

**AUBURN AREA RECREATION AND PARK DISTRICT
MEETING OF THE ACQUISITION AND DEVELOPMENT COMMITTEE AGENDA
MONDAY, MAY 17, 2021, 3:00 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://zoom.us/j/95388653353>. The public can use this link and/or call **1 669 900 6833** Webinar ID: 953 8865 3353 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 ____ Ferris ____

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 April 19, 2021 Acquisition & Development Meeting (Pages 3 – 4)

Recommendation: Review and approve minutes.

4.2 Resolution Number 2021-09: Resolution of Intention to Levy Annual Assessment, Preliminarily Accepting Engineer's Report and Scheduling the Public Hearing (Pages 5 – 41)

Shall the Auburn Area Recreation and Park District (ARD) Board approve Resolution Number 2021-09, a resolution declaring the Board's intention to levy the continued assessments for fiscal year 2021-2022, preliminarily approve the Engineer's Report for the Atwood Ranch III Landscaping and Lighting District, and provide for the notice of a public hearing on June 24, 2021, regarding levying the continued annual assessments for fiscal year 2021-22?

4.3 Amending Fiscal Year 2021/2022 Project List & CIP (Pages 42 – 51)

Shall the Auburn Area Recreation and Park District Board of Directors amend the existing 2021/2022 Project List and Capital Improvement Project List (CIP)??

Discussion items:

1. Bike Park benches and signs. (Pages 52 – 53)
2. Walking Routes in Auburn. (Pages 54 – 59)
3. Overlook Park Interpretive Signage. (Pages 60 – 61)
4. 2021 – 2022 Project Activity Report – see attachment. (Pages 62 65)

5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS

None.

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

5-14-21
Date

12:35 pm
Time

T. Larson
Secretary to the Board

**Auburn Area Recreation and Park District
Minutes of the Acquisition & Development Committee Meeting
Monday, April 19, 2021 at 3:30 PM
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 3:30 p.m.

ROLL CALL

Directors Gray and Ferris were present.

.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL

The agenda was approved by the Committee.

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. After you are recognized by the Committee Chairperson, please state your name and address for the record (optional). There is a time limitation of three minutes.

None.

4.0 BUSINESS

4.1 Approval of Minutes from the March 17, 2021 Acquisition & Development Meeting

The minutes from the March 17, 2021 Acquisition & Development Meeting were approved by the Committee.

4.2 Resolution Number 2021-08: ARD James Ballfield Outfield Turf Replacement Project-Award of Contract

Directors Gray and Ferris reviewed and approved Resolution Number 2021-08: ARD James Ballfield Outfield Turf Replacement Project-awarding a contract for the James Ballfield Replacement Project to Marina Landscape and forwarded it to the Board of Directors for review and adoption.

4.3 Replacing the Meadow Vista Park Playground

Directors Gray and Ferris reviewed and approved amending the existing Project List and 5-Year CIP to complete the Meadow Vista Park Playground replacement earlier than anticipated and forwarded it to the Board of Directors for review and approval.

Discussion Items:

1. 2021 – 2022 Project Activity Report – this item was reviewed with the Committee and staff by Landscape Architect Mike Scheele.

5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS

1. Discussion of Bike Park signs and benches.
2. Discussion of follow up on connecting walking trails (Wayfinding).
3. Discussion of a Kiosk at Overlook Park – this item is already on the project list for 2022 -2023.

6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH

None.

ADJOURNED

As there was no further business, the meeting was adjourned at 4:07 a.m.

Board Secretary

Date

**Item 4.2 Cover sheet – Resolution # 2021-09 Atwood III FY 21-22
Intention to Levy Assessments; Engineer’s Report; Notice of
Hearing**

Auburn Area Recreation and Park District Acquisition and Development Meeting May 2021

THE ISSUE

Shall the Auburn Area Recreation and Park District (ARD) Board approve Resolution #2021-09, a resolution declaring the Board’s intention to levy the continued assessments for fiscal year 2021-22, preliminarily approve the Engineer’s Report for the Atwood Ranch III Landscaping and Lighting Assessment District, and provide for the notice of a public hearing on June 24, 2021, regarding levying the continued annual assessments for fiscal year 2021-22?

BACKGROUND

In 2004, after gaining property owner ballot support, the benefit assessments were first established to provide funding for 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:** December 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 2020-21 Approved Rate:** \$185.54 per single-family equivalent benefit unit (SFE)
- **Fiscal Year 2021-22 Proposed Rate:** \$190.03 per single-family equivalent benefit unit (SFE)

SCI has reviewed the Assessment District’s compliance with the recent court decisions such as Silicon Valley Taxpayers Association v. Santa Clara County Open Space Authority, Dahms v. Downtown Pomona Property, Bonander v. Town of Tiburon, and Golden Hill Neighborhood Association v. City of San Diego. Some enhancements and revisions to the Engineer’s Report have been made to ensure the District’s assessments are fully compliant with these decisions and the requirements of Proposition 218. These revisions do not modify the underlying assessment methodology or basis for the assessments.

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 (Dahms v. Downtown Pomona Property). 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 on the rationale that the services funded by the assessments, including landscaping maintenance, were directly provided to property in the assessment district. Dahms establishes legal validation for zero or minimal general benefits from assessments that fund services directly provided within the assessment district and implies greater flexibility for assessments than Silicon Valley Taxpayers Association v. Santa Clara County Open Space Authority (2008). As an integral part of the scope of work, SCI will work with District to review the implications of Dahms and other recent or pending court decisions.

PROPOSED FY 2021-22 BUDGET, SERVICES & IMPROVEMENTS

2 Year Profit/loss history

Summary of revenue and cost	FY 2021-22	FY 2020-21
Revenue	\$27,174	\$26,532
Costs:		
Services	\$21,210	\$20,360
Repayment to General Fund	\$3,000	\$3,000
Incidentals	\$4,695	\$4,578

- **Parks maintained:**
 - a. Maintenance of a neighborhood park and tot lot and adjacent former “natural turf” area within the development area known as Atwood Ranch III
- **Other Services:**
 - a. Maintenance of trails in the wetlands preserve area
 - b. Monitoring of 10.69 acres of wetlands preserve area with associated riparian scrubland, seeps, floodplains, and drainage areas to a stormwater detention area
 - c. Reporting once yearly to the Army Corps of Engineers, including biology reports and project management reports. (Additional special visits were required during previous fiscal years.)

PROPOSED RATE AND CPI HISTORY

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.

The maximum possible assessment rate for Fiscal Year 2020-21 was \$221.10 per single family equivalent benefit unit based on the preceding annual adjustments. The annual change in the CPI from December 2019 to December 2020 was 2.00%. Therefore, the maximum authorized assessment rate for Fiscal Year 2021-22 has been increased from \$221.10 to \$225.52 per single-family equivalent benefit unit. However, the estimate of cost and budget in the Engineer's Report proposes assessments for fiscal year 2021-22 at the rate of \$190.03 per single-family equivalent benefit unit, which is less than the maximum authorized assessment rate. The total amount of revenues that the assessments would generate in fiscal year 2021-22 at the proposed rate of \$190.03 is approximately \$27,174.

