

**AUBURN AREA RECREATION AND PARK DISTRICT
MEETING OF THE ACQUISITION AND DEVELOPMENT COMMITTEE AGENDA
TUESDAY, JUNE 15, 2021, 10:30 AM**

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/98058068585>. The public can use this link and/or call 1 669 900 6833 Webinar ID: 980 5806 8585 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 May 17, 2021 Acquisition & Development Meeting (Pages 3 – 4)

Recommendation: Review and approve minutes.

4.2 Resolution Number 2021-12: Resolution Number 2021-12, A Resolution of the Board of Directors of the Auburn Area Recreation & Park District, Approving Engineer's Report, Confirming Diagram and Assessment and Ordering Levy of Assessment for Fiscal Year 2021 – 2022 for the Atwood Ranch III Landscaping & Lighting Assessment District (Pages 5 – 40)

Shall the Auburn Area Recreation and Park District (ARD) approve and adopt Resolution 2021- 12 that would approve the Engineer's Report, confirm the diagram and assessment, and order the continuation of assessment for fiscal year 2021 - 2022 for Atwood Ranch III Landscaping and Lighting Assessment District as the final step in levying the continued assessments?

4.3 Resolution #2021-13 Indemnifying Placer County for Collection of Atwood III Assessments (Pages 41 – 43)

Shall the Auburn Area Recreation and Park District (ARD) adopt a resolution defending and indemnifying Placer County for collection of Atwood III assessments?

4.4 Amending 2021/2022 Project List and CIP (Pages 44 – 49)

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

Discussion items:

1. DeWitt Community Complex Update. (Pages 50 – 54)
2. Walking Routes in Auburn. (Page 55)
3. 2021 – 2022 Project Activity Report – see attachment. (Pages 56 – 59)

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

6-10-21
Date

11:4 AM
Time

L. Larson
Secretary to the Board

**Auburn Area Recreation and Park District
Minutes of the Acquisition & Development Committee Meeting
Monday, May 17, 2021 at 3:00 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 3:03 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 April 19, 2021 Acquisition & Development Meeting

The minutes from the April 19, 2021 Acquisition & Development Meeting were approved by the Committee.

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

Directors Gray and Ferris reviewed and approved Resolution Number 2021-09: Resolution of Intention to Levy Annual Assessment, Preliminarily Accepting Engineer's Report and Scheduling the Public Hearing and forwarded it to the Board of Directors for review and adoption.

4.3 Amending Fiscal Year 2021/2022 Project List & CIP

Directors Gray and Ferris reviewed and approved amending Fiscal Year 2021/2022 Project List & CIP and forwarded it to the Board of Directors for review and approval.

Discussion Items:

1. Discussion of Bike Park signs and benches – an update was given by District Administrator Kahl Muscott. Permanent signs should be installed by July, 2021.

Director Gray requested a discussion item regarding a memorial bench at the Bike Park for Curt Smith be sent to the May, 2021 Board of Directors Meeting.

2. Walking Routes in Auburn – District Administrator Kahl Muscott will talk to the City of Auburn about the walking routes.

3. Overlook Park Interpretive Signage – it was discussed that one sign will show all trails.

4. 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

None.

6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH

None.

ADJOURNED

As there was no further business, the meeting was adjourned at 3:53 p.m.

Board Secretary

Date

Item 4.2 Cover Sheet: Resolution Number 2021-12 , A Resolution of the Board of Directors of the Auburn Area Recreation & Park District, Approving Engineer's Report, Confirming Diagram and Assessment and Ordering Levy of Assessment for Fiscal Year 2021 – 2022 for the Atwood Ranch III Landscaping & Lighting Assessment District

The Issue

Shall the Auburn Area Recreation and Park District (ARD) approve and adopt Resolution 2021-12 that would approve the Engineer's Report, confirm the diagram and assessment, and order the continuation of assessment for fiscal year 2021 - 2022 for Atwood Ranch III Landscaping and Lighting Assessment District as the final step in levying the continued assessments?

