendment to the FY 2022/2023 Project List is being proposed for the following reasons:

1) To reflect the increased pricing for the Recreation Park shop floor repairs When this project was originally added to the list, staff did not have an estimate to work with and used \$20,000 as a place holder. Staff had a hard time finding someone to give us a quote until just recently. The quote from the one contractor who has looked at the job is \$50,000. Should the Board approve this updated number, bid documents will be created and the project will go out to formal bid.

2) To add a project to replace the restroom stall partitions for the upper and lower Regional Park restrooms. This project would replace the existing, damaged and rusting metal partitions at the upper (by the old shop) and lower (by the tennis courts) with new, solid plastic partitions. These new partitions are rust proof, feature vandal resistant brackets and a graffiti resistant finish. The estimated cost from the partition manufacturer, including install, is \$20,000.

3) To reflect the increased pricing for the Christian Valley Tutor Totter roof repair. The existing quote is now three years old. The roofing manufacturer has recommended that ARD increase its estimated cost to replace the roof from \$45,000 to \$55,000.

District Policy, Section H states:

3. Project List: The yearly Project List may include all funded items from that Fiscal Year's Capital Improvement Plan plus all planned General Fund projects costing an estimated \$5,000 or more. The Project List may be amended throughout the year if a project is identified after the creation and approval of the list. The Project List should be presented to the Board for approval by May of each Fiscal Year.

Recommendation for A&D Committee

Review and send a positive recommendation to the ARD Board to approve these amendments to the FY 2022/2023 Project list.

Fiscal Impact

The fiscal impact from these additional costs and additional project is \$60,000. It is proposed to use funding from the Future Capital Reserve to pay for these additional costs. The Board recently approved adding \$50,000 to the Future Capital Reserve account. The extra \$10,000 is available in the Future Capital Reserve, without removing or delaying any projects.

Attachments

FY 2022/2023 – 2024/2025 Project Lists with proposed changes highlighted

Auburn Recreation District Five Year Project List

Project List

Yellow = updated number or new project to list

PROJECT	Est. Cost.	Spent from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mil.	City Mil.	Grants	COVID Relief Funds
2022/2023									
Estimated balance: 30,032 789,369 558,375 236,495 183,637 314,974									
Recreation Park									
Driveway valve box repair	2,500		2,500						
Wheelchair Swing	85,000								
Rec Shop Floor Repairs	50,000				50,000		59,000	1,000	
Rec Mod courtyard repairs	20,000				20,000				
Day Camp mod #1 roof repair	15,000								
James Field wiring	100,000	40,000			60,000				15,000
Meadow Vista items									
Parking lot reseal; path repairs	39,414	26,414			13,000				
New playground	100,000				40,000	60,000			
Regional Park/Marriott Meadows									
Marriott Meadows construction docs & related work	182,637							182,637	
Kiosks/signage	10,000		10,000						
Pond leak investigation	40,000				40,000				
New particians for restrooms	20,000				20,000				
Ashford Park									
Levee Repairs and paving	75,000				75,000				
Retaining wall investigation	10,000				10,000				
Overlook Park									
Interpretive Signage (2 x \$5K)	10,000				10,000				
Restroom ADA Upgrades	15,000			15,000					
Railhead Park									
Parking lot repair/reseal	60,000				60,000				
Winchester Park									
Booster pump/filter replacement	25,000								
Christian Valley Park									
Tutor Toltter Roof	55,000				55,000				
Auburn Elementary									
Discovery Club mod roof repair	15,000								15,000
Canyon View Community Center									
Lock and door repair	50,000								50,000
Auburn Bike Park									
Various (fountain, signage, traffic control)	15,000				15,000				
Various Parks									
Plumbing infrastructure upgrades	50,000								50,000
Electrical upgrades	34,000								34,000
TOTAL	1,078,551	0	12,500	15,000	488,000	85,000	59,000	183,637	164,000
Estimated Balance Remaining				15,032	321,369	473,375	177,495	0	150,974

25000 equipment reserve

Note: Assumes \$50,000/year in County Mitigation Fees
 Note: Assumes \$5000/year in ADA reserve funds
 Note: Assumes \$10,000/year in city mitigation
 Note: Assumes \$25,000 added to FCC per year
 Note: Funding for Marriott Meadows from State grant
 Note: Placer County to use approx. \$350,000

Auburn Recreation District Five Year Project List

Yellow = updated number or new project to list

Project List

2023/2024

Estimated balance

PROJECT	Est. Cost	Spent from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mit.	City Mit.	Grants	Mt. Vernon sale proceeds	COVID Relief Funds
20,032 346,369 523,375 187,495 2,647,077 415,000 150,974										
<i>Recreation Park</i>										
Splash Pool repair	50,000									0
North (Front) Playground	120,000		20,000		30,000					0
North Playground, Path of Travel	30,000					120,000				0
Locker room Floor	25,000				25,000					0
Replace sewer line, back restroom	30,000									30000
Sierra Pool deck expansion joint repair	13,000									13000
Painting/mural maintenance shop building	3,000				3,000					0
<i>Regional Park</i>										
Breezeway Painting	40,000									0
Tennis/pickleball courts surfaces	200,000		20,000		20,000					0
Marriot Meadows Development	3,427,077					445,000		2,567,077	415,000	0
New vault toilet, Dry Creek end	45,000					22,000				23,000
Repave Park Dr.	30,000									30,000
<i>Railhead Park</i>										
New pump and filter	50,000									50,000 equipment reserve
<i>Various Parks</i>										
Drinking fountain replacement	35,000									35000
TOTAL	3,938,077	0	40,000	0	278,000	487,000	150,000	2,567,077	415,000	131,000
Estimated Balance Remaining			20,032		68,369	56,375	37,495	80,000	0	19,974

