

Community Services Advisory Commission
Regular Meeting
Redding Civic Center
777 Cypress Avenue
Redding, California
July 20, 2005, 4:03 p.m.

MINUTES

1. Attendance

Community Services Advisory Commissioner Chair Peckenpaugh opened the meeting with the following commissioners present: Bandell, McCoach, Parker and Waybright.

Also present were Community Services Director Niemer, Support Services Director Kersten, Assistant Director of Development Services/Engineering Tippin, Community Projects Manager Hanson, Community Projects Manager McGrath, Management Analyst McCallum and Community Services Executive Assistant Szynal.

2. Consent Calendar

The minutes from the regular meeting on June 8, 2005, the monthly Convention Center and Convention & Visitors Bureau Activity Report, the Convention Center Capital Projects List and Calendar, and the Recreation Division Activity Report were presented.

MOTION: To approve Consent Calendar as presented. (Made by Commissioner McCoach, Seconded by Commissioner Waybright)

AYES: Commissioners McCoach, Peckenpaugh and Waybright

NOES: None

ABSTAIN: Commissioner Bandell

ABSENT: None

3. Public Comment

None presented

4. Consideration of Park, Trail and Open Space Condition on the West Ridge Subdivision
Commissioner Bandell recused himself from this issue.

The West Ridge Subdivision is a proposed 296-unit single-family project on 400 acres located in west Redding, south of Placer Road and west of the Country Heights neighborhood. Although the majority of the property is in the City, one 49-acre parcel adjacent to Placer Road is currently under review for annexation. At this time the outcome of the annexation is questionable as there are currently not enough “yes” votes to move it forward. Without annexation the number of lots in the project would be reduced to 262.

This project has been under review by the City for approximately 20 months. The Commission has been briefed several times on this project and it was included in a Commission field trip last year. At its regular meeting of April 13, 2005, the Commission appointed a committee to review the opportunity for partnership with the developers on the park. Committee members included CSAC Commissioner Jason Waybright, Planning Commissioner Randy Smith, developers Paul Edgren, Brent Bryer and Eihnard Diaz and Community Projects Manager Terry Hanson.

The project’s park dedication requirement is approximately 3+ acres. Staff has reviewed several park locations and configurations. The above-mentioned committee is recommending the configuration shown on the map attached to the staff report. However, the final consideration of the exact configuration of the roadway (which will influence the park configuration) cannot be decided until the overall environmental and design issues for the subdivision undergo further review. For that reason, staff is recommending that the Commission’s recommendations be limited to park size and funding.

Staff recommends the Commission make a recommendation to the Planning Commission to accept a 20-acre park site in exchange for the in-lieu fees required by the West Ridge Subdivision. Staff also recommends a partnership with the developers on the construction of the first phase of the park. The developers’ willingness to provide the larger park site is based on four (4) conditions relating to development of property inside and outside the current City limits. Three of the conditions require City Council approval. The agreement contemplates that the developers will plan, design, permit and build the first phase of the park in exchange for park development fee credits.

Developer representative Eihnard Diaz pointed out that the developers are interested in working with the City on both park development and trail development. They are willing to donate all of the open space to the city which will allow for a dedication to the trail system along the open corridor.

Commissioner Peckenpaugh requested public comment on the proposed agreement.

Leonard Bandell, a neighbor of the new subdivision, expressed his concern regarding the statement in the staff report, “We are recommending that the Commission limit expenditures of park fees to those generated by the development.” Mr. Bandell observed that it might make sense for the fees from the development to satisfy park infrastructure if the park was just meant to serve that particular development, but it has been determined that this large, west side park is necessary because the west

side is underserved. Mr. Bandell expressed his doubt that \$800,000 would provide for adequate improvements costs on a 20-acre site.

Community Projects Manager Hanson related that the intent is to build a reasonable First Phase with the \$800,000. The recommendation in the staff report relates to a First Phase credit agreement with the developers, not to all the developments in the future on the park site. This situation is similar to the Shastina Ranch development whereby the City entered into a credit agreement with the developers which allowed them to build the project in phases based on the amount of homes which were built per year. That is the intent here as well.

Mr. Bandell further inquired as to whether staff has investigated what other funds might be available and when those funds could be utilized for developing the park.

Community Services Director Niemer mentioned the 5-year Capital Improvement Plan (CIP), approved by the Commission, which shows that \$800,000 is in alignment with the cash flow available during this time frame. As future phases build out, this project will most likely exceed the 5-year CIP time frame. It is very likely that future contributions to this project would be considered when the 5-year CIP is updated and staff review the estimated cashflow from this and other projects.

Mr. Bandell observed that the amounts listed in the CIP are different than those listed in the Implementation Plan for the *Parks, Trails and Open Spaces Master Plan*.