Explanation for increased assessment in 2013/2014 and 2014/2015

As evidenced in the profit/loss history for the Auburn Area RPD, costs to provide maintenance within the Assessment District increased significantly in Fiscal Year 2013-14. This escalation of the expenses was directly related to the increase in labor costs necessary to maintain the park and preserve. It necessitated increases to the assessment rates for Fiscal Years 2013-14 and 2014-15. Specifically, the Auburn Area RPD experienced higher labor costs due to:

- Increased time eliminating weeds in an effort to keep a fire break along the houses that border the preserve.
- Increased costs in removing invasive Himalayan blackberry bushes in the preserve.
- Increased costs eliminating weeds in the preserve. These weeds have increased in size and quantity due to better fuel load reduction management.
- Increased time removing weeds from the landscape areas.
- Increased maintenance time in new landscaped area, mowing turf areas.
- Weed control in new bark areas.
- Removal of invasive tree species.

Explanation for decreased assessment in 2016/17

In Fiscal Year 2015-16 the maintenance costs for the Assessment District were reduced significantly due to the following factors:

- Reduction in maintenance in the nature preserve: per the Management Plan for the nature preserve, the Auburn Area RPD is permitted to mow the property once every five years. The RPD had previously been mowing and string trimming the preserve on an annual basis. Beginning in Fiscal Year 2015-16, the RPD modified that activity to comply with the Plan and began only mowing/trimming a 25' wide strip against all houses. This 25' strip was negotiated with the Placer County Resources Conservation District, the agency that holds the conservation easement on the property. This reduction in mowing/trimming led to reduced maintenance costs.
- Reduction in water use based on California's drought: the RPD irrigates the lawn and adjacent landscaping with potable water. The state-mandated reduction has resulted in less water usage.

In addition, 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.

Explanation for Fund Balance Shortfall

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 significant factor requiring the assessment rate increase in Fiscal Year 2021-22.

Notification for the hearing on June 24, 2021, is done through a public notice in the Auburn Journal.

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

The following list details the revenues and rates since the first year the assessments were levied.

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

RECOMMENDATION

ARD staff recommends approving Resolution #2021-09, a resolution declaring the Board's intention to levy the continued assessments for fiscal year 2021-22, preliminarily approve the Engineer's Report for the Atwood Ranch III Landscaping and Lighting Assessment District, and provide for the notice of a public hearing on June 24, 2021, regarding levying the continued annual assessments for fiscal year 2021-22.

FISCAL IMPACT

The fiscal impacts of the projected budget are spelled out on pages eight through nine of the Engineer's Report.

ATTACHMENTS

Atwood III Landscape and Lighting Engineer's Report for FY 21/22

Resolution #2021-09

Invoice

Page 1/1
Invoice INV010582
Date 5/13/2021



Altara
3430 American River Dr., Suite 200
Sacramento CA 95864

Bill To: Auburn Area Recreation & Park District
471 Maidu Drive
Auburn CA 95603-5723

Ship To: Veona Galbrath
123 Recreation Drive
Auburn CA 95603

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
	AUBURNRE0001		DOWNLOAD	Net 15	5/13/2021	4,539
Ordered	Description			Discount	Unit Price	Ext. Price
1.00	Dynamics Enhancement Plan Renewal			\$0.00	\$959.84	\$959.84

Renewal for the period of 7/12/2021

Subtotal	\$959.84
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$959.84

If you have any question please email Janet Kaeser at jkaeser@altara.com

RESOLUTION NO. 2021-09

**A RESOLUTION OF INTENTION TO CONTINUE ASSESSMENTS
FOR FISCAL YEAR 2021-22, PRELIMINARILY APPROVING
ENGINEER'S REPORT, AND PROVIDING FOR NOTICE OF HEARING
FOR THE AUBURN AREA RECREATION AND PARK DISTRICT, ATWOOD RANCH III
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT**

WHEREAS, on January 27, 2005, by its Resolution No. 2005-01, after receiving a weighted majority of 100% of ballots in support of the proposed assessment, this Board ordered the formation of and levied the first assessment within the Atwood Ranch III Landscaping and Lighting Assessment District of the Auburn Area Recreation and Park District (the "District") pursuant to the provisions of Article XIID 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 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. 2021-22, the Board ordered the preparation of an Engineer's Report for the Atwood Ranch III Landscaping and Lighting Assessment District (the "District") for fiscal year 2021-22; and

WHEREAS, pursuant to said Resolution, the Engineer's Report was prepared by SCI Consulting Group, Engineer of Work, in accordance with 22565, *et. seq.*, of the Streets and Highways Code (the "Report") and Article XIID of the California Constitution; The Report has been made, filed with the Clerk of the Board and duly considered by the Board and is hereby deemed sufficient and preliminarily approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to the foregoing resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Auburn Area Recreation and Park District, (the "Board"), State of California, that it is the intention of this Board to continue and to collect assessments within the District for fiscal year 2021-22. It is proposed that Atwood Ranch III Landscaping and Lighting Assessment District undertake the following

improvements: installation, maintenance and servicing of public facilities. Installation will include but not be limited to, playground equipment, irrigation and sprinkler systems, landscaping, turf, park grounds, park facilities, landscape corridors, trails, ponds, wetlands preserve areas, fencing, piers, signage, benches, tables, and all necessary appurtenances, and labor, materials, supplies, utilities and equipment, as applicable, for property owned or maintained by the Auburn Area Recreation and Park District. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti, and monitoring of wetlands preserve areas. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

BE IT FURTHER RESOLVED that 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.

BE IT FURTHER RESOLVED that 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. Therefore, the assessment may be continued 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.

BE IT FURTHER RESOLVED that based on the preceding annual adjustments, the maximum possible assessment rate for Fiscal Year 2020-21 was \$221.10 per single family equivalent benefit unit. The annual change in the CPI from December 2019 to December 2020 was 2.00%. Therefore, the maximum authorized assessment rate for Fiscal Year 2021-22 has been increased from \$221.10 to \$225.24 per single family equivalent benefit unit. However, the estimate of cost and budget in this Engineer's Report proposes assessments for fiscal year 2021-22 at the rate of \$190.03 per single family equivalent benefit unit, which is less than the maximum authorized assessment rate.

BE IT FURTHER RESOLVED, by the Governing Board of the Auburn Area Recreation and Park District that a Public Hearing shall be held on June 24, 2021 at 6:00 p.m. at Board Room of the District Office, 471 Maidu Drive, Auburn, CA to consider the ordering of the improvements and the continuation of the proposed assessments. In the event that the Shelter in Place order is still in effect, the Auburn Area Recreation and Park District Board meeting will be held remotely in accordance with Governor Gavin Newsom's Executive Order N-25-20, issued March 12, 2020, and Government Code Section 54954(e). In an effort to improve access to public information, residents

may access meetings remotely, by accessing the link <http://www.auburnrec.com/board-meetings.php> and following the link listed under "Agendas 2021" for the Zoom link. Prior to the conclusion of the hearing, any interested person may file a written protest with the Board, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by such owner. Such protest or withdrawal of protest should be mailed to Auburn Recreation and Park District, 471 Maidu Drive, Auburn, CA 95603-5723. Notice of the hearing is to be given by publishing a notice once, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the Auburn Area Recreation and Park District.