Note: Assumes \$50,000/year in County Mitigation Fees

Note: Assumes \$5000/year in ADA reserve funds

Note: Assumes \$10,000/year in city mitigation

Note: Assumes \$25,000 added to FCC per year

Note: Placer County to use approx. \$350,000

Auburn Recreation District Five Year Project List

Yellow = updated number or new project to list

2024/2025

Estimated balance

PROJECT	Est. Cost	Spent from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mit.	City Mit.	Grants	In Kind
25,032 93,369 106,375 47,495 80,000									
<i>Meadow Vista Park</i>									
<i>Perd-island renovation</i>									Postponed
<i>Regional Park</i>									100,000
Tennis Court Path of Travel	41,500		3,000	18,500		20,000			
Dry Creek playground replace/ADA path of travel	125,000				40,000	85,000			
Perd-mucking									
Canal Repair	40,000				40,000				100,000
<i>PB court crack repair</i>									
TOTAL	206,500	0	3,000	18,500	80,000	105,000	0	0	0
Estimated Balance Remaining				6,532	13,369	1,375	47,495	80,000	0

Note: Assumes \$50,000/year in County Mitigation Fees

Note: Assumes \$5000/year in ADA reserve funds

Note: Assumes \$10,000/year in city mitigation

Note: Assumes \$25,000 added to FCC per year

Note: Assumes \$50,000/year in Equipment Reserve funds

Auburn Recreation District Five Year Project List

Yellow = updated number or new project to list

2025/2026

Estimated balance

PROJECT	Est. Cost	Spent from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mit.	City Mit.	Grants	In Kind
				25,032	93,369	106,375	47,495	80,000	
<i>Regional Park</i>									
Walking pathway extension, Dry Creek	265,000								Postponed
TOTAL	265,000	0	0	25,032	93,369	106,375	47,495	80,000	0
Estimated Balance Remaining									265,000

- Note: Assumes \$50,000/year in County Mitigation Fees
- Note: Assumes \$5000/year in ADA reserve funds
- Note: Assumes \$10,000/year in city mitigation
- Note: Assumes \$25,000 added to FCC per year
- Note: Assumes \$50,000/year in Equipment Reserve funds

2022/2023 PROJECT ACTIVITY REPORT		UPDATED 06/16/22	
PROJECT	EST. COST	NOTES	EST. COMPLETED
RECREATION PARK			
Driveway Asphalt Repair/Valve Box & Modular Bldgs. Courtyard Repair (2022)	22,500.00	Staff is in the process of getting three quotes for this work. The two projects will be combined as one. Staff will be planning on having this work done after summer activity camps are over on 8/5/22.	Summer 2022
Wheelchair Swing Project (2018)	85,000.00	The ARD Board approved the contract proposal for the "We-Go" Wheelchair swing project at the March meeting. Contracts have been signed and the estimated lead time for delivery is 8-12 weeks. Installation will take place shortly after delivery. Staff will work with the contractor to keep as much of the existing play structure open during the construction period but portions of it will need to be closed off. The project includes the wheelchair swing with poured-in-place rubber surfacing, new traditional belt and bucket swings, ADA accessible walkway, ramp and handrails. Latest delivery estimate is end of June.	Summer 2022
Rec Shop Floor Reinforcement Project (2020)	20,000.00	PBM Construction Inc. responded back to the District that the floor reinforcement joist work would be around \$40-\$45K. The bathroom door replacement component would be approximately \$10K. They did not price the sealing of the concrete floors in the restrooms. This project will need to be put on hold until the budget for this work can be revised.	TBD
Modular Bldg. #1 Roof Repair Project (2022)	15,000.00	Staff will be obtaining quotes for this work.	Fall 2022
James Field Lights Re-Wiring Project (2022)	100,000.00	Wiring project has been completed and after a few glitches the new LED lights are working properly and responding to controls on staff and coaches cell phone applications.	SPRING 2022