BACKGROUND

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

- **Balloting Conducted:** November-December 2004
- **Ballot Results:** 100.0 % of the weighted returned ballots were in support of the proposed assessment
- **Board Approval of 1st Year Assessment Levies:** Dec. 16, 2004
- **Fiscal Year 2005-06 Approved Rate:** \$148.62 per single family equivalent benefit unit (SFE)
- **Annual CPI:** In each subsequent year, the maximum assessment rate increases by the annual change in the Consumer Price Index, not to exceed 5% per year.
- **Fiscal Year 2020-21 Approved Rate:** \$185.54 per single family equivalent benefit unit (SFE)

In order to continue to levy the assessments each year, the Board first adopts a resolution initiating the assessment proceedings for the year and directing the engineer of work, SCI Consulting Group, to prepare the annual Engineer's Report for the District. The Board approved this resolution #2021-02 at the February 25, 2021, Board meeting.

SCI Consulting Group prepared the Engineer's Report that includes the special and general benefits from the assessments, the proposed budget for the continued assessments for fiscal year 2021-22, the updated proposed assessments for each parcel in the District, and the proposed assessments per single family equivalent benefit unit for the fiscal year. At the May 27, 2021 Board meeting, the Board reviewed the Engineer's Report and adopted resolution #2021-09 to declare its intention to levy the assessments, preliminarily approve the Engineer's Report, and provide for notice of the annual public hearing.

Each year, in order to continue to levy the assessments for the coming fiscal year, the Board conducts a noticed public hearing and receives public input on the proposed assessments and the services that they would fund. After hearing the public testimony, the Board may take final action on setting the assessment

rate, establishing the services and improvements to be funded and ordering the levy of the continued assessments for fiscal year 2021-22.

PROPOSED RATE AND CPI HISTORY

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

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

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

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

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.

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

PROPOSED FY 2021-22 BUDGET, SERVICES & IMPROVEMENTS

The following table summarizes the revenues and costs projected for FY 2021-22.

Summary of revenue and total cost	FY 2021-22
Revenue	\$28,905
Costs:	
Services	\$21,210

Repayment to General Fund	\$3,000
Incidentals/Admin Costs	\$4,695

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

RECOMMENDATION

It is recommended that the Board hold a public hearing, consider all public comments, and subsequently approve Resolution 2021-12 that would approve the Engineer's Report, confirm the diagram and assessment, and order the continuation of assessment for fiscal year 2021-22 for Atwood Ranch III Landscaping and Lighting Assessment District as the final step in levying the continued assessments.

RESULT OF RECOMMENDED ACTION

The Board will order the levy of the continued assessments for fiscal year 2021-22, at the rate of \$190.03, and will cause those levies to be submitted by SCI Consulting Group to the County Auditor to be included on the 2021-22 property tax bills.

ATTACHMENTS:

Resolution Number 2021-12
Atwood III 2021 – 22 Engineer's Report

RESOLUTION NO. 2021-12

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE AUBURN
AREA RECREATION AND PARK DISTRICT, APPROVING
ENGINEER'S REPORT, CONFIRMING DIAGRAM AND ASSESSMENT
AND ORDERING THE CONTINUATION OF ASSESSMENTS FOR
FISCAL YEAR 2021-22 FOR THE ATWOOD RANCH III
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT**

WHEREAS, on January 27th, 2005, by its Resolution No. 2005-01, after receiving a weighted majority of ballots in support of the proposed assessment, this Board ordered the formation of and levied the first assessment within the Auburn Area Recreation and Park District, Atwood Ranch III Landscaping and Lighting Assessment District (the "Assessment District") pursuant to the provisions of Article 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 purpose of the Assessment District is for the installation, maintenance and servicing of improvements within the Assessment District as described in the annual Engineer's Report; and

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

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

WHEREAS, by Resolution No. 2020-03, the District Board ordered the preparation of an Engineer's Report for the Atwood Ranch III Landscaping and Lighting Assessment District (the "District") for fiscal year 2021-22; and

