

**AUBURN AREA RECREATION AND PARK DISTRICT  
MEETING OF THE ACQUISITION AND DEVELOPMENT COMMITTEE AGENDA**

**TUESDAY, FEBRUARY 18, 2020, 4:00 PM**

**CANYON VIEW COMMUNITY CENTER, 471 MAIDU DRIVE  
AUBURN, CA 95603**

**Materials related to an item on this Agenda submitted to the District after distribution of the agenda packet are available for public inspection in the District's Office at 471 Maidu Drive, Auburn, CA 95603 during normal business hours. In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the District Clerk at (530) 537-2187. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.**

**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 January 21, 2020 Acquisition & Development Meeting**

**Recommendation:** Review and approve minutes.

**4.2 Resolution Number 2020-03; Preparation of Atwood III Engineer's Report for Fiscal Year 2020/2021**

**Recommendation:** Consideration of Resolution Number 2020-03 directing SCI Consulting Group to prepare the Engineer's Report for Fiscal Year 2020-21 for the continuation of the annual assessments for the "Atwood Ranch III Landscaping and Lighting Assessment District."

**4.3 Fiscal Year 2020/2021 Project List and Five-Year Plan Update**

Shall the Auburn Area Recreation and Park District (ARD) direct staff to begin preliminary work and provide appropriate environmental analysis of the projects on the proposed FY 2020/2021 Project List, and approve the Five-Year Plan Update?

**4.4 Resolution Number 2020-05: Contingency Increase on the James Field Project**

Shall the Auburn Area Recreation and Park District (ARD) authorize and approve Resolution Number 2020-05, a resolution authorizing an additional \$35,194 of contingency funding for the James Field renovation project?

**4.5 Per Capita Funding and the City of Auburn**

Shall the Auburn Area Recreation and Park District (ARD) agree to a population overlap number with the City of Auburn?

**Discussion items:**

1. DeWitt Community Complex Update.
2. Discussion of fund raising for the wheelchair swing (ongoing) – no attachment.
3. Review of information regarding kiosks or interpretive signs at Overlook Park informing the public of where the trails lead to.
4. Memo of Understanding for the new scoreboard at James Field.
5. 2020 – 2021 Project Activity Report.

**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**

4-14-20  
Date

1:10 pm  
Time

P. Larson  
Secretary to the Board

**Auburn Area Recreation and Park District  
Minutes of the Acquisition & Development Committee Meeting  
Tuesday, January 21, 2020 at 4:00 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 4:09 p.m.

**ROLL CALL**

Directors Gray and Ferris were present.

**2.0 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.

**4.0 BUSINESS**

**4.1 Approval of Minutes from the November 12, 2019 and December 2, 2019 Acquisition & Development Meetings**

The minutes from the November 12, 2019 Acquisition & Development Meeting were approved by Director Ferris. The minutes from the December 2, 2019 Acquisition & Development Meeting were approved by Director Gray.

**Discussion Items**

1. 2020/2021 Project List – this item was reviewed and discussed by the Committee and sent to the February, 2020 Acquisition & Development Committee meeting with revisions for further discussion.
2. 2020-2021 Project Activity Report – this item was reviewed with the Committee by Landscape Architect Mike Scheele.

**5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS**

Discussion of fund raising for the wheelchair swing (ongoing).

Review of information regarding kiosks or interpretive signs at Overlook Park informing the public of where the trails lead to.

Advise the Board of the Memo of Understanding for the new scoreboard at James Field.

**6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH**

None.

**ADJOURNED**

As there was no further business, the meeting was adjourned at 5:05 p.m.

\_\_\_\_\_  
Board Secretary

\_\_\_\_\_  
Date

## **Item 4.2 Cover sheet – Resolution 2020-03; Preparation of Atwood III Engineer’s Report for FY 2020/2021**

**Auburn Area Recreation and Park District Acquisition and Development Meeting  
February 18, 2020; Board of Directors meeting February 27, 2020**

### **The Issue**

Consideration of resolution 2020-03 directing SCI Consulting Group to prepare the Engineer’s Report for Fiscal Year 2020-21 for the continuation of the annual assessments for the “Atwood Ranch III Landscaping and Lighting Assessment District.”

### **Background**

ARD is the owner and Preserve Manager for 10.69 acres of land at the Atwood Ranch III development.

In the fall and winter of 2004, the District developed a proposed assessment for funding park improvements and other park and recreation maintenance services within the Atwood Ranch III subdivision. This proposed assessment, the “Atwood Ranch III Landscaping and Lighting Assessment District,” was approved by property owners in an assessment ballot proceeding conducted during November through December of 2004. In December 2004, the balloting period was closed, and since a weighted majority of ballots returned were in support of the proposed assessment, the Board approved and levied the assessments.

The assessments can continue to be levied annually and can be increased by the change in the San Francisco Bay Area Consumer Price Index, not to exceed 5% per year. Since 2005-06, the assessments have been levied annually and are providing important revenues needed to fund the park and recreation improvements and services. In Fiscal Year 2013-14, the assessments were increased for the first time since it was formed. The assessments were again increased in Fiscal Year 2014-15, by an amount less than the authorized CPI adjustment. In Fiscal Year 2016-17, due to reduced maintenance costs as well as a sizable beginning fund balance available to offset unforeseen expenses, the assessment rate was decreased from \$182.12 per single family equivalent to \$155.10. The same rate was continued in Fiscal Year 2017-18 and was again increased in Fiscal Year 2018-19 to \$168.28 per single family equivalent, and in Fiscal Year 2019-20 to \$176.68 per single family equivalent.

In Fiscal Year 2017-18, the Auburn Area RPD undertook a large, unanticipated landscaping project that depleted the District’s General Fund. In Fiscal Year 2018-19, the RPD transferred approximately \$14,600 from the Equipment Replacement Fund into the General Fund to reduce the resulting negative balance. Also in Fiscal Year 2018-19, the RPD included \$4,000 in the Assessment District budget that was also transferred into the General Fund to further reduce the negative balance. In future years, the assessments will continue to rebuild the Equipment Replacement Reserve to levels that will be sufficient for its intended purpose by the time the facilities are expected to be in need of replacement. The necessity to repay the funds borrowed from the General Fund is a major factor requiring the recent assessment rate increases.

In order to continue to levy the assessments, the Council will need to approve Resolution No. 2020-03 directing SCI Consulting Group, the assessment engineer, to prepare the Engineer's Report for fiscal year 2020-21. This Engineer's Report will include the proposed budget for the continued assessments for fiscal year 2020-21, the updated proposed continued assessments for each parcel in the District, and the proposed continued assessments for fiscal year 2020-21 per single family equivalent benefit unit.

**Recommendation for the A&D Committee**

That the A&D Committee provide a positive recommendation to the ARD Board of Directors to approve and adopt Resolution 2020-03 directing SCI Consulting Group to prepare the Engineer's Report for fiscal year 2020/21 for the proposed continuation of the assessments which provide important revenues to fund park and recreation improvements and services.

**Fiscal Impact**

The fee for completion of the 2020/21 Engineer's Report by SCI is approximately \$2,100. The cost for these fees is part of the annual assessment.

**Attachments**

Resolution 2020-03

**RESOLUTION NO. 2020-03**

**A RESOLUTION DIRECTING PREPARATION OF THE ENGINEER'S REPORT  
FOR FISCAL YEAR 2020-21**

**FOR THE CONTINUATION OF THE  
ATWOOD RANCH III LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT**

**OF THE  
AUBURN AREA RECREATION AND PARK DISTRICT**

RESOLVED, by the Governing Board (the "Board") of the Auburn Area Recreation and Park District (the "District"), County of Placer, State of California, that

1. On January 27<sup>th</sup>, 2005, by its Resolution No. 2005-01, this Board ordered the formation of and levied the first assessment within the Auburn Area Recreation and Park District, Atwood Ranch III District (the "Assessment 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).

2. The purpose of the Assessment District is for the installation, maintenance and servicing of improvements, as described in Section 3 below.

3. Within the Assessment District, the existing and proposed improvements to be undertaken by the Assessment District are generally described as the installation, maintenance and servicing of public facilities, including but not 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. Installation means the construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, playground equipment, recreational facilities and trails. 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.

4. SCI Consulting Group is hereby designated as Engineer of Work for purposes of these proceedings and is hereby ordered to prepare an Engineer's Report in accordance with Article 4 of Chapter 1 of the Act and Article XIID of the California Constitution. Upon completion, the Engineer shall file the Engineer's Report with the Clerk of the Governing Board for submission to the Board.

PASSED AND ADOPTED this 27<sup>th</sup> day of February, 2020 by the following vote, to wit:

AYES :

NOES:

ABSENT:

ABSTAIN:

---

SCOTT R. HOLBROOK  
CHAIRMAN TO THE BOARD OF DIRECTORS

ATTEST:

---

PAT LARSON  
SECRETARY TO THE BOARD OF DIRECTORS



## **Item 4.3 Cover sheet – FY 2020/2021 Project List and Five-Year Plan Update**

**Auburn Area Recreation and Park District Acquisition and Development Committee February, 2020**

### **The Issue**

Shall the Auburn Area Recreation and Park District (ARD) direct staff to begin preliminary work and provide appropriate environmental analysis of the projects on the proposed FY 20/21 Project List, and approve the Five-Year Plan Update?

