

CARMICHAEL RECREATION AND PARK DISTRICT  
MINUTES: ADVISORY BOARD OF DIRECTORS  
November 20, 2008 REGULAR 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 6:03 p.m. by Chairman Tateishi.

**ROLL CALL:**

Directors Present: Borman, Dover, Safford, Tateishi, and Younger  
Directors Absent: None  
Staff Present: Harrison, Kerth, Maddison, Murray, Penney, Phillips and Yarber  
Staff Absent: None

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

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

**CONSENT ITEMS:**

1. **MINUTES**  
October 16, 2008 – Regular Meeting  
October 23, 2008 – Special Meeting
2. **FINANCIAL STATEMENT**  
September 2008
3. **ACCOUNTS PAYABLE**  
October 2008
4. **ACCOUNTS RECEIVABLE**  
November 2008
5. **RANGER MONTHLY REPORT**  
October 2008
6. **LA SIERRA COMMUNITY CENTER LEASES**  
CPI increases to lease agreements at LSCC per contract provisions.

**Motion 1**

M: Younger; S:Dover – The Advisory Board voted to approve Consent Items 1 – 6 as presented. UNANIMOUS VOTE

**CORRESPONDENCE:** (Received and filed)

Letter from Kim Crocco regarding Capra Park Site and District response  
Letter from Richard Humphrey regarding the Sutter – Jensen Park Site and District response

**NEWSPAPER ARTICLES:**

Arden-Carmichael News – 10/9/2008 – Strike up the symphony; concerts begin soon  
Arden-Carmichael News – 10/9/2008 – Patriots Park Grand Opening Celebration  
The Conduit – October 2008 – Spay/Neuter Commuter in Coming to Carmichael  
Sacramento Bee – 11/1/2008 – Patriots Park finally a reality

**PRESENTATION ITEMS:**

- 1.\* **PATRIOTS PARK (Harrison)**  
Administrator Harrison thanked the Directors for their attendance at the Patriots Park opening on November 15. He also thanked Tracy Kerth for putting together great opening ceremonies and overall staff participation in various components of the project. Over 500 attended the park dedication. Patriots Park is already being used busily. Signage will be put up soon with park rules. The contractor still has some fine-tuning to do. Roger Berkenpas stated thanked everyone involved on behalf of the Palm

Avenue Park Association. Peter Tateishi thanked Mr. Berkenpas for his support as well. All the Directors expressed appreciation for how well everything went. Peter Tateishi also thanked Howard Schmidt from County Supervisor Susan Peters' office for his assistance.

**2.\* LA SIERRA LEASING (Murray)**

Rich Murray stated that Grubb and Ellis will be representing La Sierra for leasing. He introduced Kenneth Noak, Jr. from Grubb and Ellis. Mr. Noak said signs are up and they are already getting inquiries from interested parties. These include charter schools, a nursing college and others. Due to economy situation, most are not ready to commit right now. They are commencing a marketing campaign and materials are being prepared. They are advertising space up to 24,000 square feet.

**3.\* TREE SURVEY RESULTS (SEVERAL SITES) (Maddison)**

Keith Maddison stated the Tree Survey Report done by Kemper identified dangerous trees that must be isolated from human activity or removed. Isolated means barrier out to the drip line. There will be signage along with the barrier fencing. The mitigation work will be completed by next week.

**4.\* NEW STAFF INTRODUCTIONS (Penney)**

Ingrid Penney introduced Tyletta Campbell (Bookkeeper) and Sharon Reneau (Payroll Clerk), the two new staff members. They have already begun the training process. Noted: Sharon Reneau's last name spelling corrected from agenda.

**5.\* COMMITTEE FOR CARMICHAEL AQUATICS PROJECT (Tateishi)**

Chairman Tateishi said they had to cancel the last meeting due to lack of quorum.