Director Niemer explained that the Implementation Plan is a general build-out plan. The CIP is tagged to cashflow and is used for project planning of the *Parks, Trails and Open Spaces Master Plan*. The CIP is the translation / prioritization of the Implementation Plan on a year-to-year basis.

Mr. Bandell questioned the developers on what their development schedule.

Developer Representative Diaz stated that they are working on a 4-5 year plan. The developers will calculate how much in fees would be paid out and will actually build that much park at day one. Mr. Diaz agrees the City should keep open the investigation of available funding sources in order to build as much park as possible.

Susan Weale, a member of Friends of Canyon Creek inquired into the proposed trail alignment and whether eminent domain was being considered to connect with the trail system.

Community Projects Manager Hanson responded that historically the City has built the trail system in segments as land or money becomes available and that this trail would be no different. The City will obtain the dedications and easements needed within this subdivision. Future connections will depend upon future projects. No eminent domain action is being considered for this trail extension. Staff is comfortable it will be a nice trail for the residents on that side of town.

MOTION: Commission recommends accepting the developers' offer to deed 20 acres for a park, currently outside but adjacent to the City, in exchange for:

1) Credit to the developers' on all park in-lieu fees from the current West Ridge subdivision tentative map.

2) Provision of City sewer service to 17 proposed lots in a yet-to-be annexed area. This condition requires authorization of the Redding City Council, as it is contrary to a long standing City Council policy (Policy 1401 adopted in 1978).

3) The City make available for road construction the funds already collected for the Canyon Creek Road Traffic Impact Fee benefit zone (currently estimated at \$294,000). The issue of whether or not Canyon Creek Road is to be built is still under review. A few years ago the road requirement was not applied to earlier subdivisions due to concerns for both environmental impacts to Canyon Creek and over the use of eminent domain for the right-of-way. The developers would like to use those funds for one of the collector roads to be built with West Ridge subdivision.

4) The cost of the subdivision access road, in front of the park, is to be shared by the City. Due to the park site being located outside the City, there will be no private lots fronting the first 1,000+ feet of the entry road. During the committee meetings, staff suggested that the sidewalk on the north side of the frontage road be eliminated, with Planning Commission approval. In addition, the sidewalk on the south side be designed as a meandering walkway amenity within the park and function as access to various park amenities, as well as pedestrian access past the park. In this way the cost of the sidewalk could be credited against park development fees. This approach was acceptable to the developers. It is staff's opinion that the separated meandering walkway better serves the general public as well as park users. To completely eliminate the sidewalk on the north side of the road requires Planning Commission approval.

(Made by Commissioner Waybright, Seconded by Commissioner Parker)

AYES: Commissioners McCoach, Parker, Peckenpaugh and Waybright

NOES: None

ABSTAIN: Commissioner Bandell

ABSENT: None

5. Consideration of Funding Agreement with West Redding Little League for Improvements at Kiwanis Field 2

The Kiwanis 2 ballfield is a city-owned field used primarily by West Redding Little League (WRLLE). WRLLE and the Recreation Division both recommend improvements to the lighting system. Field lighting that meets current standards will improve the playing safety and allow WRLLE to host regional invitational tournaments.

A recent audit at Kiwanis Field 2 revealed the field lighting at that site was well below Little League illumination standard and recreation industry minimum lighting standards. WRLI has offered to undertake the installation costs for the lighting renovation of this field if the City would be willing to pay for the materials involved (quoted at \$10,533.24).

Over the last few years, the City has entered into several funding agreements with both youth sports leagues and school districts for recreational amenities and the City enjoyed a positive experience with WRLI funding their recent improvements at the Juniper School ballfield. Through the collection of park development fees, the City has the capital resources to direct toward park and recreation improvement efforts such as this. The approved Capital Improvement Plan (CIP) earmarks \$150,000 for schools and partnerships in fiscal year 2005-2006. As we have just begun the new fiscal year, none of these funds have yet been allocated.

MOTION: Commission recommends Council approves funding for lighting improvements at Kiwanis 2 ballfield. (Made by Commissioner Bandell, Seconded by Commissioner Parker)

AYES: Commissioners Bandell, McCoach, Parker, Peckenpaugh and Waybright
NOES: None
ABSTAIN: None
ABSENT: None

6. Cypress Avenue Bridge Presentation

Assistant Director of Development Services/Engineering Tippin provided the Commission with an overview of the Cypress Avenue Bridge replacement project.

Cypress Avenue is one of the most traveled corridors north of Sacramento. The structural condition is poor and the bridge does not meet current standards for seismic activity or scour (erosion around the footings). The cost to rehabilitate the bridge would be more than 75% of the cost to simply replace the bridge. Rehabilitation would provide a lifespan of approximately 20 years, whereas a new bridge would have a projected lifespan of 75 years. 80% of the monies to replace the bridge will be provided by the Federal Highway Administration.