### **Background**

ARD staff provides a proposed Project List for each Fiscal Year. This Project List is based off of projects incorporated in the Five-Year Project List as well as any new needs proposed by the community, staff and Board. A description of the projects on the FY 20/21 Project List is attached.

The Five-Year Project List is comprised of those projects deemed to be of the highest priority and reflects the District's goal to address needed existing infrastructure upgrades, bring new features into the existing park system and complete potential land acquisition and new park development.

Items of note from the Five-Year Plan:

All sheets: **Yellow highlights** = new projects (since the last Board approved Project List, October 2019)  
**Peach highlights** = projects carried over from the previous year

#### **FY 20/21**

- The Bermuda grass outfield for James Field has been added. Bermuda was supposed to be used during the renovation, however delays led to hydroseeding with rye grass.
- A renovation of Recreation Field's infield has been added.
- The **playground at the north end of Recreation Park** is one of our oldest playgrounds and is scheduled for replacement, however it is holding up well. Staff suggests pushing back a year.
- It has been suggested that ARD apply for County Mitigation funds to install the **ADA swing at Recreation Park**. A discussion of how much to apply for needs to take place.
- The Path of Travel work at Placer Hills pool has been removed (project deemed unneeded), however repair to the parking lot has been added.
- Interpretive signage (2 signs) have been added to Overlook Park.
- An ADA automatic door opener has been added for CVCC.
- The planning and CEQA work for the 24 acres was pushed out to FY 20/21. The RFQ is out, and a contract for the work will be awarded in FY19/20, however invoicing will not happen until after 4/1/20.

#### **FY 21/22**

- Levee repairs for the Ashford Pond (also access road) have been added.
- Canal repair for canal/waterway feeding the Regional Park pond has been added.

### **Recommendation for the A&D Committee**

Review, discuss and provide direction. Send to the Board for review and discussion when ready.

### **Fiscal Impact**

The fiscal impact of the FY 20/21 Project List is indicated on that document.

The fiscal impact of the Five-Year Project List is indicated on those documents.

### **Attachments**

Five-Year Project List, including FY 20/21 Project List

Auburn Recreation District Five Year Project List

Yellow = new project on list

Peach = project carried over from previous year

Project List

2020/2021

Estimated balance

PROJECT	Est. Cost	Spare from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	City Mit.	City Mit.	Grants	Mt. Vernon proceeds
See Note									
				30,032	562,873	549,738	233,161	395,000	400,000
<b>Recreation Park</b>									
Front Playground	120,000						120,000		
North Playground, new path of travel	30,000						30,000		
Rec Field infield renovation	25,000				25,000				
Wheelchair Swing	60,000						30,000	30,000	
Locker room Floor	25,000				25,000				
Stella Dance Floor (Removed)	0								
James Bermuda Outfield	20,000		20,000						
<b>Regional Park</b>									
Planning/CEOA	190,000				190,000				
<b>Placer Hills Park</b>									
Parking Lot	30,000		30,000						
Path of Travel (Removed)	0								
<b>Overlook Park</b>									
Restroom ADA upgrades	35,000				35,000				
Interpretive signage (2 x \$5k)	10,000				10,000				
<b>CVCC</b>									
Bike Park Phase II	200,000							120,000	
ADA Auto Door	5,000			5,000					
<b>TOTAL</b>	<b>760,000</b>	<b>0</b>	<b>50,000</b>	<b>5,000</b>	<b>365,000</b>	<b>0</b>	<b>180,000</b>	<b>150,000</b>	<b>0</b>
<b>Estimated Balance Remaining</b>			25,032	197,873	549,738	53,161	245,000	400,000	

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: Reserve amount includes Future Capital Const. Reserve + Cell Tower Reserve

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

Note: Assumes \$215,000 from per capita (Prop 68) and \$150,000 from trail grant and additional \$30,000 donations for Wheelchair Swing

# Auburn Recreation District Five Year Project List

Yellow = new project on list

Peach = project carried over from previous year

## 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 30,032 222,873 599,738 63,161 605,000 400,000									
<i>Meadow Vista</i>									
Signage	1,200			1,200					
Parking lot reseal/repaint	10,000				10,000				
<i>Ashford Park</i>									
Levee Repairs	20,000				20,000				
<i>Christian Valley Park</i>									
Tutor Totter Roof	45,000		45,000						
<i>Regional Park</i>									
Pond Leak Repair	95,000				95,000				
Canal Repair	100,000				100,000				
24 Acre Phase I	1,542,441					539,000		603,441	400,000
Kiosks	10,000				10,000				
<b>TOTAL</b>	<b>1,823,641</b>	<b>0</b>	<b>45,000</b>	<b>1,200</b>	<b>235,000</b>	<b>539,000</b>	<b>0</b>	<b>603,441</b>	<b>400,000</b>
Estimated Balance Remaining 28,832 -12,127 60,738 63,161 1,559 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: Reserve amount includes Future Capital Const. Reserve + Cell Tower Reserve

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

Note: Assumes \$360,000 additional grant

# Auburn Recreation District Five Year Project List

Yellow = new project on list

Peach = project carried over from previous year

## 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	In Kind
<i>Regional Park</i>									
Tennis/pickleball courts surfaces	160,000								Postponed
Tennis Court Path of Travel	41,500			21,500	20,000				150,000
24 Acre Phase II	425,000							425,000	
Pond mucking	75,000								465,000
Walking pathway extension, Dry Creek end	265,000								75,000
<i>Recreation Park</i>									
Breezeway Painting	40,000		20,000		20,000				265,000
<i>Meadow Vista Park</i>									
Pond Island renovation	100,000								100,000
<b>TOTAL</b>	<b>1,096,500</b>	<b>0</b>	<b>20,000</b>	<b>21,500</b>	<b>20,000</b>	<b>20,000</b>	<b>0</b>	<b>425,000</b>	<b>0</b>
<b>Estimated Balance Remaining</b>			<b>12,332</b>	<b>-7,127</b>	<b>90,738</b>	<b>73,161</b>	<b>0</b>	<b>0</b>	<b>0</b>

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: Reserve amount includes Future Capital Const. Reserve + Cell Tower Reserve

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

Note: Assumes \$425,000 additional grant

506,500	all projects	20,000	Reserves
20,000	Less: General Fund	466,500	Project Revenue
486,500	Capital Impr Projects	486,500	Funds for Projects

## Auburn Recreation District Five Year Project List

**Yellow =** new project on list

**Peach =** project carried over from previous year

**2023/2024**

Estimated balance

PROJECT	Est. Cost	Spent, from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mit.	City Mit.	Grants	In Kind
<i>Recreation Park</i>									
Spray park (replace splash pool)	300,000		20,000		25,000	75,000	100,000	80,000	
<b>TOTAL</b>	<b>300,000</b>	<b>0</b>	<b>20,000</b>	<b>0</b>	<b>25,000</b>	<b>75,000</b>	<b>100,000</b>	<b>80,000</b>	<b>0</b>
<b>Estimated Balance Remaining</b>				<b>17,332</b>	<b>-7,127</b>	<b>65,738</b>	<b>-16,839</b>	<b>0</b>	<b>0</b>

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: Reserve amount includes Future Capital Const. Reserve + Cell Tower Reserve

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

Note: Assumes \$80,000 additional grant

300,000	all projects	25,000	Reserves
20,000	Less: General Fund	255,000	Project Revenue
280,000	Capital Impr Projects	280,000	Funds for Projects

## **Item 4.4 Cover sheet – Resolution #2020-05: Contingency Increase on the James Field Project**

**Acquisition and Development Committee February 18, 2020; Board of Directors Meeting February 27, 2020**

### **The Issue**

Shall the Auburn Recreation District Board of Directors authorize and approve Resolution #2020-05, a resolution authorizing an additional \$35,194 of contingency funding for the James Field renovation project?

### **Background**

The ARD Board of Directors awarded a contract to Clean Cut Landscape for the renovation of James Field at a July 18, 2019 Special Meeting. The award to Clean Cut was for \$277,086.15. The Board also approved \$29,927.55 for the District purchased infield mix.

The Board approved, District controlled 5% contingency on the project was \$13,854.30. At the August 29, 2019 Board Meeting this contingency was increased to \$50,000.00 which covered the change orders through August.