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

WHEREAS, by Resolution No. 2021-09, the District Board preliminarily approved the Engineer's Report for said District and set a date for a Public Hearing; and

WHEREAS, said report was duly made and filed with the Clerk of the Board and duly considered by this Board and found to be sufficient in every particular, whereupon it was determined that the report should stand as the Engineer's Report for all subsequent proceedings under and pursuant to the aforesaid resolution, and that June 24th, 2021, at the hour of 6:00 p.m. in the Board Room of the District Office, located at 471 Maidu Drive, Auburn, California, 95603 were appointed as the time and place for a hearing by this Board on the question of the levy of the proposed assessment, notice of which hearing was given as required by law, including information regarding remote access to the hearing via internet video conference; and

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

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

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

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

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

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

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

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

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

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

are finally approved and confirmed.

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

SECTION 6. That assessments for fiscal year 2021-22 shall be continued at the rate of one hundred ninety dollars and three cents (\$190.03) per single family equivalent benefit unit as specified in the Engineer's Report for fiscal year 2021-22, with estimated total annual assessment revenues as set forth in the Engineer's Report; and

SECTION 7. The assessment to pay the costs and expenses of the maintenance of the improvements for fiscal year 2021-22 is hereby levied. For further particulars pursuant to the provisions of the Landscaping and Lighting Act of 1972, reference is hereby made to the Resolution Directing Preparation of Engineer's Report.

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

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

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

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

SECTION 12. The Board of Directors of the Auburn Area Recreation and Park District hereby certifies that the assessments to be placed on the fiscal year 2021-22 property tax bills meet the requirements of Proposition 218 that added Articles XIII C and XIII D to the California Constitution.

PASSED AND ADOPTED this 24th day of June 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

H. Gordon Ainsleigh
Chair, Board of Directors

ATTEST:

Pat Larson
Clerk of the Board

A decorative vertical bar on the left side of the page, with a green arrow pointing right from it. The arrow contains the text 'FY 2021-22'.

FY 2021-22

Engineer's Report

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

June 2021
Final Report

Engineer of Work:

The logo for SCI Consulting Group, featuring a green curved line above the text 'SCI Consulting Group' and 'Public Finance Consulting Services' below it.

SCI Consulting Group
Public Finance Consulting Services

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 XIID 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 XIIC and XIID 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 XIID 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: June 8, 2021