DULY AND REGULARLY ADOPTED by the Governing Board of the Auburn Area Recreation and Park District this 27th day of May, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kahl Muscott
District Administrator

H. Gordon Ainsleigh
Chair, Board of Directors



FY 2021-22

Engineer's Report

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

April 2021
Preliminary Report

Engineer of Work:



4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

Auburn Area Recreation and Park District

Board of Directors

Scott R. Holbrook, Chairman
H. Gordon Ainsleigh, Director
Jim Ferris, Director
James A. Gray, Director
Mike Lynch, Director

District Administrator

Kahl Muscott

Administrative Services Manager

Veona Galbraith

Clerk/Secretary of the Board and to the District Administrator

Pat Larson

District Legal Counsel

Derek Cole

Engineer of Work

Lead Assessment Engineer, John Bliss, M. Eng., P.E.
SCI Consulting Group

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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 2019-20 was \$215.81 per single-family equivalent benefit unit. The annual change in the CPI from December 2018 to December 2019 was 2.45%. Therefore, the maximum authorized assessment rate for Fiscal Year 2021-22 has been increased from \$215.81 to \$221.10 per single-family equivalent benefit unit. However, the estimate of cost and budget in this Engineer's Report proposes assessments for Fiscal Year 2021-22 at the rate of \$185.54 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 No. 2020-03 adopted on February 27th, 2020.

This Engineer's Report ("Report") was prepared to establish the budget for the continued improvements and services that would be funded by the proposed 2021-22 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 XIID 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 25th, 2020, 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 2021-22. If the assessments are so

confirmed and approved, the levies will be submitted to the County Auditor/Controller in June 2020 for inclusion on the property tax roll for Fiscal Year 2021-22.

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
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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 2021-22 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, 2021¹	(\$4,400.00)
Equipment Replacement Reserve Balance, June 30, 2021¹	\$8,366.00
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
Repayment to General Fund ³	\$3,000.00
Subtotal - Installation, Maintenance and Servicing	\$24,210.00
Administrative Costs	
County Collection Charges	\$270.00
Insurance	\$702.00
Administration Costs	\$3,723.00
Subtotal - Administration	\$4,695.00
Totals Installation, Maintenance, Servicing and Administration	\$28,905.00
Total Benefit of Improvements	\$28,905.00
Equivalent Dwelling Units (EDU)	143
Benefit Received per Equivalent Dwelling Unit	\$202.13
Less:	
Contribution from Other Sources for General Benefit	(\$1,730.70)
Net Cost Installation, Maintenance, Servicing and Administration	\$27,174.30
Budget Allocation to Property	\$27,174.30
Equivalent Dwelling Units (EDU)	143
Assessment per Equivalent Dwelling Unit	\$190.03

Budget Notes:

^{1,3} 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 2021-22.

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 its Resolution No. 2021-02 adopted on February 25, 2021, ordered the initiation of proceedings for the continuation of the assessments for the Atwood Ranch III Landscaping and Lighting Assessment District for Fiscal Year 2021-22, 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 2021-22, is generally as follows in Figure 2 on the next page.

Figure 2 – Assessment Estimate of Cost, Fiscal Year 2021-22

Item	FY 2021-22 Budget
Park Maintenance & Improvements	\$17,210
Preserve Maintenance and Monitoring	\$4,000
Repayment to General Fund	\$3,000
Incidental Expenses	\$4,695
TOTAL BUDGET	\$28,905
Less:	
Contribution from Other Sources for General Benefit	(\$1,731)
NET AMOUNT TO ASSESSMENTS	\$27,174

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 \$221.10 per single-family equivalent benefit unit. The annual change in the CPI from December 2019 to December 2020 was 2.00%. Therefore, the maximum authorized assessment rate for Fiscal Year 2021-22 has been increased from \$221.10 to \$225.52 per single-family equivalent benefit unit. However, the estimate of cost and budget in this Engineer's Report proposes assessments for Fiscal Year 2021-22 at the rate of \$190.03 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 2021-22. 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 2021-22 for each parcel or lot of land within the said Atwood Ranch III Landscaping and Lighting Assessment District.

Dated: April 30, 2021

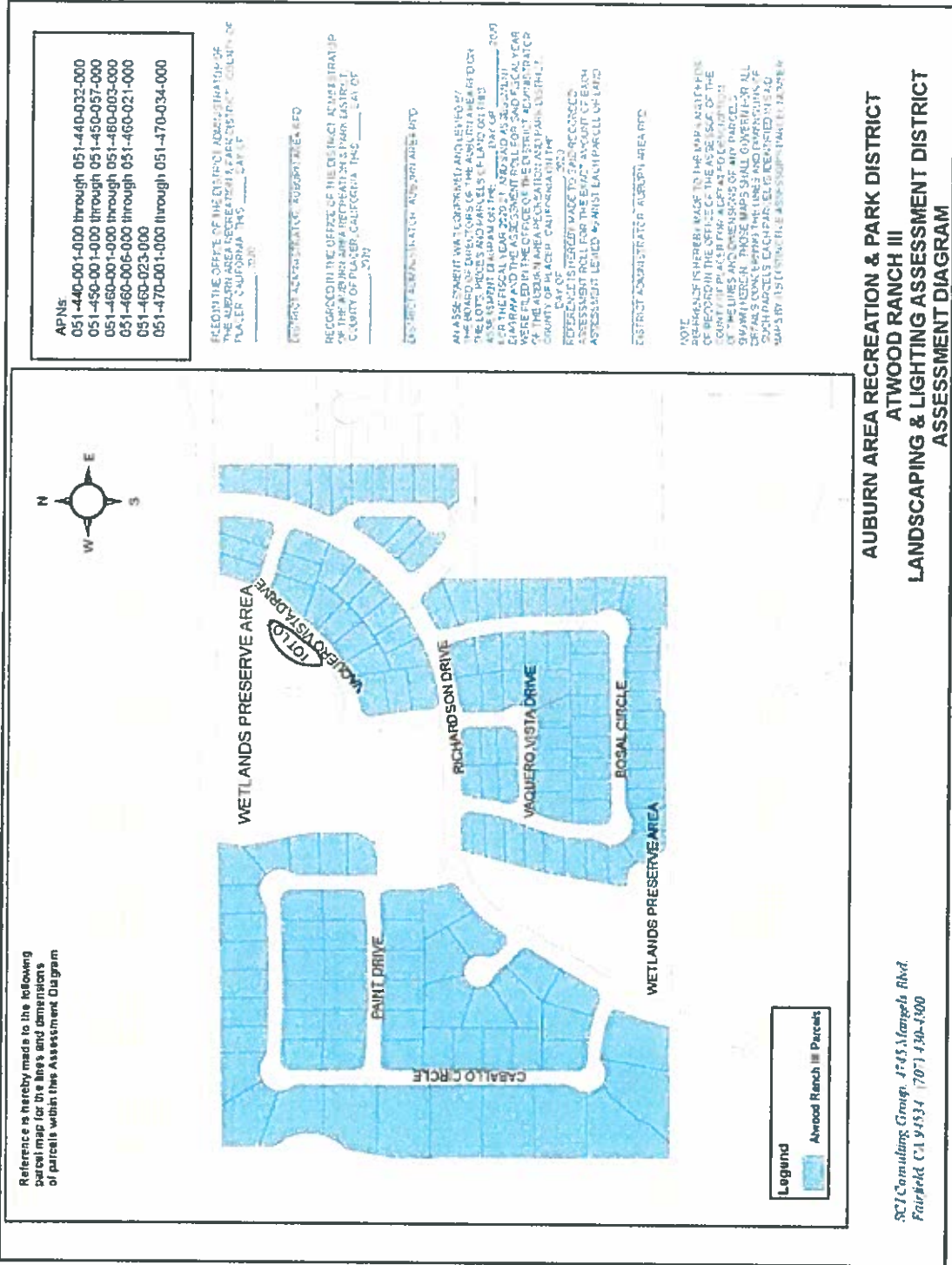
Engineer of Work



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.