2022/2023 PROJECT ACTIVITY REPORT		UPDATED 06/16/22	
PROJECT	EST. COST	NOTES	EST. COMPLETED
MEADOW VISTA PARK			
Playground Replacement Project	100,000.00	The wood fiber was blown in and construction fence was taken down just in time for Pioneer Day on Sunday, June 5th. The overhead rings were just lowered to be more easily accessed by children. One set of overhead rings was lost in shipping and is expected to arrive in the next two weeks.	MAY 2022
Parking Lot Re-seal/Re-Stripe (combined with project below)	39,414.00	The parking lot sealcoat & re-striping portion of the project is scheduled to begin Monday, June 13th the week after school gets out. The contractor (Baldoni Const. Inc.) will be performing the work on half the parking lot at a time to allow public access during construction.	JUNE 2022
Asphalt Pathway Repairs (2020)	0.00	Pathway repair portion of the project was completed in December 2021.	FALL/WINTER 2021
Pickleball Court Crack Repairs	0.00	Staff getting quotes and information regarding more permanent repairs that could take place next fiscal year.	2023/2024
ASHFORD PARK			
Levee Repairs & Paving (2022)	75,000.00	Staff is obtaining preliminary pricing from paving contractors for this work. First pricing received suggested that the levee repair could be approximately 25K and it was strongly suggested to clean out the outflow portion of the pond of vegetative materials first so that contractors can get better access for their bids. Staff will contract out the chain link fence temporary removal and vegetation clearing first. The driveway paving from the levee to the maintenance building was estimated at 20K.	Summer 2022
Retaining Wall Investigation	10,000.00	Staff will be obtaining quotes from engineers on this work.	Summer 2022
Irrigation Pump Replacement Project (2021)	0.00	Additional fence work was completed at the end of March. Project complete.	Spring 2022

2022/2023 PROJECT ACTIVITY REPORT		UPDATED 06/16/22	
PROJECT	EST. COST	NOTES	EST. COMPLETED
OVERLOOK PARK			
Two Interpretive Signs (2022)	10,000.00	Signage program needs to be developed.	Fall 2022
Restroom ADA Upgrades (2019)	15,000.00	Project signage and fixture adjustments will be done in-house when staffing levels allow. ADA Parking lot re-stripping needs to be re-done and restroom partitions are in need of replacement. Staff will obtain quotes for this work.	Fall 2022
REGIONAL PARK & MARRIOTT MEADOWS SITE			
Marriot Meadows CD's and Park Construction Project (2021/22)	182,637.00	Construction documents remain in process with first 85% check set of drawings due in late July. Staff has been working closely with Dudek on design refinement prior to this in order to reduce changes & redlines at first check set review. The first check set will be the set brought in to the county for permitting. Staff met with Dudek for first draft review of the interpretive sign designs that will be installed at the new park on 6/1. Original plan was for five signs (1 overall park map sign, 1 wetland/meadow overlook sign, 1 native plantings sign and 2 cultural/tribal heritage signs). One additional interpretive sign will be added commemorating the re-naming of Ballfield "C" to Ridge Runners Ballfield. Staff is planning on further working with the United Auburn Indian Community (UAIC) to obtain accurate and appropriate information for the Ridge Runners and tribal cultural heritage signs. Staff is planning on putting the parks play structure and splash pad designs out to public vote as was done at Meadow Vista and Regional Park.	Fall 2023
Kiosks/Signage (2022)	10,000.00	Signage program needs to be developed.	Winter 2022
Pond Leak Investigation (2022)	40,000.00	Staff will be obtaining quotes from engineers on this work.	Fall 2022

2022/2023 PROJECT ACTIVITY REPORT		UPDATED 06/16/22		
PROJECT	EST. COST	NOTES	EST. COMPLETED	
		PINK COLORED SECTIONS INDICATE NEW ACTIVITY		
Pickleball Court Crack Repairs	0.00	Staff getting quotes and information regarding more permanent repairs that could take place next fiscal year.	2023/2024	
CVCC				
Bike Park - Construction (2015/2016) Fountain, signage, traffic control	15,000.00	Phase 2 has been opened and is very popular. Advocate team has installed additional signage directing people to park in the parking lot and use Maidu Drive for access. Steel donor sign has been installed. Bike Park Sign panels at the pump track have been installed. Staff made irrigation improvements at the pump track. The City of Auburn Endurance Capital Committee has agreed to donate an ADA accessible drinking fountain with water bottle filler attachment for the park. Once the fountain is delivered, the District is having a contractor install it. Staff has obtained estimates and information regarding the possible installation of one or two speed tables to be installed on Maidu Drive as traffic has not been obeying the 25 MPH speed limit. Staff has been also researching plastic bollards, striping and signage that might be used to slow traffic as well.	ONGOING	
ADA Door Improvements & Deadbolt/door closing upgrades building-wide (2022)	50,000.00	Staff has obtained a current quote from Yuba Lock and Safe Inc. to perform this work. The lock system is proprietary, is already in place throughout the District and so staff will be recommending that this project be awarded as a sole-source contract at the May Board meeting. Project will begin on Monday, 6/20.	SPRING/SUMMER 2022	
RAILHEAD PARK				
Parking Lot Repair/Re-seal (2022)	60,000.00	Staff to obtain preliminary pricing from paving contractors for this work.	Spring 2023	
WINCHESTER PARK				
Booster Pump & Filter Replacement (2022)	25,000.00	Staff is obtaining preliminary pricing from irrigation vendors for this work.	Winter 2022	

