

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

MONDAY, OCTOBER 20, 2025, 10:00 AM

**CANYON VIEW COMMUNITY CENTER, BOARD ROOM
471 MAIDU DRIVE
AUBURN, CA**

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).

The public may participate in the meeting in-person or through Zoom. The link for this meeting is <https://us06web.zoom.us/j/83457217496>. The public can use this link and/or call 1 669 900 6833 Webinar ID: 834 5721 7496 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.

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1.0 CALL TO ORDER

Gray ____ Lynch ____

2.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL

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

4.0 BUSINESS

4.1 Approval of Minutes from the September 15, 2025, Acquisition & Development Meeting (Pages 3-4)

Recommendation: Review and approve minutes.

4.2 Resolution #2025-26: A Resolution Supporting the Current Zoning at Mt. Vernon Park (Pages 5-8)

Shall the Auburn Area Recreation and Park District ("ARD") adopt Resolution # 2025-26, a resolution declaring ARD's support to maintain the Auburn General Plan Map designation for Mt. Vernon Park as Residential – 15 units/ acre?

Discussion items:

1. Bermuda Grass at the Dog (Pages 9-10)
2. 2024 - 2025 Project Activity Report (Pages 11-14)

5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS

1. Additional parking spaces at the Maidu office for disabled and handicapped drivers.

6.0 BRIEF ANNOUNCEMENTS AND REPORTS FROM THE BOARD MEMBERS – PARK VISITS AND OBSERVATIONS

None.

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

ADJOURNMENT

Oct. 17, 2025
Date

9:30 Am
Time

Cathy Wayford
Secretary to the Board

**Auburn Area Recreation and Park District
Minutes of the Acquisition & Development Committee Meeting
Monday, September 15, 2025 at 10:00 AM
Canyon View Community Center, Board Room
471 Maidu Drive, Auburn, CA 95603**

1.0 CALL TO ORDER

The meeting of the Acquisition & Development Committee was called to order at 10:00 AM.

ROLL CALL

Director Gray was present. Vice-Chairperson Lynch was absent.

2.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL

The agenda was approved as written.

3.0 PUBLIC COMMENT

None.

4.0 BUSINESS

4.1 Approval of Minutes from the August, 2025 Acquisition & Development Meeting

Director Gray reviewed and approved the minutes from the August 18, 2025, Acquisition & Development Committee Meeting.

4.1 Amending 2025/2026 Project List and CIP

Director Gray reviewed the Amending 2025/2026 Project List and CIP sent the item to the Board of Directors for review.

Discussion Items:

1. Bermuda Grass at the Dog Park – this item was discussed. Director Gray sent this item to the Board of Directors for discussion.
2. Regional Park Pickleball and Tennis Courts French drain – this item was not discussed.
3. 2024 – 2025 Project Activity Report – this item was discussed.

5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS

1. Additional parking spaces at the Maidu office for disabled and handicapped drivers – this item was not discussed.
2. Mount Vernon Property (Sale/Use for Co-housing) – this item was discussed.

6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH

None.

7.0 BRIEF ANNOUNCEMENTS AND REPORTS FROM THE BOARD MEMBERS – PARK VISTS AND OBSERVATIONS

None.

ADJOURNED

As there was no further business, the meeting was adjourned at 10:33 AM.

Cathy Dwyer
Board Secretary

Sept 16, 2025
Date

4.2 Cover sheet – Resolution #2025-26: A Resolution Supporting the Current Zoning at Mt. Vernon Park

**Auburn Area Recreation and Park District Acquisition and Development Committee
October, 2025**

The Issue

Shall the Auburn Area Recreation and Park District (“ARD”) adopt Resolution # 2025-26, a resolution declaring ARD’s support to maintain the Auburn General Plan Map designation for Mt. Vernon Park as Residential – 15 units/ acre?

Background

ARD is the owner of a 6.7 gross acre park land site fronting Nevada Street, in Auburn, California, referred to as Mt. Vernon Park. The park land was donated to ARD from Richard Rader and Carolyn Hardwick. The funding to improve the property was through mitigation fees of \$85,929 paid to the City of Auburn from the Affordable Housing Development Corporation, the developers of the nearby Palm Terrace Apartments.¹ Approximately 1 acre of the property directly off of Nevada St. features a short DG pathway a couple of picnic table locations. There is no parking at the property. This park is underutilized, especially when compared to any of ARD’s other parks and facilities. As such, ARD has deemed this to be excess land.

