

CARMICHAEL RECREATION AND PARK DISTRICT  
MINUTES: ADVISORY BOARD OF DIRECTORS  
October 23, 2008 SPECIAL MEETING

Directors: Borman, Dover, Safford, Tateishi, and Younger

**CALL TO ORDER:** The special meeting of the Carmichael Recreation and Park District Advisory Board of Directors was called to order at 6:00 p.m. by Chairman Tateishi.

**ROLL CALL:**

Directors Present: Borman, Dover, Safford, Tateishi, and Younger  
Staff Present: Harrison, Kerth, Murray, Penney, Phillips and Yarber

**PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by Director Borman.

**PUBLIC OPPORTUNITY TO DISCUSS MATTERS OF PUBLIC INTEREST WITHIN DISTRICT JURISDICTION ON ITEM(S) SCHEDULED ON THE AGENDA**

**ACTION ITEM:**

- 1. READERBOARD AND ELECTRICAL POWER UPGRADE (Maddison)**  
Request for additional funding offset by savings from another project

**Motion 1**

M: Dover; S: Younger – The Advisory Board voted to approve the Readerboard and Electrical Power Upgrade as presented. UNANIMOUS VOTE

**CORRESPONDENCE:** (Received and filed)

Letter from William L. Berry, Jr. and District response regarding Development Plan for Sutter Park

**ACTION ITEMS:**

- 2. PUBLIC HEARING – TIMED MATTER 6:30 P.M.  
SUTTER-JENSEN COMMUNITY PARK**

**Staff Introduction:**

Administrator Harrison presented memorandum to the Advisory Board regarding the Sutter – Jensen Master Plan. He reviewed the process that lead to current Public Hearing, and the proposed recommendation.

Administrator Harrison introduced the consultant from RHAA, Harold Kobayashi. RHAA has developed over 500 parks in Northern California.

**Consultant Presentation:**

Mr. Kobayashi made a presentation of the proposed plan. The following details were highlighted: They did not just arbitrarily pick a line for the proposed surplus area. The proposal would keep the community garden and expand it. There would also be a play area under the trees and a small turf open space. It includes a pathway connecting Sutter Park to Jensen Botanical Gardens, with an “arrival area” and path to Garfield House. It will also include adding a sewer connection for the Garfield House. The present service road would be widened and provide for handicapped parking. A trail system would loop the parks. The rest of the park would stay as natural as possible.

Chairman Tateishi asked how large the turf area around the play structure would be. Mr. Kobayashi replied about 100 feet.

Director Younger asked whether the land outside the turf area would be left natural. Mr. Kobayashi replied yes.

Director Younger asked if what was shown between the buildings would be trellis. Mr. Kobayashi said yes.

Director Younger asked if District could do some of the trails ourselves. Keith Maddison replied that the District Staff could do some of them.

Director Safford said she wants to keep the nature trails as natural as possible. Mr. Kobayashi said the plan would be for an informal soil pathway.

Chairman Tateishi asked if 20 parking spaces at Sutter would be adequate and if parking was ADA compliant. Mr. Kobayashi stated that more could be added and that it was ADA compliant.

**Public Comments:**

Rebecca Wright – resident: A gardener at Sutter Community Gardens hopes the garden can be maintained by volunteers.

Richard Humphrey – resident: Pleased with the development plans. Would like to see a little less land sold if possible.

Anne Berner – resident: Likes the proposed development but hates to see any of the land sold. Proposes using volunteer help to develop.

Molly Messner – resident: Very happy to see park developed. Believes the land as it is now is a public danger.

Doug Williams – resident: Concerned about the low value of land right now. Would like to see only 4 acres of land surplus. Would also like to see another workshop with a cost benefit analysis.

Walt Yost – resident: There is no compelling reason to sell property right now while values are so low. Would like to wait on this project.

Bill Berry – resident: This is a very poor time to sell property. Wants to wait a couple of years until the market improves before considering selling any property. Maybe increased value would mean less land sold for the development.

Peggy Berry – resident: Approves of the proposed plans as they stand except for selling land. Believes more people would approve a bond measure to pay for development. Would prefer waiting longer on this development.

Lora Cammack – resident: Believes this is a bad time to sell property. Likes the plan, but would prefer less land sold – possibly 2 acres on Sutter side and 2 on Jensen side.

Sandy Helland – resident: Is a member of the Community Garden. Likes the plan overall, but if land has to be sold, would rather wait for a while.

Greg Voelm – resident: Says this is not the time to sell land because there are lots of other undeveloped plots all over Carmichael.

**PUBLIC COMMENTS CLOSED: 7:31 P.M.**

**Open Discussion with Staff and Advisory Board:**

Chairman Tateishi asked what the time period is for this process. Administrator Harrison replied that next summer we would be re-evaluating, obtaining new appraisals and development cost estimates. If the Advisory Board decides to proceed, the plan would be on the Board of Supervisors calendar late 2009 or early 2010.