2022/2023 PROJECT ACTIVITY REPORT		UPDATED 06/16/22	
PROJECT	EST. COST	NOTES	EST. COMPLETED
CHRISTIAN VALLEY PARK		PINK COLORED SECTIONS INDICATE NEW ACTIVITY	
Tutor Totter Roof Repair (2022)	45,000.00	Staff will be obtaining quotes for this work.	Fall 2022
AUBURN ELEMENTARY			
Discovery Club Modular Roof Repair (2022)	15,000.00	Staff will be obtaining quotes for this work.	Fall 2022
MULTI-PARK ITEMS			
Energy Efficient Upgrades (2021) Electrical and Plumbing scope additions	84,000.00	Staff is still awaiting test results for the mold inspection at CVCC due to the flooring that occurred in November 2021. Plumbing upgrade work has been completed. All solar installations are on-line. Punchlist items remain on misc. electrical and sports lighting. Pricing received last year for adding electrical and plumbing scope at Regional and Recreation parks have been re-priced as the quotes expired. Staff has reviewed and approved the proposal for misc electrical work as Change Order #7. Additional plumbing scope still needs to be reviewed and re-priced.	ONGOING 2021/22
Fiscal Year Projects Total:	1,018,551.00		

Discussion Item #2: Additional Pickleball Courts/Options for Pickleball

Auburn Area Recreation and Park District Acquisition and Development meeting June, 2022

The Issue

Shall the Auburn Area Recreation and Park District (ARD) explore options to create more opportunities for pickleball play in the District?

Background

ARD currently has the following inventory of pickleball courts:

Regional Park

6 permanent outdoor courts

3 indoor courts using the multi-use gym (these courts are only available at certain times)

Recreation Park

3 indoor courts using the multi-use gym (these courts are only available at certain times)

Meadow Vista Park

4 permanent outdoor courts

The continuing growth of pickleball has resulted in sometimes lengthy waits for court time.

The following options are being considered to create more pickleball play opportunities:

- 1) Make a tennis court a multi-use court. This would require repainting the surface, striping, new portable nets and some form of storage container. Crack repair should also be done before the surface is repainted, and should be done using the “Riteway” Crack repair system, or something similar. Estimated cost is \$28,000 for a single tennis court; \$45,000 for four tennis courts (both estimates based on using the “Riteway” crack repair system)
Pros: Quick, relatively inexpensive
Cons: Conflict between PB and tennis; issues with nets being left out

- 2) Convert tennis court(s) to pickleball. This would be similar to what ARD did in 2015 at Regional Park. The cost to do this in 2015 was \$16,960. The Mission Oaks Recreation and Park District recently converted 4 tennis courts to 6 pickleball courts at a cost of \$88,000.
Pros: creates permanent pickleball courts.
Cons: relatively high cost; loss of tennis courts

The Sunrise Recreation and Park District recently received a quote to build 3 new pickleball courts. The estimated cost for the courts, including design and construction administration was \$350,000.

Pros: brand new courts without the loss of other courts

Cons: cost

ARD currently has \$200,000 budgeted for tennis/pickleball crack repairs in FY 23/24.

Recommendation

Review and provide direction.

Staff favors option #1, making tennis courts multi-use. Staff feels that this should be done at both Meadow Vista Park and on the older tennis courts at Regional Park.

Staff proposes that conflicts on the multi-use concept could be mitigated by a policy and signage that tennis players would have priority over pickleball players on the converted multi-use courts. A sample sign from Tahoe City is attached.

Should this be the chosen plan, staff would like at least one month to post signs at the courts and on social media, letting both tennis and pickleball players know what is being proposed.

Staff further proposes that this work does not happen until FY 23/24, when the current funding is available per the Project List.

Fiscal Impact

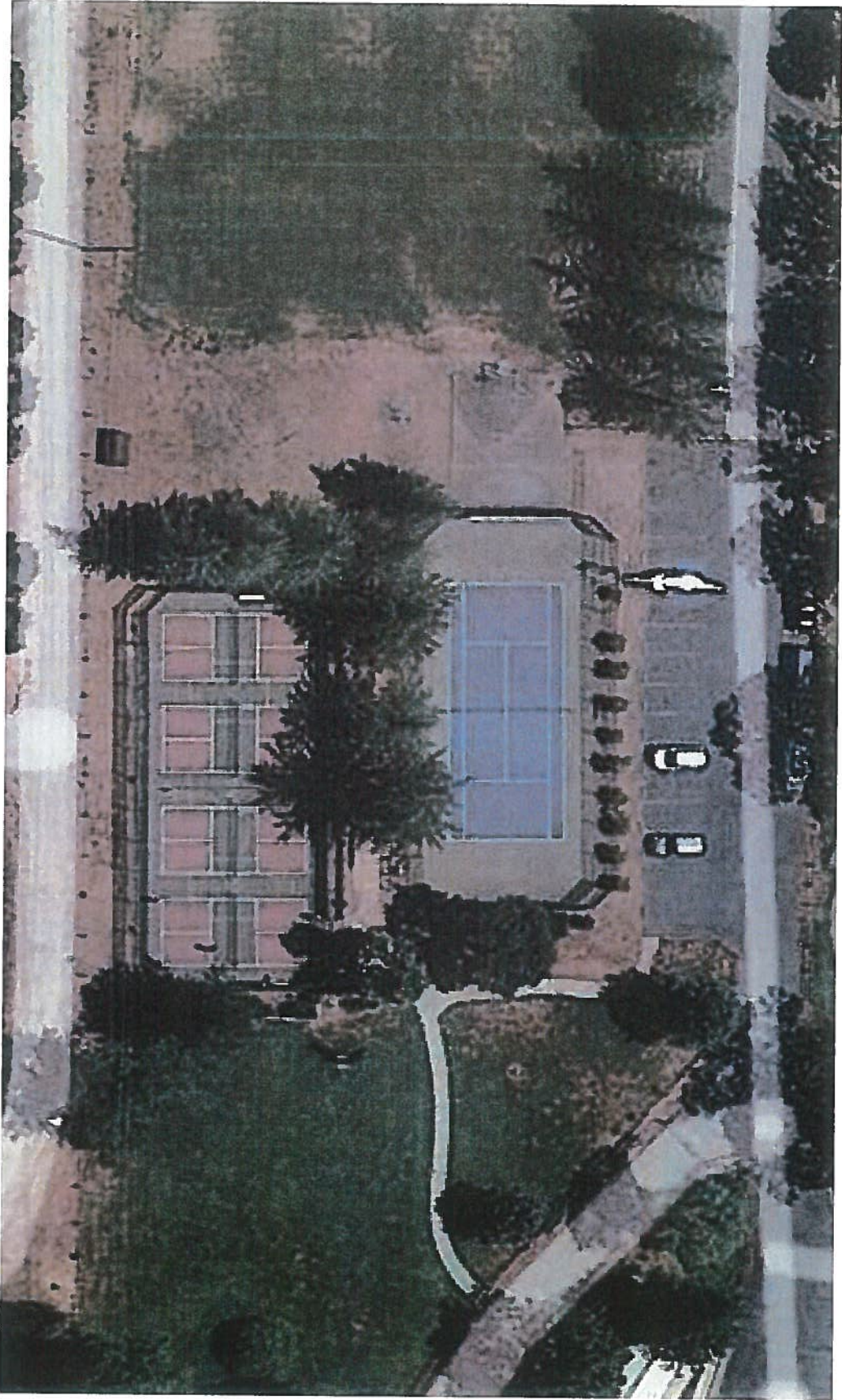
As described above.