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

SCI Consulting Group, 4745 N. Angels Blvd.
 Fairfield, CA 94534 (707) 430-1300

**Auburn Area Recreation and Park District
 ATWOOD RANCH III ASSESSMENT DISTRICT
 ENGINEER'S REPORT, FY 2021-22**



Appendix A – Assessment Roll, FY 2021-22

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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Item 4.3 Cover sheet – Amending 2021/2022 Project List and CIP

Auburn Area Recreation and Park District Acquisition and Development Committee May, 2021

The Issue

Shall the Auburn Recreation District amend the existing 2021/2022 Project List and Capital Improvement Project List (CIP)?

Background

An amendment to the FY 2021/2022 Project List is being proposed for the following reasons:

1) To reflect the recent ARD Board approval to move forward with the replacement of the Meadow Vista Park playground. This will be done by adding the project to the FY 2021/2022 list and delaying a project in later years, per a request from Placer County. This delay will help free up some funding in the Placer County Area #5 fund.

The proposed delay to the Regional Park tennis court path of travel project (from FY 22/23 to FY 24/25) will postpone ARD's request of \$20,000 from Placer County Mitigation Funds by two years.

2) To increase the funding for the remainder of Phase I and Phase II of the Auburn Bike Park. This increase of \$35,000 is recommended to be paid for with the \$85,000 that is being proposed to be added from the FY 20/21 budget surplus.

This increase will cover the additional costs for Phase I and Phase II that includes:

- Building a roadway and proper drainage to Phase II
- Pipe gates to control access at Phase II
- Trucking costs for the donated dirt
- A water system for Phase I. The current system requires dragging very long and heavy hoses to water the course is problematic for our volunteers. This part of the project was originally going to be a donated irrigation system, however after analysis by staff and a contractor it was determined that this design would not work.

3) Sealing the Discovery Club Modular #2 building at Skyridge Elementary. This past winter, a leak developed in the roof. Staff attempted to fix the leak, however the problem is beyond staff's ability to repair. Jesse got three quotes to reseal the roof and apply rust-proofing to the metal roof. The cost for this repair is \$10,850, which is proposed to be paid for with Future Capital Construction funding.

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, comment and send a positive recommendation to the Board to approve amending the FY 2021/2022 Project List and CIP.

Fiscal Impact

The estimated costs and proposed funding for each project are included on the project list.

Attachments

FY 2021/2022 Project List (with updates highlighted in yellow)

FY 2022/2023 – 2024/2025 Project Lists (with updates highlighted in yellow)

Existing (approved) FY 21/22 Project List and 5 year CIP

Auburn Recreation District Five Year Project List

Project List

Green = moved from a previous year
Yellow = updated number or new project to list

2021/2022	35,032	1,005,574	842,287	226,495	302,000	415,000			
PROJECT	Est. Cost	Spent from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mil.	City Mil.	Grants	Mt. Vernon proceeds
Recreation Park									
Rec Field infield renovation	25,000				10,000	15,000			
James Bermuda Outfield	42,000				20,000	22,000			
Wheelchair Swing	60,000					25,000	30,000	5,000	
Rec Shop Floor Repairs	10,000				10,000				
Meadow Vista									
ADA Signage	1,200			1,200					
Parking lot reseal/restripe	15,000				15,000				
Pathway repairs	15,000				15,000				
Pickleball court crack repairs	5,000		5,000						
New playground	120,000				60,000	60,000			
Ashford Park									
New irrigation pump	45,000	28,000							
Overlook Park									
Restroom ADA Upgrades	15,000			15,000					
Regional Park/24 Acres									
24 acres Planning/CEQA	120,000	(40,734)			73,266				
24 acre construction docs	110,000				110,000				
Dry Creek playground replace	177,000							177,000	
Pickleball court crack repairs	4,500		4,500						
Trail Improvements/signage	10,000		10,000						
CVCC									
Bike Park Phase II	117,175				77,540			39,635	
ADA Door	5,000			5,000					
Placer Hills Park									
Parking Lot repairs	30,000		30,000						
Skyridge Elementary									
Modular #2 roof repair	10,850				10,850				
Multiple Parks									
Energy Efficiency Upgrades	2,131,500								
TOTAL	3,069,225	-18,734	49,500	21,200	401,856	122,000	30,000	221,635	0
Estimated Balance Remaining				13,832	603,918	720,267	196,495	80,365	415,000

Equip Rsrv.
17,000

Loan
2,131,500

Proposed

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
 Note: Assumes \$177,000 Grant, \$5,000 donation, and 120,000 InKind for Bike Park

Auburn Recreation District Five Year Project List

Green = moved from a previous year

Pink = new project to list

Project List

2022/2023

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 proceeds
<p>18,832 628,918 770,287 206,495 1,415,000 415,000</p>									
<i>Recreation Park</i>									
Locker room Floor	25,000				25,000				
<i>Regional Park</i>									
Tennis/pickleball courts surfaces	200,000				200,000				
<i>Ashford Park</i>									
Pond mucking	100,000				100,000				
Walking pathway extension, Dry Creek end	265,000								
24 Acre Development	2,275,000					445,000		1,415,000	415,000
Kiosks	10,000				10,000				
Pond leak Repair	95,000				95,000				
Canal Repair	40,000				40,000				
<i>Overlook Park</i>									
Levee Repairs and paving	20,000				20,000				
interpretive Signage (2 x \$5K)	10,000				10,000				
<i>Railhead Park</i>									
Parking lot repair/reseal	15,000				15,000				
<i>Christian Valley Park</i>									
Tutor Totter Roof	45,000		45,000						
TOTAL	3,030,000	0	45,000	0	490,000	445,000	0	1,415,000	415,000
Estimated Balance Remaining				18,832	138,918	325,287	206,495	0	0

Move to Reserve Funding

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 \$1.415m in Statewide Park Program grant**
- Note: Placer County to use approx. \$350,000

Proposed

Auburn Recreation District Five Year Project List

Green = moved from a previous year
 Pink = new project to list

Project List

2023/2024

Estimated balance

23,832 163,918 375,287 216,495 **Changed**
 80,000

PROJECT	Est. Cost	Spent from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mit.	City Mit.	Grants	In Kind
<i>Recreation Park</i>									
Spray park (replace splash pool)	300,000		20,000		75,000	60,000	65,000	80,000	
North (Front) Playground	120,000						120,000		
North Playground, Path of Travel	30,000						30,000		
<i>Regional Park</i>									
Breezeway Painting	40,000		20,000		20,000				
<i>Meadow Vista Park</i>									
TOTAL	490,000	0	40,000	0	95,000	60,000	215,000	80,000	0
Estimated Balance Remaining				23,832	68,918	315,287	1,495	0	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: **Placer County to use approx. \$350,000**
- Note: Assumes \$80,000 Grant