Director Younger asked if the District could decide next year to postpone selling. Administrator Harrison answered yes. Chairman Tateishi asked if they approve this plan, they are not saying to sell now? Administrator Harrison replied approval at this time means we could start the CEQA process.

Chairman Tateishi asked what the rush is to do it now. Administrator Harrison stated that everything would be delayed if we don't. Chairman Tateishi asked how long we have had this property. Administrator Harrison answered 30 years. The Community Garden has been the only real public use for the Sutter park site.

Chairman Tateishi asked if at present a person could get from the Sutter to the Jensen side. Keith Maddison answered that at present, no; there's a fence in between the properties.

Director Younger stated the longer we delay, the higher the construction costs will be. We got wonderful bids at Patriots Park because of all the competition right now.

Chairman Tateishi said that all we are doing is going ahead with CEQA and coming back on this next year.

Director Dover stated everyone would like to see sale of less property.

Director Safford said none of us wants to sell any more land than necessary, but we should start the CEQA process.

Director Younger said this is not the final step in the process. He hopes the designers will continue with sustainable designs.

Director Borman stated she would hate to not continue with the process. She would also hate to sell any more land than is necessary.

Chairman Tateishi stated we want to work with the neighbors and we are hopeful that as we go through the CEQA process the economy gets better. It is not his first choice to sell land.

## **Motion 2**

M: Younger; S: Borman – The Advisory Board voted to adopt the staff recommendation regarding the Master Plan for the Sutter Park, as presented, with the following stipulations:

1. Before presenting the Plans to the Board of Supervisors for approval staff should do the following:
  - Have the land value of the site re-appraised
  - Have the projected construction costs re-evaluated
  - Advise the Advisory Board of the results from the above
2. The amount of land to be declared surplus and sold shall not exceed the current proposal and should be reduced if possible.
3. Staff should seek additional funding (donations, grants, etc.) and volunteer services in an effort to reduce the amount of land that needs to be sold.

VOTE:

AYES: Directors Dover, Safford, Younger, Borman, and Tateishi

NOES: None

ABSENT: None

ABSTAINED: None

**RECESSED at 7:50 p.m.**

## **3. PUBLIC HEARING – TIMED MATTER 8:00 P.M. O'DONNELL HERITAGE PARK**

**Chairman Tateishi called to order at 8:00 p.m.**

### **Staff Introduction:**

Administrator Harrison presented a memorandum to the Advisory Board regarding the O'Donnell Heritage Park Master Plan. He reviewed the process that led to the current Public Hearing, and the proposed recommendation.

Next step would be to forward the plan for DERA to start the CEQA process, which will take about 6 months.

Administrator Harrison introduced the consultant: Paul Marcillac from Stantec. Stantec conducted the workshops and worked up the plans.

### **Consultant Presentation:**

Mr. Marcillac presented the latest rendering. He said the idea was to follow the Master Plan intent and best practices. Underlying theme was a natural aesthetic as well as visibility, security, and cleaning up the site. The plan evolved from the workshops. They tried to keep "eyes on the park" by not having anyone's property back up to the park. Simple entry down the center to the play area. Simple picnic benches and tables. Clean up the street frontage appearance within 15 feet from the road. More trees would be skirted up to improve the view into the park. It would take advantage of existing infrastructure for lighting. There would be a looping walking trail of decomposed granite.

Chairman Tateishi said there appeared to be no frontage sidewalk on the Rappahanock side of the park. Mr. Marcillac said they were doing that to keep costs down. Chairman Tateishi asked if the turf area was large enough to support a sports field. Mr. Marcillac said no, it was not intended for sports field use.

Director Younger asked if the lawn area size was going to be problem for mowing. Keith Maddison said it would be OK.

### **Public Comments:**

Garrett Gravelle – resident: Does not want anything sold off. Would rather wait a year and see if the community can come up with another way.

Durand Stieger – resident: Opposed to the sale of any of the land. Considers it a nature area now. Would rather see a bond measure. Neighbors would like to help with the labor.

Joan Komaromi – resident: Walks in the area and is opposed to selling any land. Should be preserved as a nature area. Urged to keep in natural state.

Jay Warren – resident: OK to sell the land to develop. Plan showing lots of open space makes sense.

Ben Yates – resident: Presented petition from 250 people. No sale should occur just to fund development.

Steve Cavender – resident: Opposed to the sale of any of the park site land. Also concerned that the funds from

this sale won't be used for this park.

Peter Otten – resident: Opposed to sale of part of the park land. Concerned about losing open space and that security lights would cause more light pollution.

Philip Salzman – resident: Opposes sale of any of the land to pay for modifications to the park site.

Ed Nicholson – resident: Likes the layout of the proposed park, but opposed to sale of land to pay for it. Wants to keep the trees, not just the open space. Many trees on the proposed sale area.

Robert Arth – resident: Wants to set up a non-profit corporation and raise funds to pay for development instead of selling part of the land. Look for private funding.

Dennis McCauley – resident: This plan is a good compromise. Enhances property values.