Based on staff recommendation, the estimated cost to go with Option #1 is approximately \$73,000, however these costs will most likely increase by the time ARD goes to bid on the work in FY 23/24.

Attachments

Aerial photos of the Regional Park and Meadow Vista Park pickleball and tennis courts
Tahoe City court plans, signage and aerial photo
Aerial photo of multi-use courts at Las Flores Park in Napa

Meadow Vista Park Tennis/Pickleball Courts



Regional Park Tennis/Pickleball Courts



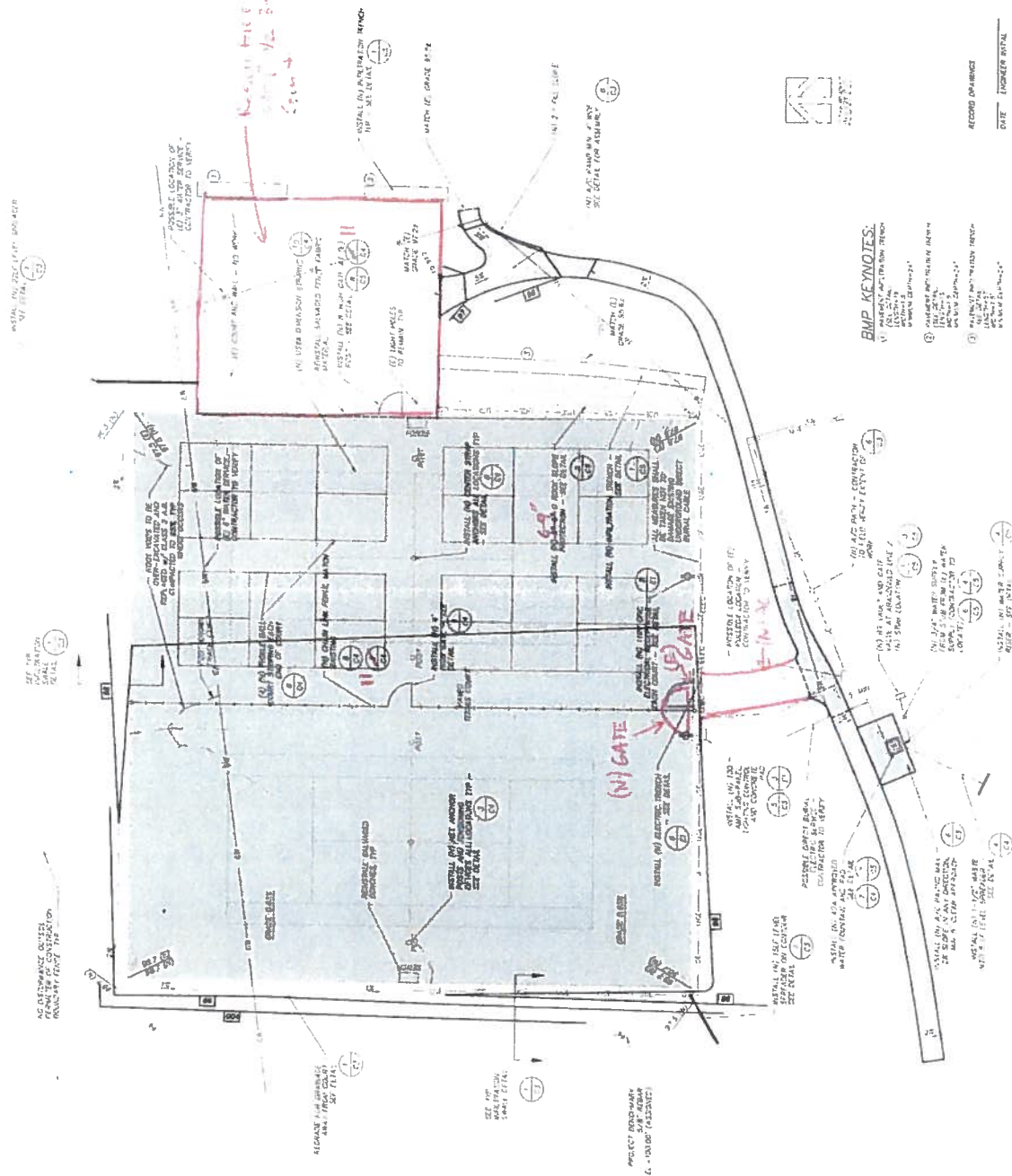
Tahoe City

**TCPUD
KILNER PARK
TENNIS COURT
REPLACEMENT**
2155 WEST LAKE BLVD
TAHOE CITY, CALIFORNIA