The project incurred additional change orders from September through January 2020 and the contractor did not provide a total accounting of these extra work items until the end of January 2020. The additional extra work items included:

- 1) Excavation through concealed bedrock for 12” storm drain trunk line: \$11,734.24
- 2) Field redesign of backboards and metal brackets at backstop: \$2,982.51
- 3) Location of existing high voltage light wiring and installation of new 1” conduit for scoreboard electrical: \$2,032.75
- 4) Remove formwork/compacted infield mix from home plate to 1<sup>st</sup> base and 3<sup>rd</sup> base in order to switch to sod base paths: \$2,203.97
- 5) Installation of base pegs and pitcher’s mound: \$1,803.20
- 6) Fill in gap between warning track and fence with leftover old infield mix: \$2,383.31
- 7) Installation of a wrapped trench drain at back bottom of backstop bottom lumber to facilitate drainage: \$1,257.40
- 8) Flushing of entire irrigation system due to mainline break on District side: \$1,176.32
- 9) Hand digging to expose high voltage electrical lines several locations prior to irrigation trenching: \$4,519.84
- 10) Locating existing electrical conduit for irrigation controller power and removing electrical line out of conduit: \$1,281.64
- 11) Hauling and installation of 4” drain rock into earthen swale outside of fence along driveway to prevent erosion: \$1,145.95
- 12) Modifying installed infield irrigation system to accommodate turf base paths: \$874.64
- 13) Delete stolons in outfield install hydroseed instead: \$8,977.82
- 14) Relocate/switch bullpen configuration grading: \$2,407.20
- 15) Relocate bullpen configuration back to original & install additional headerboards at artificial turf areas: \$2,789.35
- 16) Hand water during power outage: \$5,267.04

17) Credit for deletion of outfield stolons: <\$12,437.02>

18) Credit for reduced soil amendment quantities from as bid based on post-grading soils analysis: <\$5,206.25>

The total cost for these additional work items: \$35,193.91

**Recommendation for the A&D Committee**

Staff recommends that the A&D Committee review and send a positive recommendation to the Board of Directors to authorize and approve Resolution #2020-05 approving an additional \$35,193.91 on the contract with Clean Cut Landscape.

**Fiscal Impact**

The additional \$35,193.91 will bring the total contract cost with Clean Cut Landscape to \$362,395.06. The total cost of the project, including the District-purchase infield mix and design work is \$432,231.36. The approved budget for the project is \$412,600. The additional \$19,631 will come from City Mitigation Funds.

Note: ARD will recognize a \$25,000 savings on the Bike Park project from dirt brought from the James Field project.

**Attachments**

Resolution #2020-05

RESOLUTION NUMBER 2020-05

A RESOLUTION OF THE GOVERNING BOARD OF DIRECTORS OF THE AUBURN AREA RECREATION AND PARK DISTRICT AUTHORIZING AN ADDITIONAL \$35,194 IN CONTINGENCY FUNDS FOR THE JAMES FIELD RENOVATION PROJECT

WHEREAS, the Auburn Area Recreation and Park District Board of Directors authorized the ARD James Field Renovation Project on the 2018/2019 Project List and

WHEREAS, the Auburn Area Recreation and Park District Board of Directors authorized staff to enter in to a contract with Clean Cut Landscape for \$277,086.15 for the James Field renovation work, and

WHEREAS, the Auburn Area Recreation and Park District has authorized an additional \$50,000 in District controlled contingency for the project, and

WHEREAS, issues including the discovery of concealed bedrock in storm drain trench locations, needs for hand digging work to expose/protect existing high voltage power lines, needs for hand watering of new turf areas during power outages, changing the ball field base paths from infield mix to sod created extra costs exceeding the District controlled contingency, and

WHEREAS, the Auburn Area Recreation and Park District needed to allow construction progress to avoid delay claims from the contractor and complete work in a timely manner,

THEREFORE, the Auburn Area Recreation & Park District Board of Directors does hereby resolve the following:

That the Auburn Area Recreation and Park District Board of Directors authorizes an extra \$35,194 in District controlled contingency for the James Field renovation project, bringing the total contingency for the project to \$85,194.

APPROVED, PASSED, AND ADOPTED ON February 27<sup>th</sup>, 2020 by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

\_\_\_\_\_  
Scott Holbrook  
Chairman of the Governing Board

ATTEST:

\_\_\_\_\_  
Clerk to the Governing Board



## **Item 4.5 Cover sheet – Per Capita Funding and the City of Auburn**

**Auburn Area Recreation and Park District Acquisition and Development Committee meeting February, 2020**

### **The Issue**

Shall the Auburn Area Recreation and Park District (ARD) agree to a population overlap number with the City of Auburn? This overlap number is a requirement of the Prop. 68 Per Capita funding.

### **Background**

Prop. 68 was approved by the voters in the State of California in 2018. Prop 68 contained money for parks and recreation in the form of grants and through Per Capita (per person) funding.

From the CA State Parks website:

Funds are available for local park rehabilitation, creation, and improvement grants to local governments on a per capita basis. Grant recipients are encouraged to utilize awards to rehabilitate existing infrastructure and to address deficiencies in neighborhoods lacking access to the outdoors

The Per Capita money is available to recreation and park districts and to cities that provide parks and recreation services. Districts and cities that overlap must agree on how many people are in the overlap area and divide the funding based on this percentage. The population cannot be counted twice.

The City of Auburn has estimated this overlap number to be 6,649. This number is based off of census track data from areas around parks that are owned and maintained by the City.

The estimated population served by ARD is 45,617. The City's estimate of 6,649 represents 14.58% of that number.

While the exact allocation per capita is not yet known, the most likely scenario is that ARD will be eligible for the \$200,000 minimum. Based on this estimation, the funding would be split as follows:

ARD: \$170,840

City of Auburn: \$29,160

The City of Auburn has indicated that they are interested in using the funding for better lighting and ADA improvements to their parks.

### **Recommendation**

Review and provide a recommendation to the ARD Board.

### **Fiscal Impact**

As estimated above.

**Attachments**

Per Capita Allocation Questionnaires from ARD and the City of Auburn.



# PER CAPITA ALLOCATION QUESTIONNAIRE

## California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018



**Complete and return by Monday, June 3, 2019 to:**  
Per Capita Allocation Questionnaire  
California State Parks  
Office of Grants and Local Services  
P.O. Box 942896  
Sacramento, CA 94296-0001

### Identifying Information

Agency Name <i>Auburn Area Recreation and Park District</i>	Agency Address (include County) <i>471 Maiden Dr. #200 Auburn, CA 95603</i> <i>Placer County</i>
Contact Person <i>Kahl Muscott</i>	Title <i>District Administrator</i>
Telephone <i>(530) 537-2166</i>	Email <i>KMuscott@auburarec.com</i>

### Per Capita Grant Program Statute

Public Resources Code (PRC) §80062(a)(1) The department shall allocate 60 percent of the funds available pursuant to subdivision (a) of §80061 to cities and districts, *other than* a regional park district, regional park and open-space district, open-space authority, or regional open-space district.

Each city's and district's allocation shall be in the same ratio as the city's or district's population is to the combined total of the state's population that is included in incorporated and unincorporated areas within the county, except that each city or district shall be entitled to a minimum allocation of two hundred thousand dollars (\$200,000).

PRC §80062(b)(1) the department shall allocate 40 percent of the funds available pursuant to subdivision (a) of §80061 to counties and regional park districts, regional park and open-space districts, open-space authorities, and regional open-space district.

Each county's allocation under paragraph (1) shall be in the same ratio that the county's population is to the total state population, except that each county shall be entitled to a minimum allocation of four hundred thousand dollars (\$400,000).

### Per Capita Grant Program Interest (Check one response):

- The agency wishes to participate in the Per Capita Grant Program; or
- The agency does not wish to participate in the Per Capita Grant Program; or
- The agency is not eligible to participate in the Per Capita Grant Program.

Indicate your type of jurisdiction:

City and Local Districts	
<input type="checkbox"/>	City
<input checked="" type="checkbox"/>	Recreation and Park District
<input type="checkbox"/>	Other kind of district, including a water district operating multi-use parklands in an unincorporated region where no city or county provides recreation services. (If you checked this box, attach a list of multi-use parklands operated by your agency and describe activities occurring at these locations.)

County and Regional Districts	
<input type="checkbox"/>	County
<input type="checkbox"/>	Regional Park District, Regional Park and Open-space District, Open-space Authority (PRC §35100) or Regional Open-space District

**Population Information**

January 1, 2019 population estimate for your jurisdiction:

45,617

State the source and attach specific documentation as evidence of this population estimate (e.g. County Planning Department, California Department of Finance Demographic Research Unit, Area Council of Governments, County registrar, Census Tract maps & figures).

**City and Local District Boundary Overlaps**

If your agency is a city or local district, does the boundary of your agency overlap any other city and/or local district(s)?

Yes  No

*If no, sign and date this questionnaire and return by June 3, 2019.*

**If yes, does the city operate and manage parks and recreational areas and facilities in the area of overlap?**  Yes  No

*If no, all grant funds in that area shall be allocated to the district (PRC §80062(a)(1)(a)). Sign and date this questionnaire and return by June 3, 2019.*

**If yes, list the city and/or local district(s) overlapping your jurisdictional boundary:**

City: Aburn	Local District 1:	Local District 2:
----------------	-------------------	-------------------

Population in overlapping area(s) shall be attributed to each jurisdiction in proportion to the extent to which each operates and manages parks and recreational areas and facilities for that population. The city and district shall collaboratively develop and submit a plan for allocating the grant funds (PRC §80062(a)(1)(a)).