**6.\* PARK SITE CONCEPTUAL MASTER PLANS (Harrison)**

Administrator Harrison said the O'Donnell and Sutter Master Plans were conceptually approved last month. The big issue for both parks was concern about selling less land. O'Donnell neighborhood now organized to try to provide funding and/or labor to try to reduce or eliminate the amount of land that needed to be sold. An alternative plan will be presented at next Advisory Board meeting and will be presented to the Board of Supervisors next year. A similar group from the Sutter neighborhood is also getting organized and is moving in the same direction as the O'Donnell group. Staff plans to come back to December 18 Advisory Board meeting with alternative plans for both park sites. Both neighborhood groups understand they have a summer 2009 target date for service or cash contributions.

**7.\* ADVISORY BOARD MEMBER REPORTS (Advisory Board Members)**

Chairman Tateishi stated Susan Skinner is going to be doing postcards as a fundraiser for the Chamber of Commerce.

**PUBLIC HEARING – TIMED MATTER 6:30 P.M.  
CAPRA PARK**

**Staff Introduction:** Administrator Harrison presented the Staff memo. Consultant will be presenting a "preferred" plan, which is what we would like to do eventually, and an "initial" plan, which is what we believe is feasible as Phase 1. He introduced the consultant, Steve Canada, from HLA Group.

**Consultant Presentation:** Mr. Canada said the "preferred" plan is something for the District to work toward. The initial plan is the "Phase 1" plan. The Master Plan calls for a working farm which is consistent with what is there now. The current home on site is being used for the caretaker. Also on site are a training area for horses and a barn that is in bad condition. There are also several foot bridges in disrepair. Near the entry is a monument to the Capra family, for whom the site is named. The split rail fence along Kenneth is in good condition and sets the tone for the property.

The Preferred Plan is for rural, working-type farm use to continue. In place of the current caretakers place would be an interpretive area with educational information. A service road would go through the park to the relocated caretakers area and barn. There would be petting pens with animals, a walking path through the western part of the site and new footbridges over the drainage. Horse facilities – paddocks and turnout area – would be on north end of property, possibly with demos on things like shoeing horses. The south area would be left as an arena area. There would also be a demonstration garden that kids and the community could get involved with. The

idea is to keep the whole park as an educational experience. Two potential lots on Kenneth would be for sale. They looked at other areas of the site but they were not practical. It would cost about \$1.3 million to do this Preferred Plan.

Director Dover asked how many horses could be kept there after development. Mr. Canada said it would go from presently about 12 down to 5 after development.

Chairman Tateishi asked about putting signage on the corner. Mr. Canada said the fence could be changed to give some corner area for a sign. Chairman Tateishi asked about buses turning around on the property. Mr. Canada said there was not room for buses to turn around. They would have to park on nearly commercial property.

The Initial Park Plan Phase 1 shows developing the area around the caretakers home where it is now. The barn would be replaced. The horse paddocks would be redone. Paths and the demonstration garden would be put in. This would cost about \$375,000 and would be a good initial first phase, getting the educational elements installed. Director Younger asked if the property would be regraded. Mr. Canada said no, the property would be left as natural as possible. Just developing the trail and putting plaques by the olive grove. One of the concerns is also making sure that neighbors backing up to the property have a view.

### **Public Comments:**

Kim Crocco – has horses boarded there and wanted to know whether the paddocks would be for private owners or “district” horses. Administrator Harrison said further research will be done; however, most likely they would be for private boarding under contract with the District.

Rebecca Wright – lives in area between Capra Park and Sutter-Jensen park site. Would rather not sell any land but understands it might have to be done. The Plan appears to be thoughtful. Hopes Advisory Board considers the timing of the sale to get the best price.

Richard Barnes – Pleased to see that no lots are being sold on the Arboreta side and the plan represents a good balance from the workshops.

Jennifer Enos – Pleased to see this plan. Would like to see the District look for creative grants or funding to help pay for it. Would like to see Jessie kept on as caretaker because she thinks he is doing a good job.

### **PUBLIC COMMENTS CLOSED: 7:06 P.M.**

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

Director Younger stated Phase 1 would be a great base to start the park. A lot of the future things could be done one at a time. The Plan has merit in teaching people about gardening, recycling, and composting. Director Safford said this is a good plan, incorporating neighbors’ ideas and concerns. Director Dover said that process was started because not enough people could use this property the way it is.