PLACER COUNTY
APN 64-180-001

**GARY DAVIS GROUP
DESIGN AND ENGINEERING**

post office box 7409 Tahoe city, ca 96145
tel 530 583 9222 fax 530 583 9284
garydavisgroup.com

<p>DATE: 12-01-2018 BY: [Signature] CHECKED BY: [Signature]</p>	<p>PROJECT: KILNER PARK TENNIS COURT REPLACEMENT SHEET NO: C2</p>
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- BMP KEYNOTES:**
- (1) PERMANENT IMPERVIOUS TRENCH
 - (2) PERMANENT IMPERVIOUS TRENCH WITH 18\"/>
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RECORD DRAWING
DATE: 12-01-2018

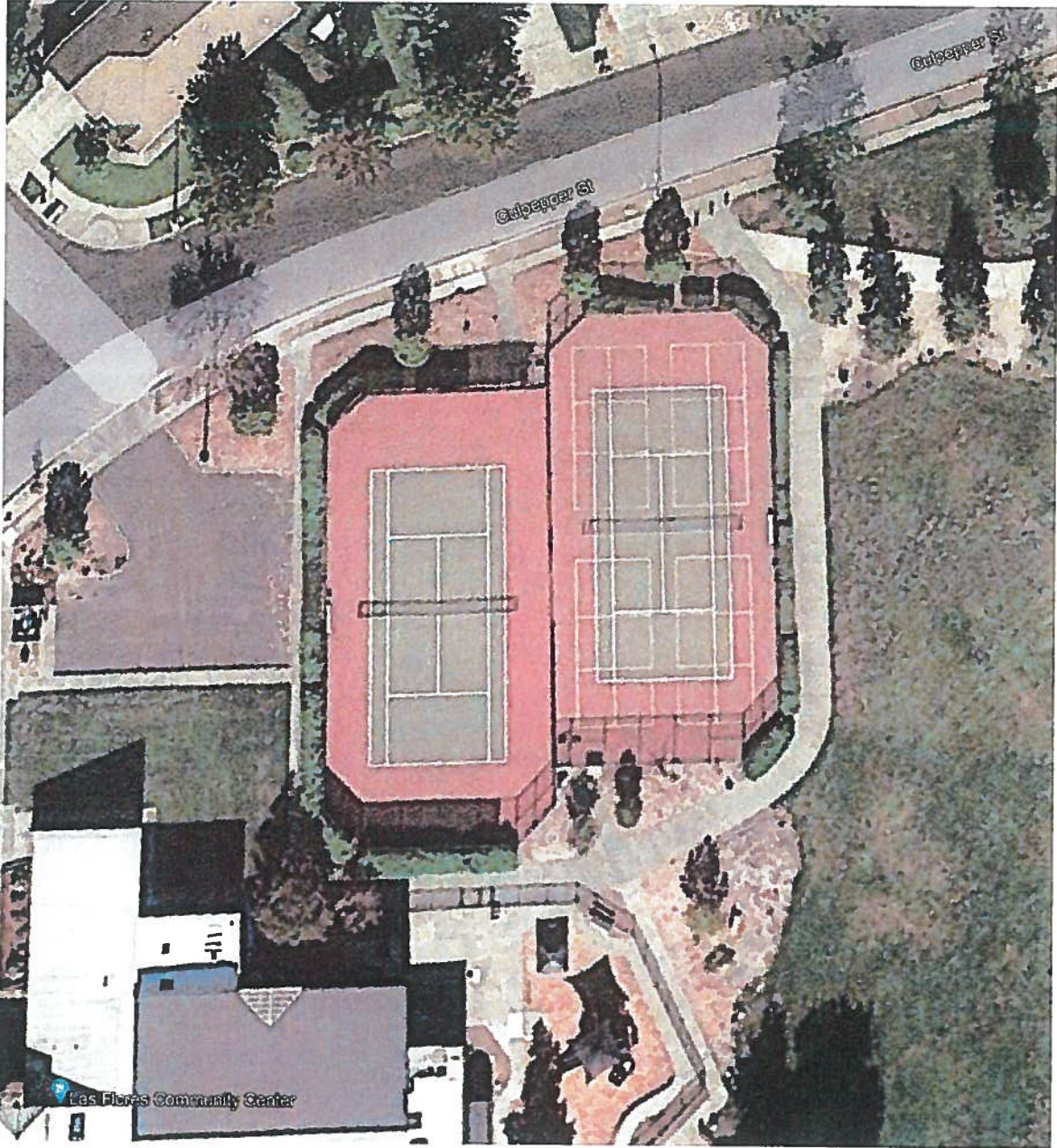
Sign at Tahoe City Public Utility District tennis/pickleball courts