Provide the following information for allocation of funds in overlap area(s):

Total number of people in overlap area	Number of people attributed to City	Number of people attributed to Local District 1	Number of people attributed to Local District 2
	13,997		

Sign and date this questionnaire and return by June 3, 2019.

### County and Regional District Boundary Overlaps

PRC §80062(b)(3) In any county that embraces all or part of the territory of a regional park district, regional park and open-space district, open-space authority, or regional open-space district, and whose board of directors is not the county board of supervisors, the amount allocated to the county shall be apportioned between that district and the county in proportion to the population of the county that is included within the territory of the district and the population of the county that is outside the territory of the district.

If your agency is a County or Regional District, are there any overlapping areas?

Yes  No

If no, all grant funds shall be allocated to the county. Sign and date this questionnaire and return by June 3, 2019.

If yes, is the board of directors also the county board of supervisors?

Yes  No

If yes, all grant funds for the county shall be allocated to the Regional District. Sign and date this questionnaire and return by June 3, 2019.

If no, using the population information provided, provide the population of the county that is included within the territory of the district and the population of the county that is outside the territory of the district.

Number of people in county within district territory:	Number of people in county outside district territory:
---	--

Sign and return this questionnaire by Monday, June 3, 2019 to the address on page one. If you have any questions, e-mail [Lisa.Vigil@parks.ca.gov](mailto:Lisa.Vigil@parks.ca.gov).

I certify I have the authority to sign on behalf of the agency listed in the identifying information table on page one of the Per Capita Allocation Questionnaire.

Karl S. Muscott \_\_\_\_\_  
Signature Date 5/8/19

District Administrator \_\_\_\_\_  
Title Agency Name Adam Area Recreation - Park District

## Kahl Muscott

---

**From:** Vigil, Lisa@Parks <Lisa.Vigil@parks.ca.gov>  
**Sent:** Wednesday, April 24, 2019 3:12 PM  
**To:** Kahl Muscott  
**Subject:** RE: 2010 Census

Good Afternoon Kahl,

Yes, the documents you attached will work.

Let me know if you have additional questions.

Thank you.

---

**From:** Kahl Muscott <kmuscott@auburnrec.com>  
**Sent:** Wednesday, April 24, 2019 2:49 PM  
**To:** Vigil, Lisa@Parks <Lisa.Vigil@parks.ca.gov>  
**Subject:** FW: 2010 Census

Hi Lisa –

Would the following estimate and attachments work for the purposes of the questionnaire (and eventually the determination of funding for our District)?

Thank you,  
Kahl Muscott, District Administrator  
Auburn Area Recreation and Park District  
(530) 537-2186

**From:** Kate Kirsh <[kkirsh@foothill.com](mailto:kkirsh@foothill.com)>  
**Sent:** Wednesday, April 24, 2019 9:22 AM  
**To:** Kahl Muscott <[kmuscott@auburnrec.com](mailto:kmuscott@auburnrec.com)>  
**Subject:** Re: 2010 Census

Hi Kahl,

The map I sent you in 2011 was based on blocks not census tracts. Blocks are a much finer geographic division. The U.S. Census does not update population estimates at the block level in its biennial reports. The smallest unit is the block group.

I have created a map using block groups to approximate the ARD boundary (attached). It's not a perfect fit, obviously. I then downloaded the total population for the mapped area for both 2017 and 2010 to get a percentage change (spreadsheets attached). The mapped area is estimated to have increased in population by 6.25 percent between 2010 and 2017. I think it would be perfectly defensible to apply this same growth factor to the 42,635 population for the District in 2010 (which was based on blocks) since the mix of rural, suburban and urban areas is pretty similar. The 2017 population using this method would be 45,300.

If you want to try and account for an additional year of growth (2018) you could apply the growth factor for Placer County estimated by the CA Dept. of Finance (attached) to be 0.7 percent. That would put you at 45,617.

Hope this gets you what you need!

---

Kate M. Kirsh  
Director  
Landscape Architect (CA License No. 4362)  
Foothill Associates  
590 Menlo Dr, Suite 5  
Rocklin, CA 95765

---

(916)435-1202 ext. 213  
(916)435-1205 Fax  
[kate.kirsh@foothill.com](mailto:kate.kirsh@foothill.com)

On Tue, Apr 23, 2019 at 2:37 PM Kahl Muscott <[kmuscott@auburnrec.com](mailto:kmuscott@auburnrec.com)> wrote:

Thank you Kate.

The info you sent back in 2011 was for a census tract that almost exactly matched the ARD Boundaries. I have attached the map you sent.

Here is what you sent me back then:

*"I went ahead and got the 2010 population by block data for the entire district: 42,635. There are some very minor discrepancies in the alignment of the district boundary and census tracts but they are not significant."*

How can I go about getting that same census tract count?

Kahl

From: Kate Kirsh <[kkirsh@foothill.com](mailto:kkirsh@foothill.com)>  
Sent: Tuesday, April 23, 2019 1:09 PM



## PER CAPITA ALLOCATION QUESTIONNAIRE

California Drought, Water, Parks, Climate,  
Coastal Protection, and Outdoor Access  
For All Act of 2018



Complete and return by **Monday, June 3, 2019** to:

Per Capita Allocation Questionnaire  
California State Parks  
Office of Grants and Local Services  
P.O. Box 942896  
Sacramento, CA 94296-0001

### Identifying Information

Agency Name <i>City of Auburn</i>	Agency Address (include County) <i>1225 Lincoln Way Auburn, CA 95603</i>
Contact Person <i>Tonya Ward</i>	Title <i>Senior Planner</i>
Telephone <i>(530) 823-4211 EXT.140</i>	Email <i>tward@auburn.ca.gov</i>

### Per Capita Grant Program Statute

Public Resources Code (PRC) §80062(a)(1) The department shall allocate 60 percent of the funds available pursuant to subdivision (a) of §80061 to cities and districts, *other than* a regional park district, regional park and open-space district, open-space authority, or regional open-space district.

Each city's and district's allocation shall be in the same ratio as the city's or district's population is to the combined total of the state's population that is included in incorporated and unincorporated areas within the county, except that each city or district shall be entitled to a minimum allocation of two hundred thousand dollars (\$200,000).

PRC §80062(b)(1) the department shall allocate 40 percent of the funds available pursuant to subdivision (a) of §80061 to counties and regional park districts, regional park and open-space districts, open-space authorities, and regional open-space district.

Each county's allocation under paragraph (1) shall be in the same ratio that the county's population is to the total state population, except that each county shall be entitled to a minimum allocation of four hundred thousand dollars (\$400,000).

### Per Capita Grant Program Interest (Check one response):

- The agency wishes to participate in the Per Capita Grant Program; or
- The agency does not wish to participate in the Per Capita Grant Program; or
- The agency is not eligible to participate in the Per Capita Grant Program.



Indicate your type of jurisdiction:

City and Local Districts		County and Regional Districts	
<input checked="" type="checkbox"/>	City	<input type="checkbox"/>	County
<input type="checkbox"/>	Recreation and Park District	<input type="checkbox"/>	Regional Park District, Regional Park and Open-space District, Open-space Authority (PRC §35100) or Regional Open-space District
<input type="checkbox"/>	Other kind of district, including a water district operating multi-use parklands in an unincorporated region where no city or county provides recreation services. (If you checked this box, attach a list of multi-use parklands operated by your agency and describe activities occurring at these locations.)		

### Population Information

January 1, 2019 population estimate for your jurisdiction: 14,611

State the source and attach specific documentation as evidence of this population estimate (e.g. County Planning Department, California Department of Finance Demographic Research Unit, Area Council of Governments, County registrar, Census Tract maps & figures).

### City and Local District Boundary Overlaps

If your agency is a city or local district, does the boundary of your agency overlap any other city and/or local district(s)?

Yes  No

*If no, sign and date this questionnaire and return by June 3, 2019.*

If yes, does the city operate and manage parks and recreational areas and facilities in the area of overlap?  Yes  No

*If no, all grant funds in that area shall be allocated to the district (PRC §80062(a)(1)(a)). Sign and date this questionnaire and return by June 3, 2019.*

If yes, list the city and/or local district(s) overlapping your jurisdictional boundary:

City:	Local District 1: Auburn Area Recreation and Park District	Local District 2:
-------	--	-------------------

Population in overlapping area(s) shall be attributed to each jurisdiction in proportion to the extent to which each operates and manages parks and recreational areas and facilities for that population. The city and district shall collaboratively develop and submit a plan for allocating the grant funds (PRC §80062(a)(1)(a)).

Provide the following information for allocation of funds in overlap area(s):

Total number of people in overlap area	Number of people attributed to City	Number of people attributed to Local District 1	Number of people attributed to Local District 2
6,649	6,649		

Sign and date this questionnaire and return by June 3, 2019.