In March, 2018, the ARD Board of Directors declared the Mt. Vernon Park property as excess, and subsequently entered in to a Purchase and Sale Agreement with Western Community Housing to pursue the sale and development of the property for low-income senior housing. Ultimately, that Purchase and Sale Agreement was cancelled, due mainly to Western Community Housing being unable to secure extra adjacent land that was needed for their project.

In January, 2023, the ARD Board adopted Resolution #2023-04, again declaring that the Mt. Vernon Park property (“Nevada St. property”) is in excess of its foreseeable needs.

State Law (CA GC 50568 – 5057) authorizes local governments, including special districts, to maintain an inventory of real property. State law also authorizes local governments to declare certain real property to be in excess of their foreseeable needs to be best suited to the development of the parcel for housing available to persons and families of low or moderate income at affordable housing cost. Upon such a declaration, the property becomes eligible to be sold, transferred, or auctioned in accordance with various surplus procedures state law provides.

The City of Auburn is currently updating its General Plan for the first time in 32 years and anticipates completion of the Draft 2045 Auburn General Plan in the coming months. State law requires every General Plan to include a map identifying the allowing land use and intensity of development permitted on all property in the city and surrounding sphere of influence. The City had been considering changing the designation of the Mt. Vernon Property from its current designation as Residential – 15 units/acre to “Open Space”. However, City staff inquired with ARD staff about ARD’s desires for the property and confirmed that ARD has been actively

attempting to sell the property. A new designation as “Open Space” would limit future development opportunities and potentially affect its value and revenue to the District upon sale. As such, the City is requesting that the ARD Board of Directors adopt a resolution that would support maintaining the status quo for the Mt. Vernon Park property. This would continue the existing General Plan designation of Residential 15 units/acre (Medium Density) and the R-3 zoning.

Recommendation for the A&D Committee

Staff recommends that the A&D Committee send a positive recommendation to the Board to adopt Resolution # 2025-26, a resolution declaring ARD’s support to maintain the General Plan designation for Mt. Vernon Park as Residential – 15 units/acre (Medium Density Residential), and to retain the zoning at Mt. Vernon Park as R-3.

Fiscal Impact

There is no fiscal impact to adopting this resolution

Attachments

Resolution #2025-26

RESOLUTION NO. 2025-26

**RESOLUTION OF THE AUBURN AREA RECREATION AND PARK DISTRICT
BOARD OF DIRECTORS SUPPORTING THE DESIGNATION OF DISTRICT
PROPERTY ON NEVADA STREET IN AUBURN, CALIFORNIA (APN 038-250-090
AND COMMONLY KNOWN AS MOUNT VERNON PARK) AS “MEDIUM-DENSITY
RESIDENTIAL” ON THE AUBURN GENERAL PLAN MAP**

WHEREAS, every City and County in California is required by the State Government Code to prepare a general plan for its future growth and development; and

WHEREAS, the City of Auburn is currently updating its General Plan for the first time in 32 years and anticipates completion of the Draft 2045 Auburn General Plan in the coming months; and

WHEREAS, State law requires every general plan to include a map identifying the allowing land use and intensity of development permitted on all property in the city and surrounding sphere of influence; and

WHEREAS, the Auburn Recreation District (ARD) owns a 6.7-acre parcel within the City of Auburn (APN 038-250-090) on the west side of Nevada Street north of Palm Avenue, commonly referred to as the Mount Vernon parcel, and that property must be assigned a land use designation in Auburn’s new General Plan; and

WHEREAS, this property was privately owned at the time of the last (1993) Auburn General Plan Update, and was assigned a designation of “High Density Residential,” which allows residential development up to 15 units per acre; and

WHEREAS, the corresponding category in the proposed Auburn General Plan is Medium-Density Residential, which likewise allows residential development up to 15 units per acre; and

WHEREAS, the redesignation of the property to “Open Space” would be appropriate in the event the ARD intended to improve the site for parkland, or retain it and restore it as natural open space; and

WHEREAS, the ARD passed Resolution 2018-04 on March 29, 2018, finding that the Mount Vernon site exceeded the District’s foreseeable needs and the District had no further need for the property; and

WHEREAS, the District has formally declared this parcel surplus and passed a subsequent resolution in January 2023 expressing its intent to sell or lease the property; and