Kilner Park, Tahoe City



Las Flores Park, Napa



Discussion Item #3: Marriott Meadows and Ridge Runners Field Signage DRAFT Design Styles

Acquisition and Development Committee July, 2022

The Issue

A review and discussion about DRAFT design styles for signage at Marriott Meadows and Ridge Runners Field.

Background

Part of the Auburn Area Recreation and Park District's (ARD) contract with Dudek is to provide signage design for Marriott Meadows. At the same time, Dudek is also going to provide design detail for Ridge Runners Field.

Dudek has provided two different design style options for three different signs. These proposed design styles are part of the agenda packet, and larger sized versions will be available at the Committee and Board meetings.

Recommendation for the A&D Committee

Review and provide input on the design styles. Forward to the Board for review and input.

Fiscal Impact

Part of the existing contract with Dudek

Attachments

Proposed signage design styles for Marriott Meadows and Ridge Runners Field

LOOKOUT POINT HEADLINE



Parks
Make
Life
Better!

WILDLIFE

Animal

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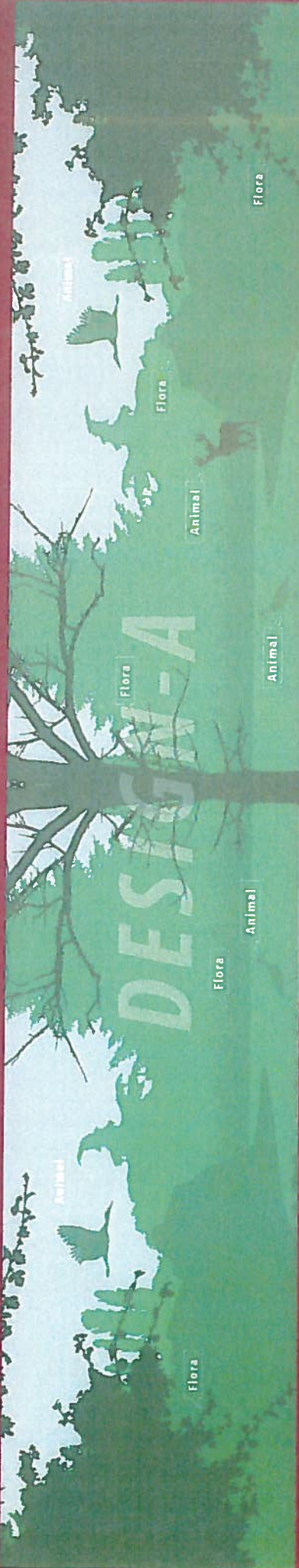
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VEGETATION

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LOOKOUT POINT HEADLINE

Parks Make Life Better!

Wildlife

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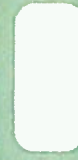
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MARRIOTT MEADOWS PARK



Parks Make Life Better!

LABEL HEAD



LABEL HEAD



DESIGN

LABEL HEAD

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LANDSCAPE

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PARK RULES

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MARRIOTT MEADOWS PARK

Parks
Make
Life
Better!

Landscape

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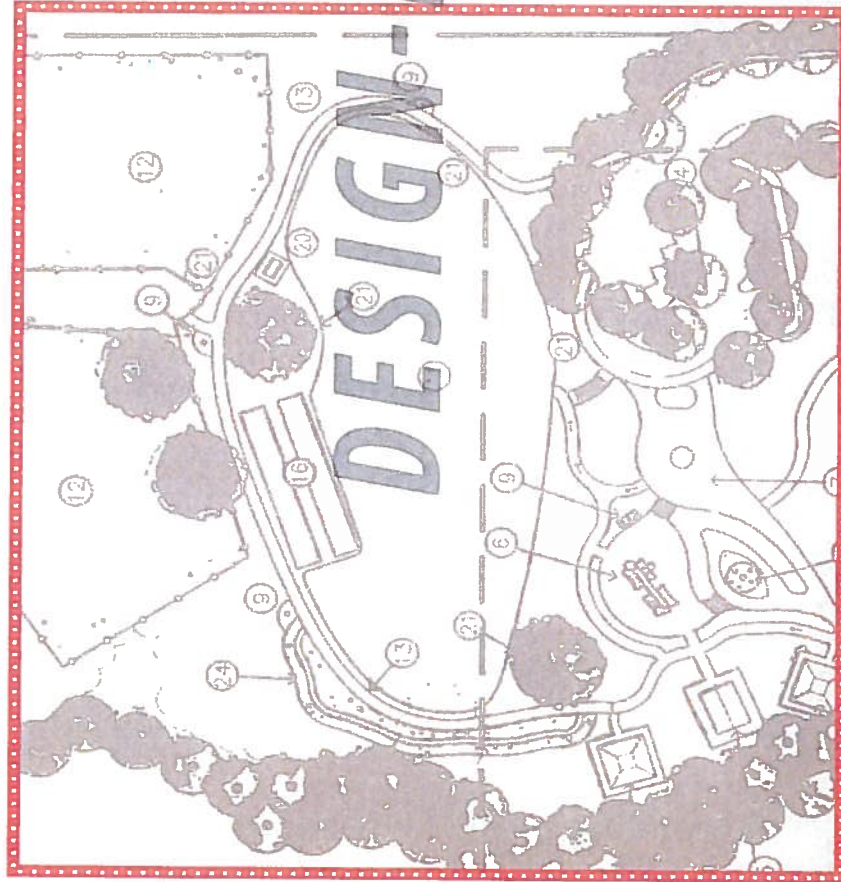