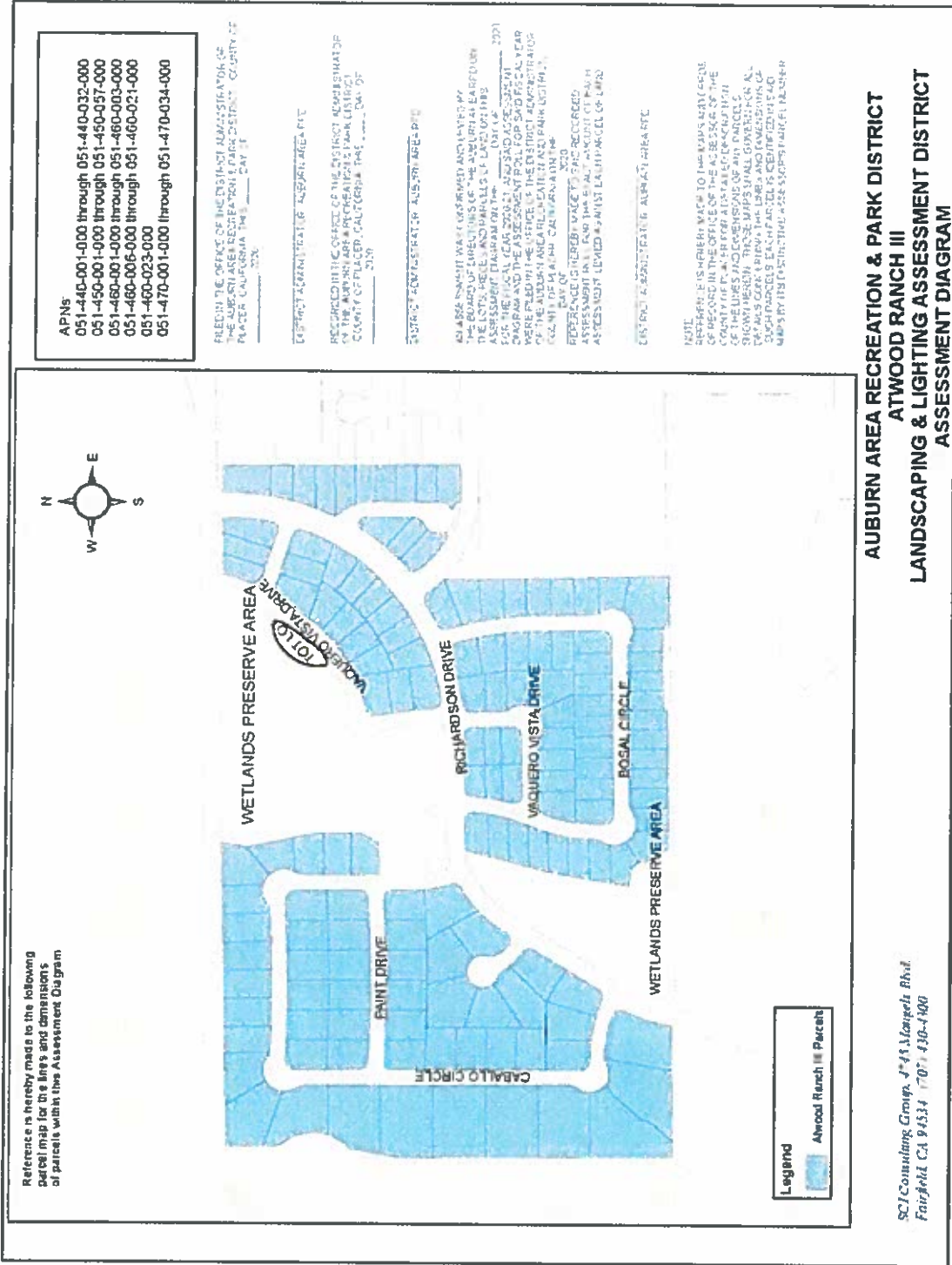
Engineer of Work



By John W. Bliss
John W. Bliss, License No. C52091

ASSESSMENT DIAGRAM

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



APNs
051-440-001-000 through 051-440-032-000
051-450-001-000 through 051-450-037-000
051-460-001-000 through 051-460-003-000
051-460-006-000 through 051-460-021-000
051-460-023-000
051-470-001-000 through 051-470-034-000

FILED IN THE OFFICE OF THE DISTRICT ADMINISTRATOR OF THE AUBURN AREA RECREATION & PARK DISTRICT, COUNTY OF PLACER, CALIFORNIA THIS _____ DAY OF _____ 2022

DISTRICT ADMINISTRATOR, AUBURN AREA REC

RECORDED IN THE OFFICE OF THE DISTRICT ADMINISTRATOR OF THE AUBURN AREA RECREATION & PARK DISTRICT, COUNTY OF PLACER, CALIFORNIA THIS _____ DAY OF _____ 2022

DISTRICT ADMINISTRATOR, AUBURN AREA REC

AS A RESULT OF THE REVISIONS AND ADJUSTMENTS BY THE BOARD OF DIRECTORS OF THE AUBURN AREA RECREATION & PARK DISTRICT, THESE LINES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM FOR THE _____ DAY OF _____ 2022, AND THE ASSIGNED APNs, ARE CORRECTED TO REFLECT THE CURRENT STATUS OF THE LAND. THESE LINES AND PARCELS WERE PREPARED BY THE OFFICE OF THE DISTRICT ADMINISTRATOR OF THE AUBURN AREA RECREATION & PARK DISTRICT, COUNTY OF PLACER, CALIFORNIA ON THE _____ DAY OF _____ 2022. THESE CORRECTIONS ARE BEING MADE TO THE ASSESSMENT DIAGRAM TO REFLECT THE CURRENT STATUS OF THE LAND AND TO PROVIDE A CORRECT ASSESSMENT TO THE PARCELS OF LAND.