Proposed

Auburn Recreation District Five Year Project List

Green = moved from a previous year

Pink = 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
<i>Meadow Vista Park</i>									
Pond Island renovation	100,000				100,000				
<i>Regional Park</i>									
Tennis Court Path of Travel	41,500		3,000	18,500		20,000			
TOTAL	141,500	0	3,000	18,500	100,000	20,000	0	0	0
Estimated Balance Remaining				10,332	-6,082	345,287	11,495	0	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

Proposed

Auburn Recreation District Five Year Project List

Green = moved from a previous year
 Pink = new project to list

Project List

2021/2022

PROJECT	Est. Cost	Spent from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mit.	City Mit.	Grants	Mt. Vernon proceeds
Estimated balance 35,032 923,681 842,287 226,495 302,000 415,000									
<i>Recreation Park</i>									
Rec Field infield renovation	25,000				10,000	15,000			
James Bermuda Outfield	42,000				20,000	22,000			
Wheelchair Swing	60,000					25,000	30,000	5,000	
Rec Shop Floor Repairs	10,000				10,000				
<i>Meadow Vista</i>									
ADA Signage	1,200			1,200					
Parking lot reseal/restripe	15,000				15,000				
Pathway repairs	15,000				15,000				
Pickleball court crack repairs	5,000		5,000						
<i>Ashford Park</i>									
New irrigation pump	45,000	28,000							
<i>Overlook Park</i>									
Restroom ADA Upgrades	15,000			15,000					
<i>Regional Park</i>									
24 acres Planning/CEQA	120,000	(46,734)			73,266				
24 acre construction docs	110,000				110,000				
Dry Creek playground replace	177,000							177,000	
Pickleball court crack repairs	4,500		4,500						
<i>CVCC</i>									
Bike Park Phase II	200,000	(40,158)			39,842			120,000	
ADA Door	5,000			5,000					
<i>Placer Hills Park</i>									
Parking Lot repairs	30,000		30,000						
<i>Multiple Parks</i>									
Energy Efficiency Upgrades	2,131,500								
TOTAL	3,011,200	-58,892	39,500	21,200	293,108	62,000	30,000	302,000	0
Estimated Balance Remaining				13,832	630,573	780,287	196,495	0	415,000

Equip Rsrv.
17,000

Loan
2,131,500

Existing Approved

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
 Note: Assumes \$177,000 Grant, \$5,000 donation, and 120,000 InKind for Bike Park

Auburn Recreation District Five Year Project List

Green = moved from a previous year
 Pink = new project to list

Project List

2022/2023

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 proceeds
18,832 655,573 830,287 206,495 1,415,000 415,000									
Recreation Park									
Locker room Floor	25,000				25,000				
Regional Park									
Tennis/pickleball courts surfaces	200,000				200,000				
Tennis Court Path of Travel	41,500		3,000	18,500		20,000			
Pond mucking	100,000				100,000				
Walking pathway extension, Dry Creek end	265,000								
24 Acre Development	2,275,000								
Kiosks	10,000				10,000				
Pond leak Repair	95,000				95,000				
Canal Repair	40,000				40,000			1,415,000	415,000
Ashford Park									
Levee Repairs and paving	20,000				20,000				
Overlook Park									
Interpretive Signage (2 x \$5K)	10,000				10,000				
Railhead Park									
Parking lot repair/reseal	15,000				15,000				
Christian Valley Park									
Tutor Totter Roof	45,000		45,000						
TOTAL	3,071,500	0	48,000	18,500	490,000	465,000	0	1,415,000	415,000
Estimated Balance Remaining	332	165,573	365,287	206,495	0	0	0	0	0

Move to Reserve Funding

- 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 \$1.415m in Statewide Park Program grant**
- Note: Placer County to use approx. \$350,000**

Existing Approved

Auburn Recreation District Five Year Project List

Green = moved from a previous year
 Pink = new project to list

Project List

2023/2024

Estimated balance

5,332 190,573 415,287 216,495 80,000
 Changed

PROJECT	Est. Cost	Spent from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mit.	City Mit.	Grants	In Kind
<i>Recreation Park</i>									
Spray park (replace splash pool)	300,000		20,000		75,000	60,000	65,000	80,000	
North (Front) Playground	120,000						120,000		
North Playground, Path of Travel	30,000						30,000		
<i>Regional Park</i>									
Breezeway Painting	40,000		20,000		20,000				
TOTAL	490,000	0	40,000	0	95,000	60,000	215,000	80,000	0
Estimated Balance Remaining			5,332	355,287	1,495	0	0	0	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: Placer County to use approx. \$350,000**
- Note: Assumes \$80,000 Grant

Fixing / Approved

Cover Sheet – Discussion item #1: Bike Park benches and signs

**Auburn Area Recreation and Park District (ARD) Acquisition and Development Committee meeting
May 2021**

The Issue

A discussion of plans for the installation of permanent signs and benches at the Auburn Bike Park.

Background

The Auburn Bike Park is just wrapping up Phase I and has started work on Phase II. One of the items that needs to be completed for both phases is the installation of permanent signage. Currently, the Bike Park is using temporary laminated paper signs. ARD ordered and received 51 permanent aluminum signs. Staff then backed and framed the signs, making them much more vandal resistant. However, to this point, only 5 signs have been installed (along the canal trail). The loss of a key staff member early this year has delayed getting the permanent signs installed. Staff estimate that they will be able to start install the permanent signs by late July.