### County and Regional District Boundary Overlaps

PRC §80062(b)(3) In any county that embraces all or part of the territory of a regional park district, regional park and open-space district, open-space authority, or regional open-space district, and whose board of directors is not the county board of supervisors, the amount allocated to the county shall be apportioned between that district and the county in proportion to the population of the county that is included within the territory of the district and the population of the county that is outside the territory of the district.

If your agency is a County or Regional District, are there any overlapping areas?

Yes  No

If no, all grant funds shall be allocated to the county. Sign and date this questionnaire and return by June 3, 2019.

If yes, is the board of directors also the county board of supervisors?

Yes  No

If yes, all grant funds for the county shall be allocated to the Regional District. Sign and date this questionnaire and return by June 3, 2019.

If no, using the population information provided, provide the population of the county that is included within the territory of the district and the population of the county that is outside the territory of the district.

Number of people in county within district territory:	Number of people in county outside district territory:
---	--

Sign and return this questionnaire by Monday, June 3, 2019 to the address on page one. If you have any questions, e-mail [Lisa.Vigil@parks.ca.gov](mailto:Lisa.Vigil@parks.ca.gov).

I certify I have the authority to sign on behalf of the agency listed in the identifying information table on page one of the Per Capita Allocation Questionnaire.

  
 Signature \_\_\_\_\_ Date 5/21/2019  
Senior Planner \_\_\_\_\_  
 Title \_\_\_\_\_ Agency Name City of Auburn

**California Department of Finance  
Demographic Research Unit**

**Report E-1**

**Population Estimates for Cities, Counties, and the State  
January 1, 2017 and 2018**

Released: May 1, 2018

**Table of Contents (links to internal worksheets)**

City and County Population Estimates, January 1, 2017 and 2018

County and State Population Estimates, January 1, 2017 and 2018

**For more information:**

<http://dof.ca.gov/Forecasting/Demographics/Estimates/E-1/>

**Data Prepared by:**

Demographic Research Unit  
California Department of Finance  
e-mail: [ficalpop@dof.ca.gov](mailto:ficalpop@dof.ca.gov)  
phone: 916-323-4086

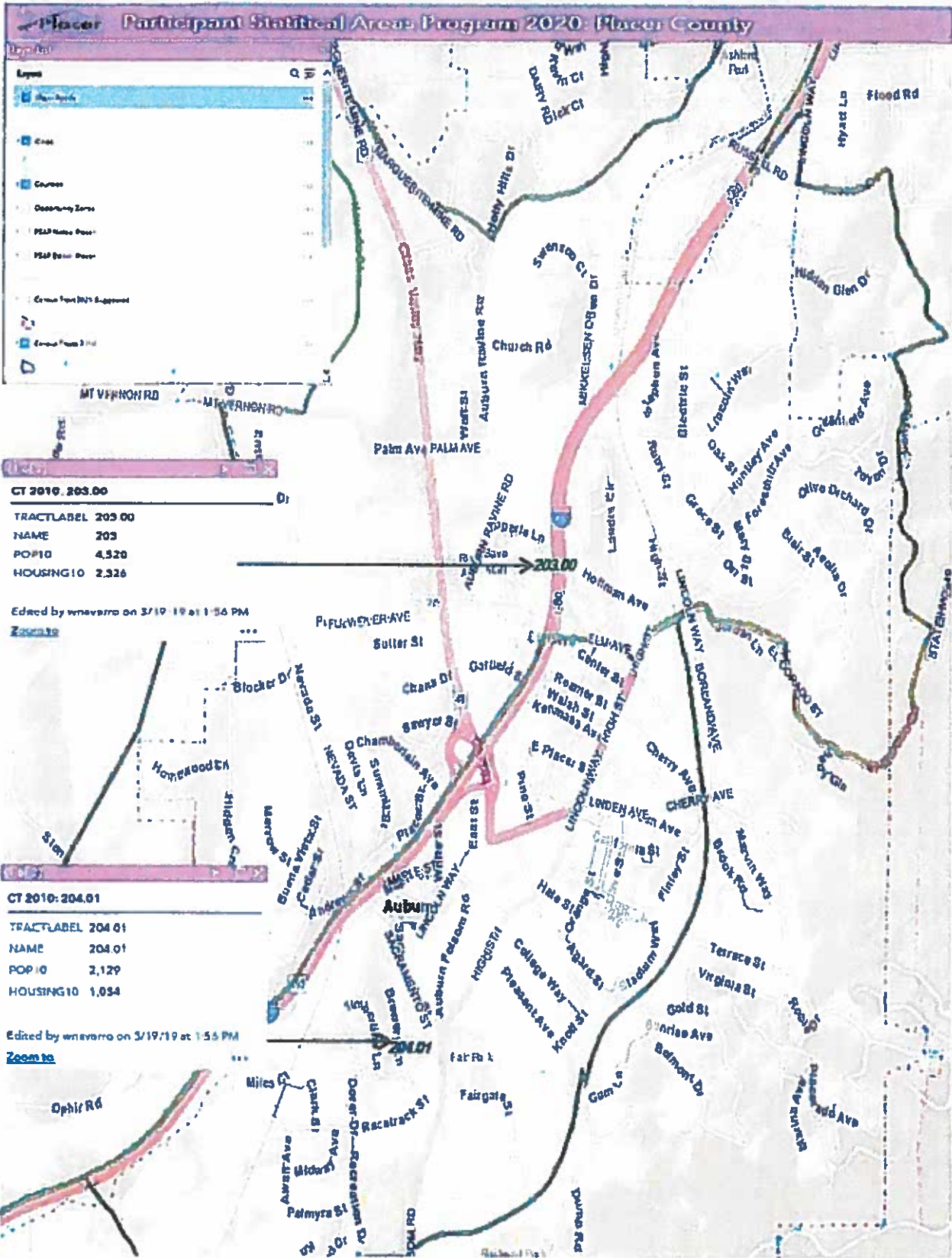
About the Data

**E-1: City/County Population Estimates with Annual Percent Change  
January 1, 2017 and 2018**

State/County/City	Total Population		Percent Change
	1/1/2017	1/1/2018	
California	39,500,973	39,809,893	0.8
Placer	383,173	389,532	1.7
Auburn	14,507	14,811	0.7
Colfax	2,147	2,150	0.1
Lincoln	48,028	48,591	1.2
Loomis	6,780	6,824	0.6
Rocklin	64,487	66,830	3.6
Roseville	134,650	137,213	1.9
Balance of County	112,574	113,313	0.7

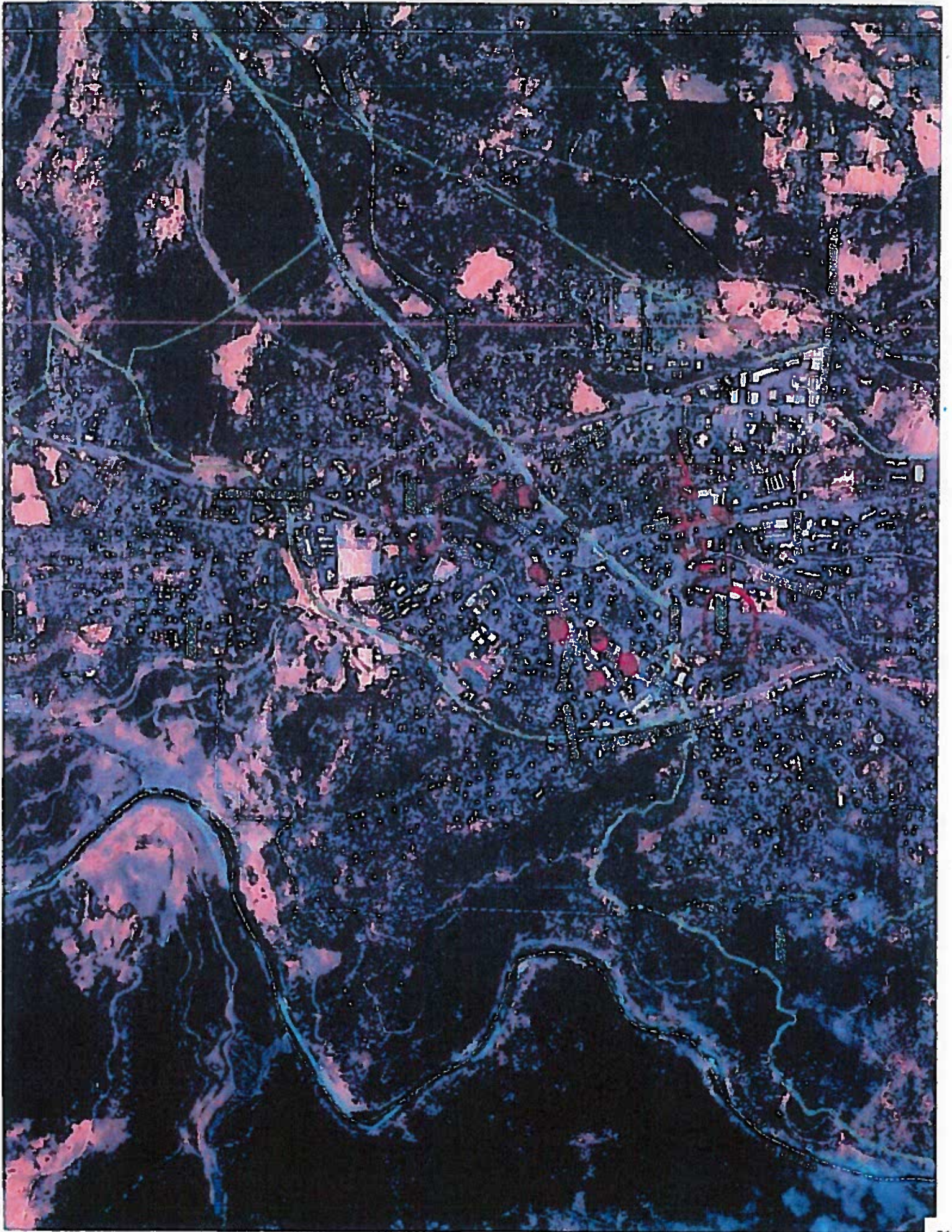
Department of Finance  
Demographic Research Unit  
Phone: (916) 323-4086