WHEREAS, the sale of this property would provide a revenue source for the improvement of other ARD properties and implementation of the District's capital improvement program; and

WHEREAS, an "Open Space" designation on this property would limit future development opportunities and potentially affect its value and revenue to the District upon sale; and

WHEREAS, the "Medium Density Residential" designation does not obligate the District to take further action at this time, nor mandate the sale or development of the site, but simply continues the status quo and maximizes future options for the District as it carries out its mission of providing excellent recreational services to Auburn area residents;

THEREFORE BE IT RESOLVED, that the ARD Board supports the continued designation of this parcel in a manner that would allow residential development at 15 units per acre, consistent with the current designation, and the continued zoning of the site as "R-3," which permits residential development at 15 units per acre.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Board of Directors of the Auburn Area Recreation and Park District at a regular meeting thereof, held on the 30th day of October, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Sue Ingle
Chairperson of the Governing Board

Cathy Warford
Clerk to the Governing Board

Discussion Item #1: Cover sheet – Bermuda Grass at the Dog Park

Auburn Area Recreation and Park District (ARD) Acquisition and Development Committee September, 2025; Board of Directors meeting September, 2025; A&D Committee October, 2025

The Issue

A discussion about installing/establishing a Bermuda grass turf at the Dog Park. Director Ainsleigh has requested that this item be discussed.

Background

ARD currently owns the Ashley Memorial Dog Park at Ashford Park. The Ashley Memorial Dog Park is approximately 1.7 acres in size. Maintenance of this park is done by ARD staff and volunteers with the Ashley Memorial Dog Park Foundation.

One of the ongoing maintenance issues is the continued battle to keep the turf (relatively) healthy, especially based on the amount of traffic the park gets from dogs. The turf is currently a “Heinz 57 mix”, meaning that it has a variety of different grasses and weeds.

Director Ainsleigh has asked that the A&D Committee consider adding and then converting the turf to Bermuda grass. Currently, ARD has Bermuda grass turf on James Field, Railhead Field A and B, Beggs Field (infield only) and Ridge Runners Field (infield only). The pros and cons for such a changeover are as follows:

Pros

- Very resilient grass in terms of wear and tear.
- Overall needs 30% less water.
- Does well in warm weather.

Cons

- Fragile in cold temperatures and tends to fall victim to turning brown and being damaged during fall and winter traffic.
- The cost and time to do this work.
- Mowing Bermuda grass requires a reel mower (which ARD has). Since the rest of the park is mowed with a rotary mower, the installation of Bermuda grass would require that two different mowers which would not be feasible with our current setup.

Recommendation for the A&D Committee

This item was sent to the September Board of Directors meeting and then back to A&D for further consideration.

Staff feels that while this idea has some degree of merit, ARD does not have the staffing resources to install and properly maintain such a turf at the Dog Park. As such, staff does not recommend moving to Bermuda turf at the Dog Park.

Fiscal Impact

Unknown at this time

Attachments

None

2025/2026 PROJECT ACTIVITY REPORT		UPDATED 10/15/25	
PROJECT	EST. COST	NOTES	EST. COMPLETED
PINK COLORED SECTIONS INDICATE NEW ACTIVITY			
RECREATION PARK			
Gym Roof Failure	TBD	The custom steel trusses arrived on September 30 and the next day were found to be at a different pitch than the existing roof. The decision was made to install them rather than return them, order new ones, pay for both and have to wait five weeks for fabrication with the roof open to the elements. As a result the new roof will be a little shorter than the old one and will have two parapet-style walls at the east and west gable ends. There will be no difference inside the gym. In actuality, the inside of the gym will be bigger and more open as no false ceiling is being re-installed. In an added unfortunate turn of events, a significant rain storm came early on October 2 and while the contractor did install plastic tarps to protect the interior, a large amount of water got inside damaging the laminated gym floor and some carpeting in the community center lobby/hallway area. The contractor is responsible for replacing both. Work has proceeded quickly since then and 3/4 of the roof has been covered with framing and plywood at time of this report. Additional rain has come and the contractor has done a better job of protecting against it. Currently it appears that the roof may be completed and the new gym floor installed still prior to the stated December 1 deadline.	NOVEMBER 2025
North Playground	120,000.00	Play structure needs to be replaced and is planned as a Lower Grades (2-5 year old) design. Public voting and turnkey "vendor install" process will be used again. Project has been pushed out to next fiscal year.	SPRING 2026
North Playground ADA Path of Travel	30,000.00	Concrete walkway ADA path of travel has been re-designed to come off the NE corner of the gym by the splash pad instead of across the lawn. A separate, shorter non-ADA concrete path will be constructed to come off of the main asphalt path for parents with strollers. Staff is in process of finalizing the drawings for this work and will be obtaining budget pricing from a contractor prior to being officially put out to bid. Project has been pushed out to next fiscal year.	SPRING 2026
Beggs Field Score Tower Stairs	28,000.00	Staff has researched and found a company that makes steel modular stair systems and have come up with a design to replace the existing wooden ones. Project will most likely be put out to bid in the fall for winter work and completion before Feb 2026 baseball season begins.	NOV./DEC. 2025