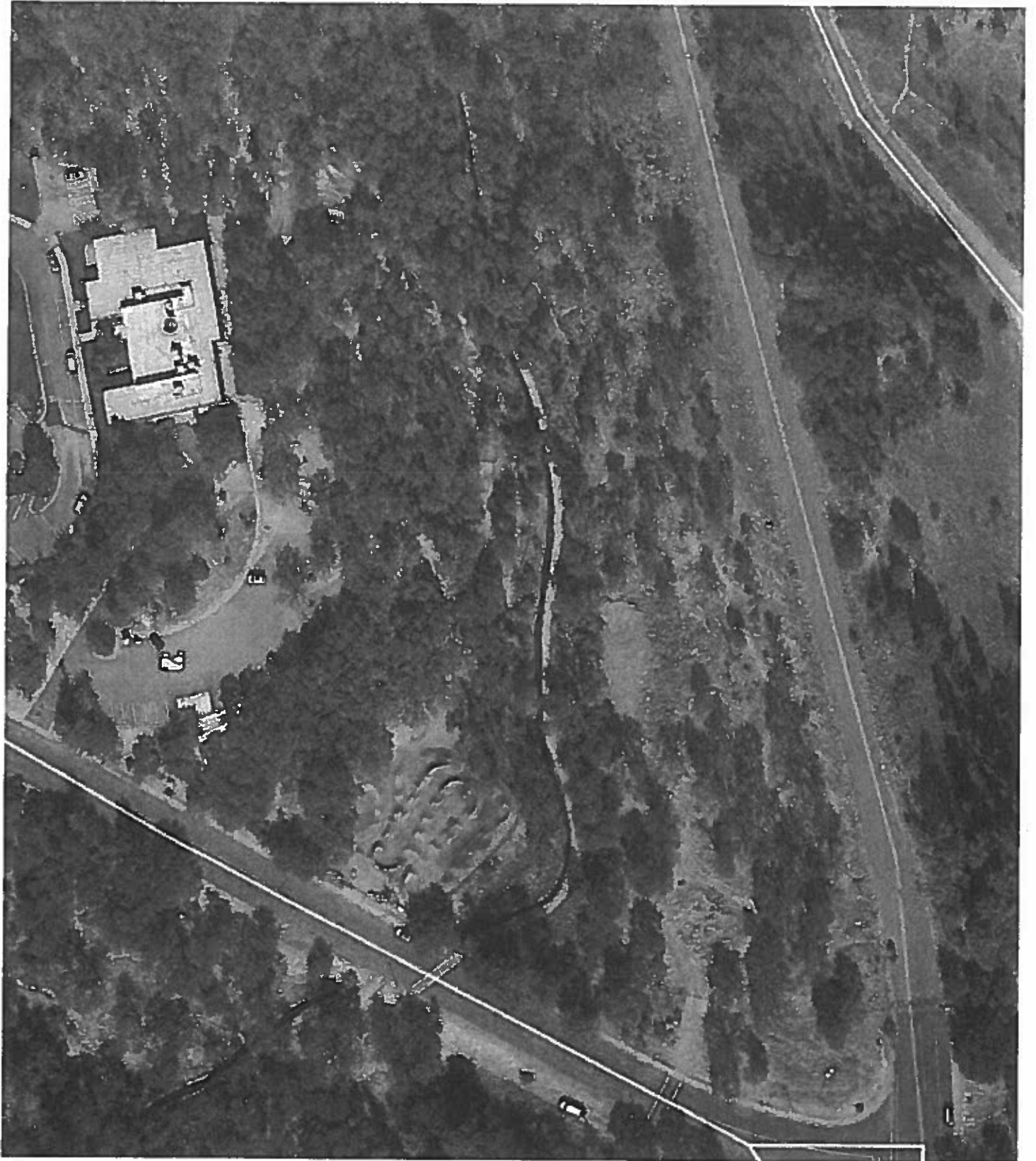
Staff and volunteers with the Auburn Trail Alliance have also had brief conversations about installing benches in the future. There have been no formal sites picked, however at least one or two have been discussed for the pump track area. We may want to consider adding extra money to the Bike Park Phase II costs to cover the costs of benches plus install. The estimated cost to purchase and install a bench (by a contractor) is \$3,500 - \$4,000 each.

Recommendation for the Acquisition and Development Committee

Review and comment. Provide direction.

Attachments:

Bike Park aerial



Cover Sheet – Discussion item #2: Walking Routes in Auburn

**Auburn Area Recreation and Park District (ARD) Acquisition and Development Committee meeting
May 2021**

The Issue

A discussion of walking routes and maps in the Auburn area.

Background

A discussion of walking routes in and around Auburn and associated maps.

Recommendation for the Acquisition and Development Committee

Review and comment. Provide direction.

Attachments:

Info from the Visit Placer website

Maps from the City of Auburn

Events
Hikes & Trails

Wine & Ale Trail

Getting Here

Create Your Itinerary

Search

THINGS TO DO

PLACES TO STAY



ABOUT PLACER BLOG

TRAILS IN PLACER COUNTY

All Trails Lead to Adventure in Placer County

COVID-19 TRAILS UPDATE

Outdoor activities including hiking, biking and running are acceptable as long as safe, physical distancing of 6 feet or more is maintained. Please be mindful of crowds along popular trails.

Events Hikes & Trails

Wine & Ale Trail

Getting Here

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Search

THINGS TO DO

PLACES TO STAY



ABOUT PLACER BLOG

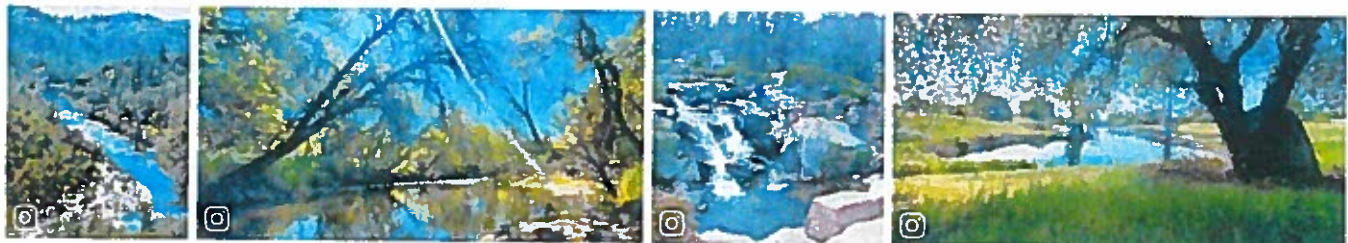
New visitor guidelines as follows from California State Parks:

- **Stay Local:** Stay close to home. Walk or bike into the park. Parking is very limited. Do not take road trips to parks and beaches or to neighboring states.
- **Stay Active:** Keep walking, jogging, hiking and biking. Watch for one-way trails.
- **Stay Safer at 6 Feet:** Maintain a physical distance of 6 feet or more. Gatherings, picnics and parties are not allowed. Visitors will be asked to leave if there are too many people at the park, beach or on trails to allow for the required physical distance.
- **Stay Clean:** Be prepared. Bring soap/sanitizer and pack out all trash.
- **Stay Covered:** If your county health orders require it, please be sure to wear face coverings when you cannot maintain a safe 6-foot distance from others.

Hidden Falls Regional Park — Visitors are REQUIRED to secure an online parking permit in advance to use the park on weekends and holidays. Parking permits can be purchased at <https://www.placer.ca.gov/parks>. Click the Reservation button. Parking is \$8 full day, and \$4 half day.

Visit Placer recognizes that not all residents have equal access to hiking and biking activities in their immediate neighborhood. If you are planning a hike and the trail you have chosen is crowded, PLEASE find another trail. And, at all times, practice rigorous social distancing while on the trails. Please do not illegally park in residential areas or block roadways. Thank you.

Placer County Trails



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ABOUT PLACER BLOG



The beautiful landscapes of the Gold Country can be enjoyed by looking out the window of a car as well as by walking, hiking, biking or riding horseback along one of the many trails. Placer County is home to the Auburn State Recreation Area, containing numerous trails along the scenic rivers, canyons, lakes and meadowlands. The Tahoe National Forest has many nature and interpretive trails. There are seasonal guided activities such as Springtime Wildflower Walks and Star-Gazing parties. One of the self-guided tours is the Placer County Big Trees Grove – the northernmost grove of Giant Sequoia.

Placer County is home to abundant wildlife – birds, fish, bugs, bears, deer, mountain lions, and more. You name it; we've probably got it. With both Auburn and Meadow Vista offering official bird sanctuaries, bird watching options are excellent. For the fishing enthusiast, there are several reservoirs and rivers stocked with varieties of bass and trout.