For more information <http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/view.php>  
Released on May 1, 2018



**The City of Auburn:** The City of Auburn owns and maintains the following parks:

- **Census Tract 203.00:** Train Depot Park
- **Census Tract 204.01:** School Park Preserve (4.3 acres) and Small Pocket Parks: Clock Tower Park, Tennis Way Park, Livingston Building Park, Court View Park, East Placer Park, Maple Street Park and Magnolia Street Park.



# Discussion Item # 1. Cover sheet – DeWitt Community Complex Update

Auburn Area Recreation and Park District (ARD) Acquisition and Development Committee February, 2020

## The Issue

A discussion and update on a proposal to save and restore the DeWitt Theatre, Auditorium and Pool.

## Background

The DeWitt Community Complex group has a mission to preserve and adaptively reuse the historic theatre, auditorium, former senior center buildings and swimming pool for community uses at the DeWitt Center complex. Representatives from this group have spoken with ARD several times about how the District could become involved.

The DeWitt Community Complex group will be providing an update at the A&D meeting.

## Recommendation for the A&D Committee

Review and discuss the proposal.

The DeWitt Community Complex group is interested in having ARD be part of the DeWitt pool renovation as part of Phase III of their plan. The pool is currently filled in with dirt, however it could be renovated.

Aside from the renovation costs, staff is sharing the P&L statements for the past 6.5 years for the entire aquatics program at ARD, including the Splash Pool and Placer Hills Pool (open 10 weeks in the summer). Discussions about renovating the DeWitt pool should also include discussions of how to cover costs associated with operating and maintaining a pool.

	FY 19/20 (partial)	FY 18/19	FY 17/18	FY 16/17	FY 15/16	FY 14/15	FY 13/14
Total Revenues	128,620	135,953	136,264	140,087	136,641	139,062	128,490
Total Expenditures	192,901	255,565	219,493	196,958	200,247	174,176	164,120
Net Gain (Loss)	(64,281)	(119,612)	(83,229)	(56,871)	(63,606)	(35,114)	(35,630)
	67%	53%	62%	71%	68%	80%	78%

Not included in the Aquatics Profit and Loss is labor for pool maintenance, estimated at a minimum of \$37,000/year.

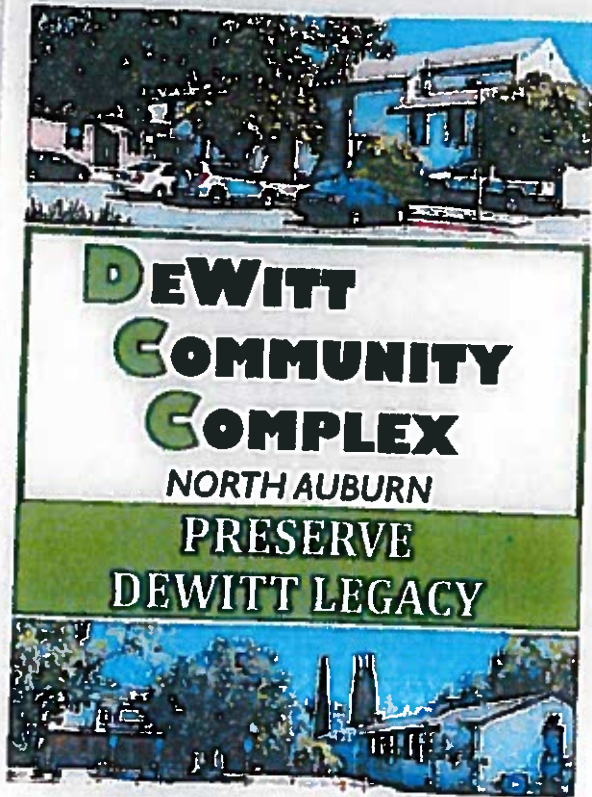
## Fiscal Impact

Unknown at this time.

## Attachments

Information from the DeWitt Community Complex group.





### Mission and Vision

- The DeWitt Community Complex vision is to adaptively reuse the historic DeWitt Theater, Auditorium, Pool and former Senior Center buildings to create a community destination for North Auburn.
- Re-establishing community uses in these historic buildings is a win-win: offering recreation for residents, supporting the local economy and supporting the County's vision for a mixed use development.
- The building renovations would provide nearly 30,000 square feet of community facilities which is 1% of the land earmarked for private development at the DeWitt Center.

### Help Us Bring Community Back to North Auburn!

For more information: [www.dccnorthauburn.org](http://www.dccnorthauburn.org)  
 Or email us: [preservedewittlegacy@gmail.com](mailto:preservedewittlegacy@gmail.com)

### Why Preserve and Reuse DeWitt Buildings?

- Restoration is usually significantly less expensive than new construction, ie. cost estimate for a new 30,000 sf community center is \$18 million while renovation costs are estimated at \$2 million for the theater, senior center buildings and auditorium.
- On average, there is a \$33:\$1 Return on Investment for historic preservation projects.
- Preserves an iconic and significant piece of Auburn and Placer County's history.



### Historic Significance

- DeWitt General Hospital was listed on the National Register of Historic Places in Feb. 2016.
- DeWitt Hospital is a unique World War II permanent Army General Hospital. The only other similar complex is Mayo General Hospital in Galesburg, Illinois.
- DeWitt Hospital significantly influenced the Auburn Community economically as the area's largest employer.
- Notable celebrities who entertained at DeWitt included: Dorothy Lamour, Rhonda Fleming, Lon Chaney Jr., Eddie Cantor, Robert Alda and Joe E. Brown.
- Artist Martin Ramirez created hundreds of his notable works while in residence at DeWitt Hospital. Ramirez's work has been recognized by the American Folk Art Museum in New York and appeared on US "Forever" postage stamps.

## PRESERVE DEWITT LEGACY/DEWITT COMMUNITY COMPLEX

### Mission and Vision

Our mission is to preserve and adaptively reuse the historic theater, auditorium, former senior center buildings, and swimming pool for community uses at the DeWitt General Hospital National Register Historic District located in North Auburn, CA. Leveraging the preservation of these key historic resources for community uses will help foster an identity as well as develop a community destination and activity hub for the North Auburn area. Re-establishing community uses in these historic buildings is a win-win: offering recreation for residents, supporting the local economy and supporting the County's master plan vision for a mix of residential and commercial development at the DeWitt Center.

### Proposed DeWitt Building Preservation and Community Uses

**DeWitt Theater (Phase I)** - The DeWitt Theater has always served the community as a film and live performance venue. Community theater venues of this size are in high demand. Seating approximately 230 people, the DeWitt Theater is similar in size to the popular historic Finnish Temperance Hall Theater in Rocklin, CA.

**DeWitt Senior-Center Buildings (Phase II)** - Adjoining the DeWitt Theater, the former Senior Center buildings would provide needed storage and practice space to support the theater. These buildings can also be used to provide community meeting and classroom space. Project viability depends on future discussions with the County.

**DeWitt Auditorium (Phase III)**- The DeWitt Auditorium originally hosted holiday events, USO performers and dances. Utilizing the DeWitt Auditorium as a community event/conference center will help meet local demand for community center space as well as act as a demand generator for the proposed on-site hotel. The DeWitt Auditorium would be comparable in size to the successful historic Blue Goose Event Center in Loomis, CA. Project viability depends on future discussions with the County.

**DeWitt pool (Phase III)**- The DeWitt pool has continuously served the Auburn community until recently. Refurbishing the pool would provide residents with a more affordable and needed recreational facility. Due to airport overflight restrictions and lack of public land elsewhere, the DeWitt center may be the only feasible location for a pool in North Auburn. Project viability depends on discussions with the County and Auburn Recreation District.

The proposed DeWitt building renovations would provide up to 30,000 square feet of community use facilities which is 1.0% of the surplus land earmarked for private development at the DeWitt Center.