DISTRICT ADMINISTRATOR, AUBURN AREA REC

NOTE: THESE LINES WERE MADE TO THE MAPS, MAPS, OR RECORDS IN THE OFFICE OF THE DISTRICT ADMINISTRATOR OF THE AUBURN AREA RECREATION & PARK DISTRICT, COUNTY OF PLACER, CALIFORNIA AS A RESULT OF THE REVISIONS AND ADJUSTMENTS BY THE BOARD OF DIRECTORS OF THE AUBURN AREA RECREATION & PARK DISTRICT, COUNTY OF PLACER, CALIFORNIA ON THE _____ DAY OF _____ 2022. THESE CORRECTIONS ARE BEING MADE TO THE ASSESSMENT DIAGRAM TO REFLECT THE CURRENT STATUS OF THE LAND AND TO PROVIDE A CORRECT ASSESSMENT TO THE PARCELS OF LAND.

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

SCI Consulting Group, 41511 Angeles Blvd,
Fountain Valley, CA 92708-1400

**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: Resolution #2021-13 Indemnifying Placer County for Collection of Atwood III Assessments

Auburn Area Recreation and Park District Acquisition and Development Committee Meeting, June 2021; Board meeting June 24, 2021

THE ISSUE:

Shall the Auburn Area Recreation and Park District (ARD) adopt a resolution defending and indemnifying Placer County for collection of Atwood III assessments?

BACKGROUND:

Placer County collects the assessment for the Atwood III Lighting and Landscape District on behalf of ARD. Placer County requires that agencies such as ARD (in this case) defend and indemnify the County from any legal challenges to the assessment.

RECOMMENDATION FOR THE ACQUISITION AND DEVELOPMENT COMMITTEE

Provide a positive recommendation to the Board to review, adopt and approve Resolution #2021-13, a resolution defending and indemnifying Placer County for collection of Atwood III assessments.

FISCAL IMPACT

There is no fiscal impact to approving this resolution. Not approving the resolution could have fiscal impacts due to possible non-collection.

ATTACHMENTS:

Resolution 2021-13

RESOLUTION NO. 2021-13

REQUESTING COLLECTION OF CHARGES ON TAX ROLL
FOR TAX YEAR 2021-22

TAX CODE NUMBER: 84150

DIRECT CHARGE NAME: Auburn Area Recreation and Park District, Atwood Ranch III
Landscaping and Lighting Assessment District

Whereas, the Auburn Area Recreation and Park District (hereinafter "District") requests the County of Placer collect on the County tax rolls certain charges which have been imposed pursuant to Article XIID of the California Constitution and the Landscaping and Lighting Act of 1972, by the District, attached hereto, and

Whereas, the County has required as a condition of the collection of said charges that the District warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof,

Now, Therefore, Be It Hereby Resolved by the Board of Directors of District that:

1. The Auditor-Controller of Placer County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.
2. The District warrants and represents that the taxes, assessments, fees and/or charges imposed by the District and being requested to be collected by Placer County comply with all requirements of state law, including but not limited to Articles XIIC and XIID of the California Constitution (Proposition 218).
3. The District releases and discharges County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County on the property tax roll of any taxes, assessments, fees and/or charges on behalf of District.
4. In consideration for the County's collection of the charge through the County's property tax roll, the District agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the "Indemnified Parties") from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of District's said taxes, assessments, fees and/or charges requested to be collected by County for District, or in any manner arising out of District's establishment and imposition of said taxes, assessments, fees and/or charges. District agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of District's taxes,

assessments, fees and/or charges, the County may offset the amount of the judgment from any other monies collected by County on behalf of District, including property taxes.

5. The District agrees that its officers, agents and employees will cooperate with the County by responding to all inquiries referred to District by County from any person concerning the District's taxes, assessments, fees and/or charges, and that District will not refer such persons to County officers and employees for response.
6. The District agrees to pay the County for the reasonable and ordinary charges to recoup its costs of placement and collection on the tax rolls at the agreed upon rate of 1% of the taxes, assessments, fees and/or charges, as provided by Government Code sections 29304 and 51800.