Chairman Tateishi asked if the sale of lots would pay for Phase 1 Plan. Administrator Harrison replied that it would not. The District must come up with another \$250,000 to do Phase 1. Chairman Tateishi asked if even they approve this plan, are the lots shown are the most land that could be sold? Administrator Harrison said yes, and they are still looking for ways to retain even those two lots.

Chairman Tateishi asked how maintenance will be addressed. Administrator Harrison said maintenance would be budgeted.

Chairman Tateishi asked if the caretaker would be an educational position. Administrator Harrison said the caretaker will be mostly maintenance and security. They will be looking for volunteers to do interpretive work. They are looking at about \$30,000 per year to operate it. Chairman Tateishi asked if there is anything in this area like this. Lee Ann Yarber said this facility will be a cross between what is available at Gibson Ranch and Cordova District’s Hagan Community Park. Gibson Ranch is much bigger. Hagan does not have horses. Cordova uses volunteers for maintaining and running programs out of their petting barn.

Chairman Tateishi commended the consultants and neighbors who worked on this plan. He said he was fully behind it. Director Younger asked for clarification that this is not the last opportunity to have input on this park. Administrator Harrison said this was correct. Only asking for conceptual approval to move forward on having the County do an environmental impact review.

### **Motion 2**

M: Younger; S: Borman – The Advisory Board voted unanimously to adopt the staff recommendation regarding the Master Plan for Capra 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 County complete an environmental review (CEQA)
  - Have the land value of the site updated

- Have the projected development costs re-evaluated
  - Seek outside funds and volunteer assistance in order to reduce the need to surplus/sale land and to provide additional District funds
  - 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.

**RECESSED at 7:15 p.m.**

**PUBLIC HEARING – TIMED MATTER 8:00 P.M.  
JAN DRIVE PARK SITE**

**Chairman Tateishi called to order at 8:01 p.m.**

**Director Dover recused himself from this hearing, stating that because he owns property within 500 feet of the Jan Drive Park Site, it causes a conflict of interest. He then left the room before the hearing continued.**

**Staff Introduction:** Administrator Harrison stated a copy of the District's Staff Report was available to attendees on table at entrance to meeting room. Staff is asking the Advisory Board for conceptual approval to take Plan to the County to start the environmental impact review. The consultant has been working with Park Site neighbors to arrive at this plan being presented. He introduced consultant Jay Beals, president of Beals Alliance.

**Consultant Presentation:** Mr. Beals thanked the neighbors around the Park Site for their strong commitment to this site.

All of the trees shown on the plan are already there. We can take advantage of natural drainage area but the water coming into the park is too much to go out on the other side. Plan to put in a detention basin to contain potential flooding water. This should correct the flooding problem on Salmaan Drive. The play area is on higher ground and gives good view. It is not next to the street for safety reasons and to minimize impact to neighbors. The porous concrete trails follow current paths through the property. They would be using meadow grasses and/or wildflowers to enhance the natural look. "Surplus Acreage A" is along Salmaan Drive, "Surplus Acreage B" is along the south of the property. "B" acreage has been reduced 40% from the original plan. If the property on the Salmaan Drive side (A on rendering) is sold it could cost over \$1 million to develop the street. Developer would pay this, reducing costs to the District. Along "B" the homes developed there would have likely have back fences facing the Park. Existing demand trails would be retained to give users means to walk around the park. They would take out the seedlings in the open space for maintenance. There would be an "adventure play area," which would be natural appearing to fit into the area. The turf area would be about 15,000 square feet. The developed park would look a lot like it does now from the street.

Chairman Tateishi asked if the drainage area would be lined with river rock or would it be a ditch? Mr. Beals said there would only be some boulders, not nearly as intensive as Patriots.

Chairman Tateishi asked what the total surplused acreage would be. Mr. Beals said they would be 1.96 and 1.97 acres. If both sold, A and B together should raise enough funds to this plan.

**Public Comments:**

Sue Green – Appreciates Park District working with the neighbors. This plan appears to be the best compromise. Would like it kept as natural as possible.

Bill Edgar – Wanted to know what kind of path would be running across the park. Mr. Beals answered decomposed granite. Was concerned about path being used for bike riding. Also concerned about drug traffic on trails away from the front of the park.