### Why Preserve and Reuse DeWitt Buildings?

- Restoration is usually significantly less expensive than new construction
- Historic rehabilitation generates more domestic jobs than other industries, including new construction
- On average, there is a \$33: \$1 Return on Investment for historic preservation projects
- A greater percentage of money invested in historic rehabilitation becomes household income, benefiting the local economy
- Preserves an iconic and significant piece of Auburn's history
- Visitors to heritage sites stay longer and spend more money locally per day when compared to visitors at non-historic areas
- Historic preservation is a proven key component to successful community revitalization
- Land costs are minimal since the County purchased the DeWitt property from the state for \$1

Historic DeWitt building restoration for community uses will not only serve North Auburn residents, it will also function as a demand generator, bringing in potential customers to the private development proposed in the master plan for the 200-acre DeWitt property. For instance, prior to 2015, many historic DeWitt buildings housed several community uses, including Music and More in the theater, the Senior Center, Placer Adult School, and pool. These venues were utilized daily by the community and created a steady customer base. In response to the absence of steady clientele since 2015, the Placer Grown/Foothill Farmers Market was cancelled at the DeWitt Center this year.

### **Constraints of New Construction Versus Building Renovation at DeWitt**

The market study and EIR prepared for the PCGC/DeWitt Center master plan and the Placer County Multi-Generational Community Center Feasibility study made the following conclusions:

- The high cost of new construction is an economic constraint for implementing the recently approved master plan for the Placer County Government Center/DeWitt.
- The County's master plan sets the land uses for the site and *the County is now in the process of considering more detailed plans for areas of the DeWitt Center so they should be urged to include the theater, former senior center, auditorium and pool in those plans.*
- Estimated construction costs for a new community center (\$18 million), aquatics center (\$3.5 to 5 million), and a Black Box Theater (\$5.5 million) at DeWitt. Utilizing existing facilities with minimal improvements at Parkside Church (\$250K to \$1million), adding classrooms, a gym, and a performing arts center to the church complex (\$3.5 to 5 million). Parkside Church has airport overflight restrictions. (Note: the option of restoring the existing buildings at DeWitt was never evaluated even though it would not have overflight restrictions nor the high construction costs associated with new construction.)
- The region is in particularly short supply of conference/meeting space. A community/conference center would provide a community service while simultaneously acting as a demand generator for an on-site hotel. (Note: the proposed 30,000 square foot new community center is not expected to be constructed for another 16-20 years.)
- Demand generators will benefit economic and private development. (Note: the master plan's main demand generator is the proposed new community center in the last development phase of 16-20 years.)
- The commercial retail market in Auburn is saturated, there is no demonstrated need for additional retail development

**DeWitt General Hospital Historic Significance.** DeWitt General Hospital was listed on the National Register of Historic Places in February 2016 for its historic significance in all 3 National Register criteria.

- DeWitt is architecturally significant as an example of the large-scale planning and construction required to meet WWII national defense needs
- DeWitt Hospital is a "Type A" permanent Army General Hospitals designed by the notable architecture firm York and Sawyer. The only other mostly intact "Type A" hospital besides DeWitt is Mayo General Hospital in Galesburg, IL that was also constructed in 1943.
- Highly regarded surgeon Norman Freeman developed vascular surgery advancements at DeWitt General Hospital during WWII. DeWitt had a nursing training school specializing in psychiatry during WWII. Occupational therapy and physical therapy were other new medical fields developed during WWII.
- DeWitt Hospital significantly influenced the Auburn Community economically as the area's largest employer and supported community activities and education. The auditorium held USO dances for patients and the community. The pool offered swim and lifeguard classes and hours open to the public. The theater also had shows open to the public. Notable celebrities who entertained at DeWitt included: Rhonda Fleming, Lon Chaney Jr., Eddie Cantor, Dorothy Lamour, Robert Alda and Joe E. Brown.
- Notable psychologist Tarmo Pasto's research at DeWitt contributed to the development of art therapy. Pasto's research also led to the "discovery" of the artwork of Martin Ramirez.
- Artist Martin Ramirez created hundreds of his notable works while in residence at DeWitt Hospital. Ramirez's work has been recognized by the American Folk-Art Museum in New York and appeared on US "Forever" postage stamps
- Ramirez is also recognized for his contribution to Latino history in California

## **Discussion Item #3. Cover sheet – Overlook Park Interpretive Signage**

**Auburn Area Recreation and Park District Acquisition and Development (A&D) Committee, February, 2020**

### **The Issue**

Shall the Auburn Area Recreation and Parks District (ARD) consider installing interpretive signage at Overlook Park? The A&D Committee requested that this item be reviewed.

### **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 the thought of using interpretive signage instead. Samples of interpretive signage are attached.

### **Recommendation for the A&D Committee**

Review and discuss. Funding for two interpretive signs has been added to the FY 20/21 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.

### **Fiscal Impact**

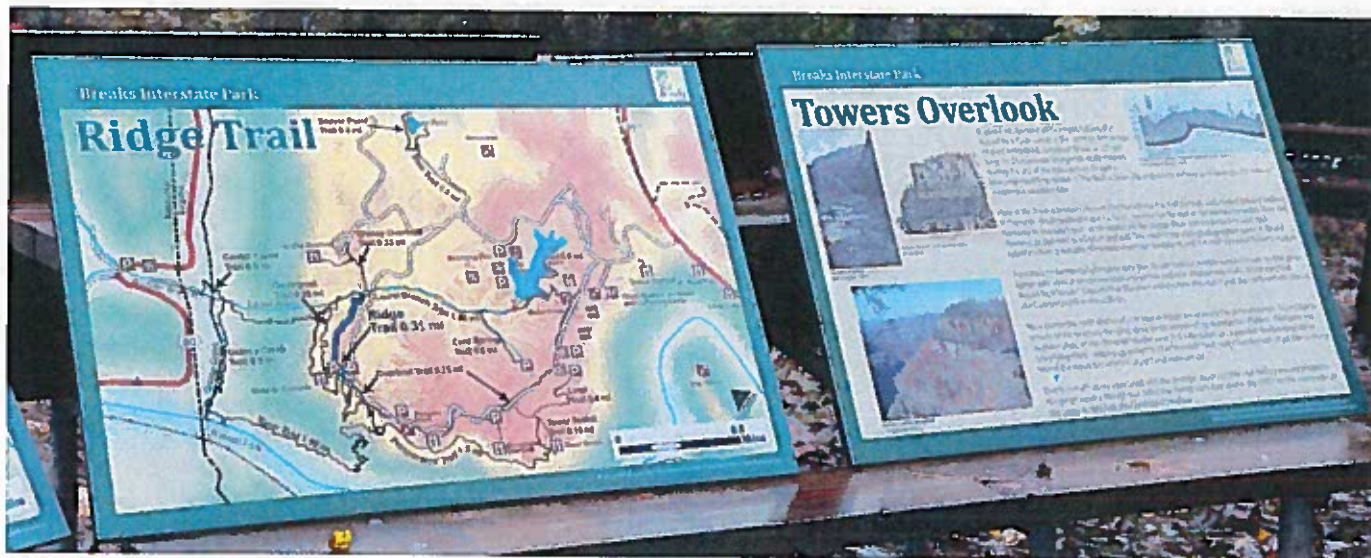
The approximate cost of each sign is \$5,000.

### **Attachments**

Aerial photo of Overlook Park and surrounding areas.  
Interpretive sign examples.



# Interpretive sign examples



## **Discussion Item #4. Cover sheet – James Field Scoreboard MOU**

**Auburn Area Recreation and Park District Acquisition and Development Meeting (A&D) February 18, 2020**

**The Issue:** An update on the MOU between ARD and the Placer Baseball Boosters for the installation and maintenance of the new scoreboard at James Field. The A&D Committee requested that this MOU and its status be reviewed and updated.

### **Background:**

The Placer Baseball Booster Club removed the existing scoreboard at James Field in the fall of 2019. This old, existing scoreboard had been previously installed by the Booster. The Boosters replaced it with a new scoreboard in January, 2020.

ARD created an MOU between the Boosters and the District to memorialize the responsibilities of each agency. This MOU also states that the Boosters must work with Auburn Little League in regards to the scoreboard.

### **Recommendation:**

Review and discuss.

### **Fiscal Impacts:**

As of now, there is no fiscal impact to ARD. It may behoove ARD to purchase a controller for the scoreboard in the future. The cost of a controller is approximately \$1,000.

### **Attachments:**

- Proposed MOU between ARD and the Placer Baseball Booster Club.
- Letter from the Placer Baseball Booster Club re: James Field scoreboard.