The City has polled the general public (both on-line and at the recent Energy Fair) on which of the five proposed designs they would like to have built. While 25% chose the base model (A), 75% voted for something more aesthetic. This is an exciting opportunity as the Cypress Avenue bridge will be a significant part of the community for the next 100 years. Making the bridge pleasing to the eye as well as efficient in its purpose is important.

No action was required on this informational item.

7. Park Development and In-Lieu Fees Update

Management Analyst McCallum provided an update on Park Development and In-Lieu Fees.

The passage of the Parks, Trails and Open Space Master Plan in early 2004 led to significant increases in the assessed amounts for Park In-Lieu Fees and Park Development Fees. A key component of the Parks Master Plan process involved financial projections based on growth estimates in an effort to anticipate fee collections and determine, realistically, how much revenue could be available to achieve the goals of the plan. These cash flow projections were ultimately utilized as the basis for the five-year Capital Improvement Plan.

As part of the on-going effort to test these projections, the attached spreadsheet provides a comparison of the actual fee collections received versus projections for calendar years 2003, 2004 and 2005 (YTD).

The findings (as outlined on the attached spreadsheet) are as follows:

- In 2003, actual fees exceeded estimates by \$30,581.
- In 2004, actual fees exceeded estimates by almost \$163,000. This larger-than-expected amount was due to higher In-Lieu Fees effective on July 1, and a flood of permit applications in November and December to beat the Park Development Fee increase in January 2005.
- Thus far in 2005, actual fees (through the end of June) are trending behind estimates by \$57,902. Based on recent previous year data, approximately 54% of Park Fees are generated in the second half of the year (excepting 2004 as an aberration, where 68.5% of fees were generated in the second half). Total Park Fees generated to date are 48% of target. Thus, if recent previous year fee collection patterns hold, we should be on target for meeting the annual projection.
- Interest gained on the positive balance of Park Development Fees from March 2005 through June 2005 stands at \$66,194. This sum is over and above estimates and included in the amounts reported.
- Year-to-date fee collection is approximately equal to the amount necessary to service the debt on Enterprise Park and the \$7.5 million Park Bond, so these obligations have been met with six months remaining to generate additional revenue.

No action was required on this informational item.

8. Projects Update

Staff provided updates on the following projects; East Oak Park, the City Hall Sculpture Park, Caldwell Memorial, Vista Ridge Park, Jump River Playground and new park development.

Community Projects Manager McGrath offered the following updates:

East Oak Park

This 2.63 acre developer-built park, north of South Bonneyview, just off Churn Creek & Arizona was brought to the Commission last year as a concept plan presentation. There will be a playground, a 15,000 sq. ft. grass play area, 1/2 court basketball and walking trails in addition to plenty of shade - already on site.

Sculpture Park at City Hall

The Notice to Proceed construction went out this past Monday and we are currently working on site furnishing selections.

Caldwell Memorial

The stone transport has been delayed and we now anticipate delivery in August.

Jump River Playground

The sod will need additional time to take root. In the meantime, some of the furnishing will begin arriving soon - such as picnic tables and water fountains.

Vista Ridge Park

We continue to receive donations (both cash and in-kind) for this project. Universal Precast has offered some site furnishings at a significant reduction. The picnic pavilion will be completed within the next week.

New Park Development

Redding Water Utility is replacing a water tank by Manzanita School, which will involve tearing up most of the area, including a 1.5 acre park. As they must return this area to usable park space, we have been assisting them with the design of the space.

No action was required on these informational items.

9. Commissioner Comments

A short discussion ensued regarding a recent Record Searchlight article on the Soccer Park lease.

Commissioner Peckenpaugh expressed appreciation for the City mowing the dog park.

No action was required on these informational items.

10. Directors' Comments

Director Kersten mentioned that the Turtle Bay Board of Directors voted to rename Highway 44 to Sundial Bridge Parkway and Auditorium Drive to Turtle Bay Drive. Currently exploring the costs of signage changes.

Director Niemer commented that the Soccer Park Lease was approved by Council and the construction documents will go out to bid in August.

Unanticipated carryover revenue from the previous fiscal year has allowed the City to authorize the Fantasy Fountain at Enterprise Park to return to normal hours.

Director Niemer observed that the Commission will hold with the tradition of not holding a meeting during the month of August.

No action was required on these informational items.

11. Adjournment

There being no further business, at the hour of 5:49 p.m. Chair Peckenpaugh declared the meeting adjourned.

Respectfully submitted,

GERRINE PECKENPAUGH, Chair