PASSED AND ADOPTED by District this 24th day of June 2021, by the following vote on roll call:

AYES:

NOES:

ABSENT:

ABSTAIN:

H. Gordon Ainsleigh
CHAIR, BOARD OF DIRECTORS

ATTEST:

Pat Larson
SECRETARY TO THE BOARD OF DIRECTORS

Item 4.4 Cover sheet – Amending 2021/2022 Project List and CIP

Auburn Area Recreation and Park District Acquisition and Development Committee June, 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 increased scope of work and increased pricing for the MV Park asphalt repair project
There are two reasons for increasing the estimated cost for this project from \$15,000 to \$30,000:

- A. After re-walking the pathway, staff determined that repairs should also be made to some of the edges of the pathway. These edges are deteriorating and should be addressed while a contractor is on site.
- B. The increase in the cost of asphalt and asphalt installation.

To pay for this additional \$15,000, staff is proposing to:

C. Remove the Recreation Field infield renovation project. An ARD staff member with some skills on a tractor was able to remedy a good portion of the problem. The rest of the renovation will be completed by staff this fall/winter. Removing this project:

- * Frees up \$10,000 in ARD reserve funding
- * Returns \$15,000 to the Placer County Mitigation Area #5 fund, which can be used for the MV Playground project

D. Use \$10,000 in ARD ADA reserve funding, as there are several repairs that will help keep the pathway ADA compliant.

2) To request an additional \$10,000 in reserve funds to help pay for any additional work being proposed in the energy efficiency projects being done by Centrica. When the Centrica project was approved by the ARD Board, there was no contingency allotment provided. Since starting the project, ARD staff have identified several additional items to be addressed. Currently, there is \$3,700 worth of additional items, which includes:

- One additional Exit sign
- Recreation Park: Line item #165 currently states re-lamp existing fixture. Centrica to replace fixture.
- Ashford Park: Restrooms not part of scope of work. Change the exterior lights to QTE LED p2 50K 120 YK DDB and replace the interior lights. Jesse to supply the interior fixtures, Centrica to remove old and install new.
- Christian Valley Park: Line Item #193 and #194 currently states re-lamp existing fixture. Centrica to replace fixture.
- Placer Hills Park: additional scope in bathrooms
- Meadow Vista Park: Line Item #200 currently states re-lamp existing fixture. Centrica to replace fixture.

Staff is requesting a \$10,000 ARD controlled contingency for these items and any additional items that come up.

Staff is proposing to use ARD reserve funds for this additional \$10,000.

District Policy, Section H states:

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

Recommendation for Acquisition and Development Committee

Review and send a positive recommendation to the ARD Board to approve these amendments to the FY 2021/2022 Project list.

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)

Auburn Recreation District Five Year Project List

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

Project List

2021/2022

Estimated balance

PROJECT	Est. Cost	Spend from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mit.	City Mit.	Grants	Mt. Vernon proceeds
35,032 1,005,574 842,287 226,495 302,000 415,000									
Recreation Park									
Rec-Field Infield-renewal									
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/stripes	15,000				15,000				
Pathway repairs	30,000			10,000	20,000				
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	(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						
Trail improvements/signage	10,000		10,000						
CVCC									
Bike Park Phase II	117,175				77,540				
ADA Door	5,000			5,000				39,635	
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				10,000				
TOTAL	3,059,225	-18,734	49,500	31,200	396,656	107,000	30,000	221,635	0
Estimated Balance Remaining				3,832	608,918	735,287	196,495	80,365	415,000