**Memorandum of Understanding between the Placer Baseball Booster Club (Boosters) and the Auburn Area Recreation and Park District (ARD) for the installation, use and maintenance of the scoreboard at James Field**

Whereas, ARD is the owner and operator of James Baseball Field at Recreation Park in Auburn, CA, and

Whereas, the Boosters have played and will continue to play a significant role in the maintenance and upkeep at James Field, and

Whereas ARD and the Boosters are desirous of having a mutually beneficial partnership for the continued maintenance and upkeep of James Field, and

Whereas, the Boosters have purchased a new scoreboard for James Field, to be installed in early 2020

**Now therefore, ARD and Boosters hereby understand and agree as follows:**

- 1) The scoreboard and associated controllers will be purchased and installed/maintained by the Boosters.
- 2) The Boosters will work and cooperate with Auburn Little League (ALL) for use of the scoreboard, including providing instruction and use of one of the scoreboard controllers.
- 3) ARD has the right to purchase a controller in the future, if so desired, for use by other James Field User Groups and renters.
- 4) The Boosters will be responsible for maintenance of the scoreboard and controllers. The Boosters will notify ARD of any maintenance issues and associated repairs or closures.
- 5) The Boosters will not remove the scoreboard for any reason without first notifying and consulting with ARD and ALL.
- 6) Should the Boosters remove the scoreboard for any reason, they will replace it with a working scoreboard, approved by ARD before installation.
- 7) The Boosters agree to indemnify, save and hold harmless ARD, it's officers, directors, agents and employees from any and all claims, liability, damage and obligations of whatever nature, including all costs of defending any claim, judgements, attorney's fees and attachments arising out of or in any way connected with any intentional or negligent act or omission by the Boosters in the performance of the services and responsibilities described herein.

The term of this Memorandum of Understanding shall be ongoing. This MOU may be terminated by either party by giving the other party 120 days written notice. Notice must be delivered by certified U.S. mail to:

(signatures on following page)



Auburn Area Recreation and Park District  
c/o District Administrator  
471 Maidu Dr. Suite 200  
Auburn, CA 95603

Placer Baseball Booster Club  
408 Finley Street  
Auburn, CA 95603

Dated: \_\_\_\_\_

\_\_\_\_\_  
Kahl Muscott, ARD District Administrator

Dated: \_\_\_\_\_

\_\_\_\_\_  
Pete Aroz, President Placer Baseball Booster Club

DRAFT



*Other  
Controllers  
to be purchased*

October 16, 2019  
Kahl Muscott  
Auburn Recreation District  
471 Maidu Drive  
Auburn, CA 95603

Kahl,

## **PLACER BASEBALL BOOSTER CLUB**

Placer Baseball Booster Club exists to help fund Freshman, Junior Varsity and Varsity baseball teams at Placer High School in Auburn, California.

## **BOARD OF DIRECTORS**

Dave Thompson – Varsity Manager  
Larry Prewitt – Varsity Coach  
Pete Aroz - President  
Laura Seeman - Secretary  
Danette Stumba – Treasurer  
J.R. Ziegelmann – Junior Varsity Manager

## **CONTACT**

Facebook: Placer Baseball Booster Club  
Twitter: @BaseballPlacer

### **EMAIL:**

Placerbaseball19@yahoo.com

### **ADDRESS**

408 Finley Street  
Auburn, CA 95603

First of all, thank you for the improvements to James Field. We truly appreciate all the time, effort and money that have gone into this field to make it a premier field again. You can rest assured that Placer Baseball will make sure and take care of this field in the years to come.

As you know, we are investing in a new scoreboard to replace the old scoreboard which had many issues. Placer Baseball installed paid and organized the last scoreboard and will continue to do the same with the new scoreboard.

The new scoreboard will be 22 feet long and 8 feet high and will be in Forest Green color with white lettering. This board will be state of the art wireless and will use the existing power supply. No other wire needs to be run for this board. We will install the board with help from our friends at PG&E and wire board. The board will also be surrounded by Auburn Business sponsors.

We will be in partners with Auburn Little League on this board and will take full responsibility for board including any maintenance, or other issues that might occur. We will be purchasing 2 wireless controllers so one will be used for Placer High School Baseball and one will be used for Auburn Little League. We anticipate installing the new Board within the next 5-8 weeks depending on conditions.

Thank you for your time.

Dave Thompson (530) 368-0703

Larry Prewitt (530) 401-0522

<b>2020/2021 PROJECT ACTIVITY REPORT</b>		<b>UPDATED 02/14/20</b>	
<b>PROJECT</b>	<b>EST. COST</b>	<b>NOTES</b>	<b>EST. COMPLETED</b>
<b>RECREATION PARK</b>			
James Ballfield Renovation Project (2019)	277,086.00	Contractors punchlist items have been addressed and work is completed. Per the infield mix supplier, the surface of the infield and pitchers circles remain a bit loose/soft so staff is making one final application of water to the surface so that it can harden up in the sun. District has posted signs around the area instructing people to keep off for a couple days so that it is hopefully hardened up by Tuesday 2/18. When infield is firm, a layer of loose top-dress will be applied as the finished surface and home plate can be installed. Placer High has already been using the field and have agreed to keep practice to the turf areas during this period.	FEBRUARY 2020
Recreation Park South Parking Lot Accessible Parking Stall Project (2019)	15,000.00	Project Completed. Simpson & Simpson Inc. did a nice job.	JULY 2019
<b>PLACER HILLS POOL</b>			
ADA Path of Travel (2016/2017)	10,000.00	Staff has retained the services of a Civil Engineer to prepare a topographic survey of the parking lot and to produce construction documents to eliminate the drainage problem, repair the asphalt, re-stripe the lot and accessible parking stalls. Plans are almost completed and will involve obtaining an Encroachment Permit from Placer County as half of the work area is in the county right of way. Staff will obtain preliminary pricing late February and put the project out to probably formal bid in March with construction to follow.	APRIL/MAY 2020
<b>REGIONAL PARK</b>			
New Playground (130k) and new ADA path of travel (40K) (2017/2018)	170,000.00	ADA Parking and path of travel project has been completed.	AUGUST 2019
Irrigation Pump Replacement (2017/2018)	160,000.00	New pump is installed and working well. Project is finally completed!	JULY 2019

<b>OVERLOOK PARK</b>	Restroom ADA Upgrades (2018/2019)	35,000.00	The architect the District hired to prepare the Meadow Vista Restroom ADA upgrade drawings has agreed to look at the Overlook restrooms pro-bono and give us a report on what they see that needs to be done to get up to ADA code. Initial investigation by staff indicates that some ADA upgrades have already been done and the work may not be as significant as first thought.	MARCH/APRIL 2020
<b>24 ACRE PROPERTY</b>	Statewide Park Development and Community Revitalization Program Grant (2018/2019)	0.00	Staff will be pursuing the next round of grant funding for the property next spring and all 5 required public meetings have taken place with staff obtaining input on the current master plan drawing. Staff released the RFQ to design firms for Master Plan Refinement, CEQA Process and Construction Drawings in mid-December. Deadline for Statements of Qualifications (SOQ's) was January 30th, 2020. The District received statements from DUDEK Auburn, Ca., Helix Environmental Planning Folsom, Ca. and Design Workshop South Lake Tahoe, Ca. After analysis and ranking by staff review committee, DUDEK was chosen as the highest ranked. A pre-proposal meeting has been set up with the chosen consultant for week of 2/18. Staff expects that their proposal to do the work will follow shortly after this and negotiations may ensue. If a contract amount cannot be agreed upon, staff will enter into negotiations with the second highest-ranked.	AUGUST 2019 THROUGH SPRING 2020
<b>CVCC</b>	Bike Park - Design, CEQA, NEPA etc. (2014/2015)	100,000.00	The signed FONSI (Finding Of No Significant Impact) from the USBOR was finally received July 2nd 2018.	JULY 2018
	Bike Park - Construction (2015/2016)	320,000.00	Final handrail welding, parking lot striping, and irrigation system final components are items remaining under the general contractor. Pump track capping soil will be installed in the next week or two. Bypass trail, fence opening and crosswalk for pedestrian/equestrian use has been installed. Picnic tables and solar lights have been installed. District will be preparing and installing all the rules and directional signage. District graphic designer is coming up with nice rules sign design options and a temporary rules sign will be used first. Randy Spangler has been making good progress on cutting in the first bike trails on the slope between the picnic/viewing area and the pump tracks.	FEBRUARY/MARCH 2020

Maidu Drive Repair (2018/2019)	25,000.00	Bureau of Reclamation has corresponded with the District a couple times over the past two weeks giving indication that there may be some progress being made on the road repair. It appears they are approaching it as a "remove and replace" scope of paving work instead of the more modest "patch and overlay" process the District got them cost estimates for last year.	TBD
<b>MEADOW VISTA PARK</b>			
Parking Lot Re-seal/Re-Stripe (2018/2019)	10,000.00	Parking lot maintenance project is proposed to be pushed out to next fiscal year.	MARCH 2020
<b>MULTI-PARK ITEMS</b>			
Streambed Alteration Agreement (2016/2017)	44,000.00	The Draft Vegetative Management Plan IS/MND (Initial Study/Mitigated Negative Declaration) was accepted by the Board in December 2018 and the Agreement is now in place.	Agreement in place, project on-going
Carry over projects from 2018/2019 list in YELLOW			
<b>Fiscal Year Projects Total:</b>	<b>874,000.00</b>		