Hidden Falls Regional Park, operated by the Placer County Parks and Recreation Department, contains **hiking, running, biking, and equestrian** trails, ranging in length from .1 to 3.7 miles, with difficulty ratings from ADA Accessible to Easy to Moderate to Difficult. Visit **Hidden Falls Regional Park Trail System** which shows a detailed, color-coded map all of the trails in the 1,200-acre park. Hidden Falls Regional Park, 7587 Mears Place, Auburn, 530 886-4901. **Important: Parking reservations are required 7 days a week until further notice during the COVID-19 crisis. Follow park social distancing measures. Learn more online, <https://www.placer.ca.gov/6106/Hidden-Falls-Regional-Park>**

Trail maps and directions for these trails and more are available at the Placer County Visitors Bureau / California Welcome Center, 1103 High Street, Auburn, CA 95603, 530 887-2111 or 866 752-2371. See below for trail descriptions, directions and links to the website to download detailed trail maps.

Placer Land Trust properties with public access, click **HERE**.

Disclaimer: The information for all of our resources is supplied by other organizations, California State Parks, Auburn State Recreation Area and the USDA Forest Service. Some

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ABOUT PLACER BLOG

American Canyon Trail (H, E) 2½ mi to River – 1st 1½ mi easy down, mod up; last ½ mi. mod. down, diff. up.

Clarks Hole Trail (H) .6 mi one way; Easy to moderate.

Codfish Falls Trail (H) 1.7 mi to falls; Easy but narrow trail, steep drop-offs to river.

Confluence Trail (H, B) 1.8 mi; moderate.

Confluence Interpretive Trail (H) Self-guided historic bridges & nature walk – 2.6 easy miles.

Culvert Trail (H, B) 1 mi one way; add 1 mi from north trailhead. Moderate difficulty.

Foresthill Divide Loop Trail (H, B, E) 8.2 miles, w/ shorter loops. Add 1 mi from West Trailhead. Easy to mod.

Fuel Break Trail (H, B) 1.5 mi one way; easy to moderate.

Indian Creek Trail (H) 2 mi one way. Easy, but trail is narrow w/ steep drop-offs. Some hard parts.

Lake Clementine Access Trail (H, B, E) 1.5 mi one way; easy down, moderate up.

Lake Clementine Trail (H, B) 1.9 mi; easy except for short stretch where trail narrows due to washout.

Lakeview Connector Trail (H, B, E) 3.6 mi; Easy to moderate.

Olmstead Loop Trail (H, B, E) 8.6 mi, easy to mod, w/ shorter trail options.

Park HQ to Confluence Loop (H) 3.5 mi; Easy to moderate.

Pointed Rocks Trail (H, E) 1.6 mi one way; Moderate to difficult.

Quarry Road Trail (H, B, E) 5.6 mi — easy hike.

A Walking Tour of Historic Downtown Auburn

Though we suggest you begin near Central Square, feel free to design your own route.

START ★ 1 Welcome Center – 1103 High St.

Built in 1937 by the WPA (Works Progress Administration), this Streamline Moderne building housed the Auburn City Hall, the Chamber of Commerce and the Police and Fire Stations. Currently, it is a California Welcome Center operated by the Placer County Visitors Bureau (530) 987-2111.



2 Arthur / Laing House – 1111 High St.

Built about 1890 for W. R. Arthur, the Laing family are most associated with this house. J. A. Laing was affiliated with the Towle Brothers Lumber Co.

3 Mallory House / Robie House – 1125 High St.

Originally built for Ogden Mallory in 1881, this house has been associated with the Robie family for over 60 years. Wendell Robie is the founder of the Endurance Classic Tevis Cup Ride – 160 miles in 24 hours from Squaw Valley to Auburn on horseback.

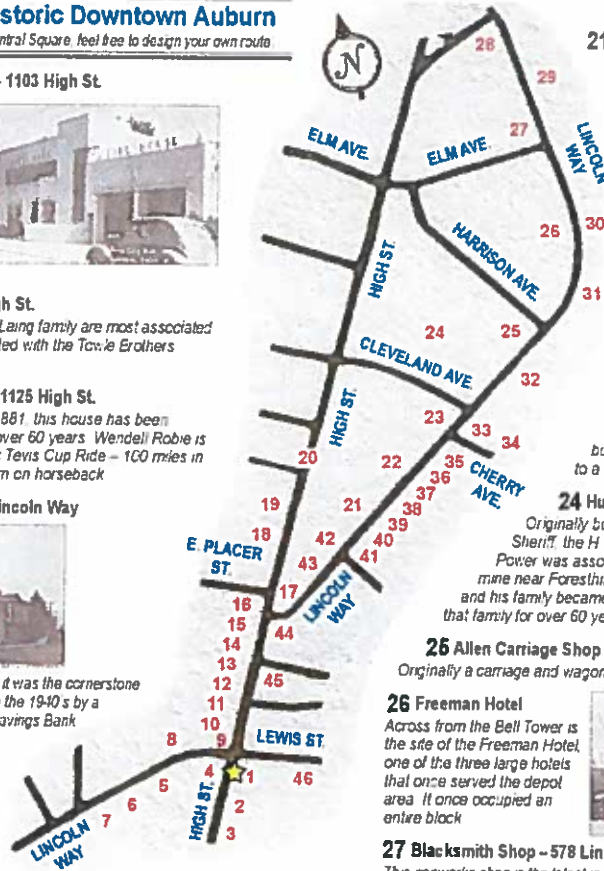
4 Congregational Church – 949 Lincoln Way



The site of a lovely church built in 1881, it was the cornerstone of the Central Square. Sadiy replaced in the 1940s by a service station and later by the Placer Savings Bank, now the Wells Fargo Bank.

5 McCann House – 973 Lincoln Way

Built in 1903, this house was home to one of Auburn's "favorite sons," Vernon McCann. The McCann Award is given annually recognizing community service to which Mr. McCann was so devoted.



21 Hink Block – 818-846 Lincoln Way

Built in 1906, this block of shops has been a mainstay for commerce in Downtown Auburn. It was built by Mr. John Hink, a retail merchant from Berkeley.

22 Good Templars Hall – 812 Lincoln Way

Built in 1883 for the Good Templars, a temperance order, this building was moved in 1908 from its original location at the intersection of High and Lincoln Way.



(Original location)

23 Weber Building – 800 Lincoln Way

Built in 1885, this is the oldest surviving business building on the block. It was once home to several businesses, including two saloons. Early deeds refer to a water spring located beneath the building.

24 Huntley House – 164 Cleveland Ave.

Originally built in 1887 for Asahel Huntley, a Placer County Sheriff, the H. T. Power family lived here from 1901 to 1917. Power was associated with the prosperous Hidden Treasure gold mine near Foresthill. The prominent surgeon, Dr. J. Gordon Mackay, and his family became residents in 1920 and the house would remain in that family for over 60 years.

25 Allen Carriage Shop – 700 Lincoln Way

Originally a carriage and wagon shop and showroom built in 1895 for George Allen.

26 Freeman Hotel

Across from the Bell Tower is the site of the Freeman Hotel, one of the three large hotels that once served the depot area. It once occupied an entire block.



27 Blacksmith Shop – 578 Lincoln Way

This ironworks shop is the latest in a succession of blacksmith shops at or near this site since the late 1860s.



A Walking Tour of Historic Old Town Auburn

Though we suggest you begin at the Historic Courthouse, feel free to design your own route.

Claude Chana Statue (# 22)

Cover Sheet – Discussion item #3: - Overlook Park Interpretive Signage

Auburn Area Recreation and Park District Acquisition and Development (A&D) Committee, May, 2021

The Issue

An update on plans to install two interpretive signs at Overlook Park.