Equip Rsrv.
17,000

Loan
2,131,500

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 in Kind for Bike Park

Auburn Recreation District Five Year Project List

Green = moved from a previous year

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>8,832 633,918 785,287 206,495 1,415,000 415,000</p>									
Recreation Park									
Locker room Floor	25,000				25,000				
Regional Park									
Tennis/pickleball courts surfaces	200,000				200,000				
Pond mucking									
Walking pathway extension, Dry Creek and	100,000				100,000				
24 Acre Development	265,000								
Kiosks	2,275,000				445,000		1,415,000		415,000
Pond leak Repair	10,000				10,000				
Canal Repair	95,000				95,000				
Ashford Park									
Levee Repairs and paving	40,000				40,000				
Overlook Park									
Interpretive Signage (2 x \$5K)	20,000				20,000				
Railhead Park									
Parking lot repair/reseal	10,000				10,000				
Christian Valley Park									
Tutor Totter Roof	15,000				15,000				
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
<p>8,832 143,918 340,287 206,495 0 0 0</p>									
Estimated Balance Remaining									

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

Auburn Recreation District Five Year Project List

Green = moved from a previous year

Project List

2023/2024

Estimated balance

13,832 168,918 390,287 216,495 **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

13,832 73,918 330,287 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

Auburn Recreation District Five Year Project List

Green = moved from a previous year

2024/2025

Estimated balance

PROJECT	Est. Cost	Spent from General Funds or Grants in Prior Year(s)	Gen. Fund	ADA	Reserve	Cnty. Mit.	City Mil.	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			332		-1,082	360,287	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

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

Auburn Area Recreation and Park District (ARD) Acquisition and Development Committee February, 2020; September, 2020; June, 2021

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. (June 2021 note: it is the understanding of ARD staff that renovations to the senior center buildings and pool are no longer being considered; DeWitt Community Complex to confirm).

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.

Fiscal Impact

Unknown at this time.

Attachments

Auburn Journal article May 28, 2021

Placer Supervisors approve solicitation process for DeWitt Theater

Stacey Adams
May 28, 2021 10:00 AM

The Placer County Board of Supervisors on Tuesday approved the initiation of a solicitation of interest process for the potential reuse of the DeWitt Theater.

Following the board's direction from the April 13 meeting, Placer County Capital Improvements Manager Paul Breckenridge advised that a solicitation of interest process would identify the business plan of one or more entities interested in renovating the theater and outline performance benchmarks the selected entity would need to meet, which would be monitored by county Real Estate Services who will serve as the project manager.

"We've got this idea of a solicitation of interest, which is kind of a small RFP (Request for Proposal) process that would allow us to put the performance benchmarks, our expectations for the operating business plan out on the street," Breckenridge said.

Breckenridge shared the benchmarks that will be required once the solicitation process is complete:

The architect's design concept for the building and site within three months to include:

- Code compliant restrooms (appropriate fixture count, accessibility)
- Building accessibility (exiting, seating, circulation and stage access)
- Building systems (HVAC, electrical, fire alarm and security)
- Theatrical systems (sound, lighting and acoustics)
- A cost estimate prepared by a third party estimator
- Parking

The operating/business plan with multi-year proforma to be reviewed by a consultant with expertise within six months to include:

- Capital improvements (design, engineering and permitting) with project fees and construction costs
- Operations and maintenance costs
- Staffing and key partnerships (executive director, fiscal, operations, key staff and board composition)
- Fundraising plan, goals and progress to include funds raised to date, campaign progress and ongoing operations

Fundraising progress within 12 months to include:

- Funds raised to date
- Remaining funds needed and plan to reach goal
- Demonstrated pledges (significant donors), commitment and fundraising targets with schedule for full-funding improvements

According to the staff report, the solicitation of interest provides a process and criteria for evaluation of the proposed reuse of the theater while extending the potential demolition of the theater. Breckenridge confirmed a proposed agreement will be presented to the board following the process and review of the operating business plan.

During the public comment period, DeWitt Community Complex President Ramona Brockman shared the organization's concerns.

"Our main concern is of the short time frames associated with those benchmarks - three months, six months, 12 months - and how realistic it would be for a nonprofit organization that's community based, no professional staff on hand, to meet those benchmarks," Brockman said.