2025/2026 PROJECT ACTIVITY REPORT		UPDATED 10/15/25		
PROJECT	EST. COST	NOTES	EST. COMPLETED	
PINK COLORED SECTIONS INDICATE NEW ACTIVITY				
MEADOW VISTA PARK				
Meadow Vista Park Ballfield		SFLL has reported that the scoreboard is working perfectly and that they will be installing the scoreboard protective netting, the dugout benches, and the concrete slabs for the snack shack/storage sheds soon. Staff has requested and hopes to receive updates on this work soon.	SEPT./OCT. 2025?	
ASHFORD PARK				
Levee Repair & Asphalt Pave to Garage	75,000.00	Two projects have been pushed out so that this project can be moved up in priority. Staff will be meeting with a contractor to re-discuss this scope of work and get a new budget estimate. Work is planned to be done this winter weather permitting or at least bid this winter for early spring installation. It may make the most sense to repair the levee in concrete this winter and do the asphalt paving in the spring.	WINTER 2025	
OVERLOOK PARK				
REGIONAL PARK & MARRIOTT MEADOWS SITE				
Marriot Meadows CD's and Park Construction Project (2021/22)	TBD	Staff heard back from Placer County that they will be handling this project differently than the normal permit process. Here is the response that was received: "Since the project isn't going through the County (PCCP permittee) for discretionary permits, then the process would be for ARD to become a Participating Special Entity (PSE) of the PCCP. This would mean creating an agreement between ARD and the Placer Conservation Authority (PCA). The PCA is a joint powers authority that was created to implement the PCCP on behalf of the County and other program permittees. " Staff is setting up a MS Teams or Zoom call with the county biologist to find out what all this means.	WINTER/SPRING BID, CONSTRUCT SUMMER 2026	

2025/2026 PROJECT ACTIVITY REPORT		UPDATED 10/15/25		
PROJECT	EST. COST	NOTES	EST. COMPLETED	
		PINK COLORED SECTIONS INDICATE NEW ACTIVITY		
Marriot Meadows Park Fence Improvements Project		Project was completed on October 8. Staff has heard that the Deer Ridge community is very happy with the project.	SEPTEMBER 2025	
Dry Creek Picnic Area Playground	125,000.00	Staff is having a pre-construction meeting with the vendor and the contractor Friday, October 17. Demolition work is supposed to begin Monday the 20th. Staff has to order and get the temporary construction fencing installed out there.	WINTER 2025	
Pickleball/Tennis Courts	TBD	Courts will be monitored this winter for water damage and a long french drain project partially surrounding the courts has been added to the project list. When installed, it is hoped that this drainage system will remedy the suspected water intrusion under the paved surfaces.	2026/27 FISCAL YEAR	
CVCC				
Bike Park - Construction (2015/2016) Fountain, signage, traffic control	4,800.00	Replacement signage has been received and prepped/reinforced. Contractor has been alerted that they are ready to be installed. Staff is awaiting schedule from contractor.	SEPT. 2025	
RAILHEAD PARK				
Parking Lot Repair/Re-seal (2022)	150,000.00	Project completed.	JULY 2025	

2025/2026 PROJECT ACTIVITY REPORT		UPDATED 10/15/25	
PROJECT	EST. COST	NOTES	EST. COMPLETED
New Irrigation Pump & Filter (2023)	80,000.00	PINK COLORED SECTIONS INDICATE NEW ACTIVITY New pump has been installed/project completed at the end of April.	APRIL 2025
WINCHESTER PARK			
Fiscal Year Projects Total:	612,800.00		