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Detailed Map



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Detailed Map



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Park Rules

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RIDGERUNNERS FIELD

Parks
Make
Life
Better!



HISTORICAL FACTS

1930's



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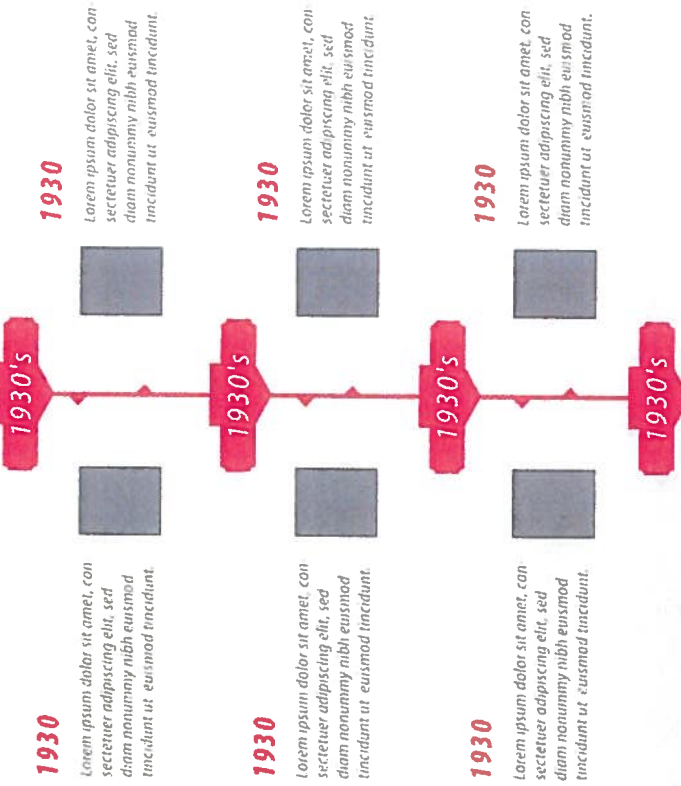
RIDGE RUNNERS TEAM, 1930'S



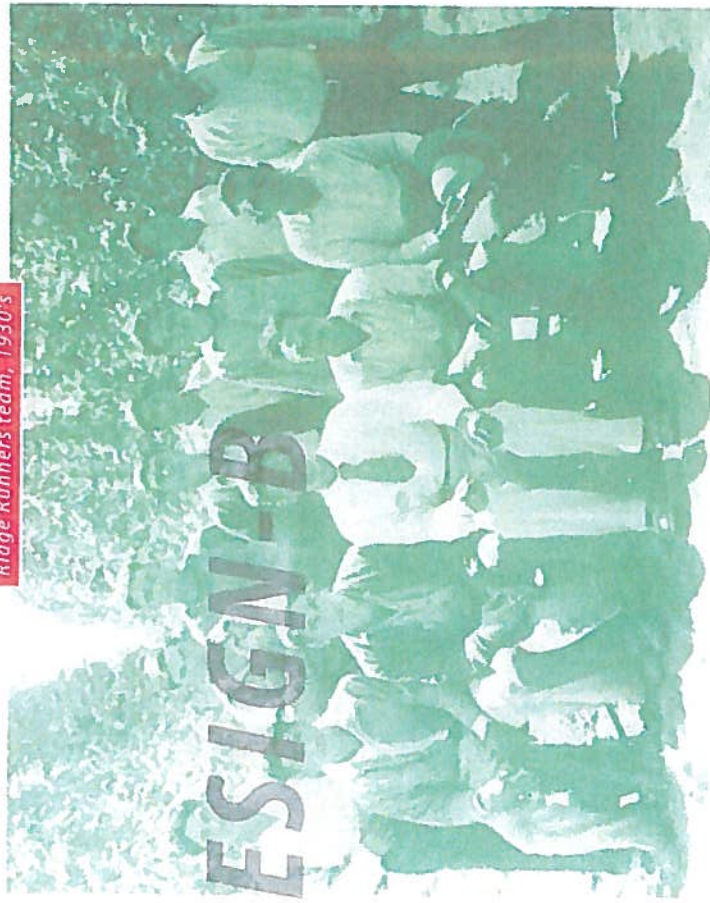
PARK RULES

RIDGERUNNERS FIELD

Historical field facts



Ridge Runners team, 1930's



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