Brockman said based on third party advice received by the DCC, it took the Auburn State Theatre three to four years to meet goals equivalent to the county's benchmarks. Additional concerns included a lack of detail in the benchmarks and proposed parking in the area not being shared, leaving insufficient space for theater parking.

"We're really hoping not to be put into another possible Catch-22 situation with some of our concerns of the time and detail that might be required for these benchmarks," she said. "In general, I think we request that the proposal be for the benchmarks and the solicitation of interest be a little further evaluated and sufficient details included, and look at extending the timeframe to be something that would be reasonable for a community group to achieve."

Breckenridge confirmed the parking lot across the street from the theater has other uses in the Placer County Government Center Master Plan, and the boundary outlined around the theater could allow for parking if the organization's proposal includes providing parking. District 5 Supervisor Cindy Gustafson asked to explore options of shared parking.

Three additional comments were received in support of renovating the theater.

"I really want to encourage you to work with this group and save this part of history in North Auburn," Janet Nicholson of Nicholson Blown Glass said.

DCC Board member Eric Chun shared his personal ties with DeWitt through using the pool, gym and theater as a child and his father serving as an oral surgeon at the hospital.

"DeWitt Theater is a place to be," he said. "Be in the present, be in the future, be in the historical aspect, be in the tourism, be in keeping things here."

Said DCC Treasurer David Allen, "I have no problem with these benchmarks. I think it's very important for use, it keeps the hammer on us to keep going so we don't drift away from anything. I think that that's a blessing in disguise; it's great for what we need. But I think the one-year thing is just a little bit unrealistic. ... We're a community nonprofit and that makes it incredibly difficult for us to reach that goal of one year because we'll be right back at you in one year, and again, we will have gotten things done, but will we have gotten enough?"

Placer County Counsel Karin Schwab confirmed the board's decision would only initiate the solicitation of interest process, and addressing concerns with the benchmarks would take place after the process is complete.

Breckenridge said the hope is to have the process completed by July 1.

Discussion Item #2. Cover sheet – Discussion item: Walking Routes in Auburn

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

Staff has spoken with John Donlevy, Auburn City Manager. He is very interested in working with ARD in putting together some maps that show walking routes in the city. John said that the City has GIS information that can assist.

Staff suggested that a small sub-committee of the ARD A&D Committee, staff and City staff could meet.

As of this date, a meeting time has not been established.

Recommendation for the Acquisition and Development Committee

Review and comment. Provide direction. **Discuss available dates and times to meet with the City.**

Attachments:

None.

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	Staff improved the infield grading last summer and is planning on doing the remaining work in-house (infield/outfield transition scalping & levelling).	SEPTEMBER 2021
James Ballfield-Outfield Bermudagrass Conversion Project (2019)	42,000.00	Project has begun, field has been sprayed and needs to sit for 7-10 days after which the dead grass will be flail mowed and debris removed. Bermuda stolon installation is the next step and after District acceptance the contractors 90-day maintenance and grow-in period will begin.	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. Topo survey has been done, staff awaiting the cadd base file.	FALL 2021
ADA Signage	1,200.00	Signage to be upgraded-inventory to occur this summer.	FALL 2021
Parking Lot Re-seal/Re-Stripe	15,000.00	Project currently postponed but possible to happen late summer/fall 2021. Staff considering grouping this work with the asphalt path repairs and Placer Hills parking lot improvements.	SUMMER/FALL 2021
Asphalt Pathway Repairs (2020)	15,000.00	Staff has taken 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. Staff considering grouping this work with the parking lot sealcoat/stripping project and Placer Hills parking lot improvements.	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 if the 24 Acres Site grant does not come through.	SUMMER/FALL 2021
	Statewide Park Development and Community Revitalization Program (SPP) Grant Round 4 (2018/2019) & CEQA Documents	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. With a big team effort the Initial Study and Mitigated Negative Declaration (CEQA docs) were completed, the ARD Board Approved them by special meeting on 6/8/21 and the Notice of Determination was filed with the county on 6/9/21. The deadline for this was 6/11/21 in order to be in conformance with the Prop 68 Grant requirements.	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