Background

Overlook Park is part of a larger parcel of land owned by the United States Bureau of Reclamation (Reclamation) and managed by ARD. Overlook Park features 150+ parking spots, the Auburn Skate Park and a small modular building. The park is used by people for parking while they access the trails in the Auburn State Recreation Area.

The original discussion of kiosks for this site has been replaced with interpretive signage instead. \$10,000 has been allocated for this project, scheduled for FY 22/23.

Information for the maps, including trails, flora and fauna will be sought from a multitude of sources, including but not limited to the Auburn State Recreation Area, the Canyon Keepers, Protect American River Canyons and local experts.

Recommendation for the A&D Committee

Review and discuss. Funding for two interpretive signs is part of the FY 22/23 Project List.

It should be noted that Reclamation will need to approve the signage used at Overlook Park, including location of the sign and the content of the text and graphics used. There will also need to a level of environmental review done by Reclamation.

Fiscal Impact

The approximate cost of the two signs is \$10,000.

Attachments

Aerial photo of Overlook Park and surrounding areas



2021/2022 PROJECT ACTIVITY REPORT		UPDATED 5/13/21	
PROJECT	EST. COST	NOTES	EST. COMPLETED
RECREATION PARK			
Rec Field Infield Renovation (2020)	25,000.00	Rough cost estimate for the infield renovation work (laser grading, baseline/foul pole alignment) was received in early 2020 pre-pandemic. Topographic survey of the field was received in Fall 2020. The District received \$15,000.00 towards this project from Placer County Park Dedication Fees at the November 19th, 2020 County Parks Commission Meeting. Staff were planning on getting bids and doing the renovation project in summer 2021 however, maintenance staff did some grading work on the field during summer 2020 that has reduced the scope of work for this project. Staff will investigate what still needs to be done on this project and report back next month.	SEPTEMBER 2021
James Ballfield-Outfield Bermudagrass Conversion Project (2019)	42,000.00	Project is scheduled to begin June 2nd this year, the day after the last Placer High ballgame.	OCTOBER 2021
Wheelchair Swing Project (2019)	60,000.00	The District received \$25,000.00 towards this project from Placer County Park Dedication Fees at the 11/19/20 County Parks Commission Meeting. Staff has obtained a topographic survey of the area and has started preparing design/construction documents for the project. Staff recently learned that a top US playground manufacturer just unveiled a wheelchair swing for 2021 that appears to be a superior design than the swing previously being considered out of the UK. While more expensive the unit allows other children/adults to swing with a user in a wheelchair and doesn't require the area to be fenced and needs less concrete & safety surfacing. Staff is looking at modifying the work scope to include moving the existing swings so that the WC swing can be placed within the existing play box instead of outside. A small amount of additional survey work is needed.	FALL 2021
Rec Shop Floor Reinforcement Project (2020)	10,000.00	Engineering drawings have been received for Recreation Park maintenance shop garage roof reinforcement and Staff will be submitting them to the City for permitting with bid solicitation to follow.	SUMMER 2021

MEADOW VISTA PARK	Playground Replacement Project	120,000.00	At the April Board meeting this playground replacement project was moved ahead of scheduled replacement as there have been recent damages to the existing structure. Staff is in process obtaining a topographic survey of the area to prepare a site plan. Similar to as was done at Regional Park South Playground project plan is to approach several playground vendors to prepare designs for a turn-key replacement project for under 100K. When the designs are done they will be put on the ARD website for the public to vote on. Project expected to be completed in the fall. Project will include the structure, swings, new bark chips & possible ADA pathway improvements & fencing work.	FALL 2021
ADA Signage		1,200.00	Signage to be upgraded	FALL 2021
Parking Lot Re-seal/Re-Stripe		15,000.00	Project currently postponed but possible to happen late summer/fall 2021	SUMMER/FALL 2021
Asphalt Pathway Repairs (2020)		15,000.00	Staff is taking inventory of the main asphalt path conditions at the park and putting together a bid package to get quotes and have repairs made in the summer.	SUMMER 2021
Pickleball Court Crack Repairs		5,000.00	Staff to obtain fresh quotes for the work in the coming months in order to assign proper budget amount.	SUMMER 2021
ASHFORD PARK	Irrigation Pump Replacement Project (2021)	45,000.00	Project was completed on April 30th and the irrigation system is now working again.	APRIL-MAY 2021
OVERLOOK PARK	Restroom ADA Upgrades	15,000.00	Project signage and fixture adjustments will be done in-house when staffing levels allow. ADA Parking lot re-striping needs to be re-done and restroom partitions are in need of replacement. Staff will obtain quotes for this work.	SUMMER/FALL 2021
REGIONAL PARK & 24 ACRES SITE	Trail Mapping & Signage Project (2020)	10,000.00	Staff has obtained a survey of the existing trails on the site and will use this to prepare a trail map and signage in the coming months.	SUMMER/FALL 2021

Statewide Park Development and Community Revitalization Program (SPP) Grant Round 4 (2018/2019)	120,000.00	Grant consultant produced the draft narrative and staff compiled and wrote the rest of the grant application. The application was submitted on March 11th and the request is for \$2,389,125. If the grant is successful, ARD is committing \$1,037,952 (\$445,000 Park Dedication Fees, \$177,952 Per Capita Grant, \$415,000 Mount Vernon Park Sale Proceeds) to the overall project cost of \$3,427,077. District should find out if application was successful early to mid summer.	2020/2021
24 Acres Site Construction Documents	110,000.00	Construction documents for the site which will be started immediately if the District gets the grant.	SUMMER/FALL 2021
Dry Creek Playground Replacement	177,000.00	If the 24 Acres Grant application is not successful, the above-mentioned 177K Per Capita Grant funds are currently allocated towards replacing this playground.	SPRING 2022
Pickleball Court Crack Repairs	4,500.00	Staff to obtain fresh quotes for the work in the coming months in order to assign proper budget amount.	SUMMER 2021
CVCC			
Bike Park - Construction (2015/2016)	200,000.00	Frank Loduca Co. has been awarded the bike park bridge project. The donated wood for the work is being picked up from the lumber yard by the contractor on 5/14 and they will proceed in fabricating the bridge at their company yard. After the concrete foundation work at the canal is done the bridge will be set in place, minor grading will be done to tie in the trails and two removable bollards will be installed at the bridge entry and exit to slow bikes down as they cross the canal path.	ONGOING
Maidu Drive Repair (2018/2019)	0.00	In March the Bureau announced to the District that they will be re-paving the distressed section of Maidu Drive. The work will apparently take place this summer and be done prior to October. A relatively straightforward project the work should only take a week or so.	SUMMER 2021

ADA Door Improvements	5,000.00	Automatic door hardware needs to be installed.	SPRING 2022
PLACER HILLS PARK			
Parking Lot Repairs	30,000.00	Project had been postponed but staff has drawings already prepared and ready for Placer County permitting and then putting out to formal bid.	SPRING 2022
MULTI-PARK ITEMS			
Energy Efficient Upgrades	2,131,500.00	Multiple energy efficiency upgrade projects going on at park sites. Centrica is prime contractor and staff is assisting with scope review and other items.	ONGOING 2021
Fiscal Year Projects Total:	3,141,200.00		