Richard Ellis – resident: Opposed to sale of any of the park site land.

Ed Murray – resident: Opposed to selling any land. Concerned about zoning issues and the neighborhood could be impacted.

Ken Whittall-Scherfee – resident: Concerned about dwindling open land. This is a bad time to sell.

Angela Brown – resident: Opposed to sale of any of the park site land. Would be better to pursue other options first.

Laura Whittall-Scherfee – resident: Opposed to selling any of the land. If we have to develop, OK, but without selling land.

Ron Suster – resident: Don't remove the native oaks.

Lewis L. Moore – resident: No objection to improvements, but strongly against selling any of the land. Concerned about the wildlife, especially the pheasants.

Vernon Chang – resident: Opposed to selling any of the land. Instead of selling land, develop in phases, which would cost less.

Sean Dugan – resident: Excited about the development, but opposed to selling land to pay for it.

#### **Public Comments Closed at 9:13 p.m.**

#### **Open Discussion with Staff and Advisory Board:**

Director Younger asked what process the District went through to inform the public of Neighborhood Meetings. Tracy Kerth said they were noticed in the Activity Guide, 20,000 copies mailed out to the community. The site itself was signed. There were a number of advertisements in the Sacramento Bee. The entire process has been on the District website. Direct mail postcards were sent out to households within a half-mile radius of each park site.

Director Younger asked for information about the sale of property to the Turtletaubs. Administrator Harrison stated that money received from the sale of that property was spent on all the improvements already made to the site, along with more District funds. Ingrid Penney stated the District received \$120,000 from the sale of property to the Turtletaubs. The District received \$129,142 from a donor who wished to remain anonymous. There were no restrictions or special requests attached to the funds received from the sale or donation. The District has spent \$141,072.93 on this site from the sale.

Chairman Tateishi asked if the District paid for the street improvements for this site. Keith Maddison answered that these were already there.

Chairman Tateishi asked if there was a guarantee that we only use any funds from land sale for improvements to that park. Administrator Harrison stated the Master Plan says we designate those funds only for that property. Anything otherwise would be contrary to the Master Plan.

Chairman Tateishi stated this looks very similar to the old Master Plan. Administrator Harrison said the last Master Plan is very similar, with the amount of land surplus almost identical. Chairman Tateishi asked for a copy of the prior Master Plan, which was provided to the Advisory Board.

Chairman Tateishi asked if there is any guarantee the new street would be where it is shown on the rendering. Administrator Harrison said there was no guarantee, but consultants believe that placement would be the best use. There is no current development plan for that property.

Chairman Tateishi asked if CEQA would address the environmental issues, including wildlife. Administrator Harrison said yes, CEQA makes a finding whether development would have significant environmental impact, including traffic and noise.

Director Younger said if the sold land is rezoned, it has to be rezoned the same as what is already there – no high-rises or apartments could be built there without a re-zoning.

Chairman Tateishi said we would want to look at reevaluation and reappraised value. He asked if a smaller amount of land could be sold then. Administrator Harrison said yes, we will revisit this next summer to see if we can sell less land. We want to move forward with the plan. If we come up with another source of funds we would come back to the Advisory Board.

Director Safford said we need to move forward with this project to get the environmental report on this and then decide about the possibility of selling any land. None of us want to sell land.

Director Younger said we would have a year before any decision is made to give the neighbors time to find a way for private funding to avoid selling land.

Chairman Tateishi asked if there are funds to maintain this site. Administrator Harrison said we would have to budget the funds to do it. Development is minor on this site, with relatively low maintenance costs. Keith Maddison said average maintenance costs for developed parks about \$3500 per acre. New parks cost less; costs increase as parks get older.

Director Dover said the process takes a year and then District comes back with a final plan. If the neighbors have a new plan, will it be considered? Administrator Harrison answered yes.

### **Motion 3**

M: Younger; S: Safford – The Advisory Board voted to adopt the staff recommendation regarding the Master Plan for the O'Donnell Heritage Park, as presented, with the following stipulations:

1. Before presenting the Plans to the Board of Supervisors for approval staff should do the following:
  - Have the land value of the site re-appraised
  - Have the projected construction costs re-evaluated
  - Advise the Advisory Board of the results from the above
2. The amount of land to be declared surplus and sold shall not exceed the current proposal and should be reduced if possible.
3. Staff should seek additional funding (donations, grants, etc.) and volunteer services in an effort to reduce the amount of land that needs to be sold.

VOTE:

AYES: Directors Dover, Safford, Younger, Borman, and Tateishi

NOES: None

ABSENT: None

ABSTAINED: None

**ADJOURNMENT – The meeting was adjourned at 9:33 p.m. by Chairman Tateishi**

Respectfully submitted,

Betty Phillips,  
Temporary  
Administrative Secretary

APPROVED BY:

ATTESTED BY:

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PETER TATEISHI  
CHAIRMAN OF THE BOARD

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INGRID S. PENNEY  
Administrative Services Manager  
Clerk of the Advisory Board of Directors