Rod Wiebe – Would rather the park was left as it is. Concerned about the view and about kinds of homes that could be built on the sold land.

Muriel DeReus – Concerned she will have only a view of a fence, which would ruin her view of the park.

Paul Craig – Lives where the water floods the street. Doesn't think a small holding pond would take care of the flooding. Also concerned dirt bikes might be able to ride thru the park as well as on the trails.

Lewis M. Donhost – Part of his property fronts the park. Not opposed to the Plan. However is concerned about what kind of development could go in surplus area. Hoping the neighbors would have some say in what could be built. He would like to keep it as single family homes.

Sue Green – If the park does not go through, believes land could be sold and developed completely. The park is

a better plan.

**PUBLIC COMMENTS CLOSED: 8:45 P.M.**

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

Director Younger expressed concern about motorized dirt bikes on the park site. Administrator Harrison said there was no way to keep them off the property physically, but we would advise the ranger patrol of the situation and the riders would be cited.

Director Younger said that regarding the sale of land, due to zoning regulations, no multistory apartments could be built there without change in zoning. There could only be comparable use, which right now is single family homes.

Administrator Harrison said approval would not be likely for any use other than single family homes similar to the surrounding area. This is most likely to be approved by the County. The District would be allowed to show impact to the park of any changes in this use. Chairman Tateishi said that for zoning purposes any change has to go through the Carmichael Community Council via a hearing like this one. We cannot guarantee anything, but we wouldn't want to see any multifamily homes planned for that area.

Director Younger stated he liked that this development would help with the flooding problem. He said he would ask that the planner reconfirm there would be sufficient basin to avoid flooding Salmaan Drive.

Director Safford said she liked the plan because it opens the property up for a variety of uses. Director Borman said this plan is also a user-friendly park plan.

Chairman Tateishi asked whether we lose the northern corner of the property. Mr. Beals said that it is a County right of way. Jan Drive does not go through to the other side right now.

Chairman Tateishi asked how the District would provide for maintenance. Administrator Harrison said the District would have about 2 years to budget to maintain it. He further mentioned that the vote at this meeting is conceptual approval only. District will be coming back next year with updated appraisals and other information. Will identify projects Staff can do and if individuals in the community are skilled and could help, we will be looking at that potential help. The current park is 13.6 acres. The remaining park would be 9.6 acres. Chairman Tateishi stated he would like to preserve as much of the land as possible.

Administrator Harrison clarified some issues raised during public comments: The Park would only be open from dawn to dusk. District may look at putting in security lights. The Park would be closed at night and have rangers patrolling. Regarding fencing, the District tries to keep the views open as much as possible. Along the front of the park there may be no fence at all, or at most post and cable.

**Motion 3**

M: Younger; S: Safford – The Advisory Board voted to adopt the staff recommendation regarding the Master Plan for the Jan Park site, 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 County complete an environmental review (CEQA)
  - Have the land value of the site updated
  - Have the projected development costs re-evaluated
  - Seek outside funds and volunteer assistance in order to reduce the need to surplus/sale land and to provide additional District funds
  - 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.

**VOTE:**

AYES: Directors Safford, Younger, Borman, and Tateishi

NOES: None

ABSENT: Dover

ABSTAINED: None

**NEW BUSINESS - None**

**FUTURE AGENDA ITEMS/UPCOMING EVENTS:**

1. **CAP Meeting – November 25, 2008 – 6:00 p.m. – Community Clubhouse 2**

2. **Silent Sleigh - December 9, 2008 – 10:00 a.m. - La Sierra Community Center**
3. **Holiday Tree Lighting – December 11, 2008 – 6:00 p.m. – Carmichael Park**
4. **CAP Meeting – December 16, 2008 – 6:00 p.m. – Community Clubhouse 2**
5. **Closed Session – Employee Evaluation - December 18, 2008**

**TIME AND PLACE OF NEXT MEETING:**

1. **Regular Meeting** –Thursday, December 18, 2008, at 6:00 pm in Community Clubhouse #2 at Carmichael Park

**ADJOURNMENT – The meeting was adjourned at 9:04 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