CITY OF ORANGE COMMUNITY SERVICES DEPARTMENT PARK PLANNING AND DEVELOPMENT COMMISSION Minutes of Regular Meeting Held July 14, 2005 300 East Chapman Avenue

I. CALL TO ORDER

Chair Hairston called the meeting to order at 5:30 p.m.

1.1 Pledge of Allegiance

Commissioner Remland led the Pledge of Allegiance.

1.2 Roll Call

Present:

Chair, Mike Hairston Vice-Chair, Tom Gilmer Commissioner, Lisa Blanc Commissioner, Gary Remland

Absent:

Commissioner, Jack Selman

1.3 Adoption of Agenda

Motion: Commissioner Blanc Second: Commissioner Remland

Ayes: Hairston, Gilmer, Blanc, Remland

1.4 Approval of the Minutes for the Regular Meeting of June 09, 2005

Approval of minutes for June 09, 2005 will be deferred for approval until August 11, 2005 meeting as Vice-Chair Gilmer and Commissioner Remland were not present for the June 9th meeting.

II. PUBLIC COMMENTS

None

III. REPORTS FROM COMMISSIONERS

None

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Mr. Garcia presented Chair Hairston with a plaque for his year of service as Chairman of the Commission and for his dedication to the maintenance and rehabilitation of parks.

IV. ELECTION OF OFFICERS

Mr. Garcia opened the floor for election of a new Chairman for the 2005 – 2006 term. Commissioner Blanc nominated Vice-Chair Tom Gilmer for Chairman. No other nomination for Chairman was made. Chair Hairston closed nominations.

Motion: Commissioner Blanc Second: Commissioner Remland

Ayes: Hairston, Blanc, Remland, Gilmer

Chair Gilmer opened the nominations for Vice-Chair. Commissioner Hairston nominated Commissioner Gary Remland. As there were no other nominations, Chair Gilmer closed the nominations.

Motion: Commissioner Hairston Second: Commissioner Blanc

Ayes: Gilmer, Hairston, Blanc, Remland

V. ORAL REPORTS FROM COMMUNITY SERVICES MANAGER

5.1 Progress Report on Construction Improvements of Pool Building at Hart Park

Ms. Galera reported that the building permit for this project has been approved and staff is ready to move forward. The project will commence on or about September 15, 2005 and the improvements will include interior renovations to the lobby, a new reception desk, new floors, windows, and repainting, repair of the roof and outside stucco.

5.2 Progress Report on the Santiago Bike Trail Bridge

Ms. Galera said that it is anticipated that the California Transportation Commission will approve the project. In anticipation of this approval, staff has sent the Request to Bid to Caltrans. This will enable Caltrans to allocate funds. After the City receives approval from Caltrans, staff will bid the project and move into the construction phase. The Santiago Creek bike trail bridge will be located over the Santiago Creek in the Hart Park area, west of Glassell Street and the 22 Freeway. The bridge will be an 8ft. prefabricated bridge which will be made of weatherized steel. The estimated time of completion for this project is spring 2006.

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5.3 Progress Report on the Construction of Field Renovation at Handy Park

Ms. Galera reported that Handy Park is under construction to renovate two ballfields. Staff is working closely with the contractors to meet a very aggressive project schedule. The schedule had to be accelerated because the original bids were rejected and the City had to re-bid the project. It is important that the warm season turf be put down and allowed time to germinate by August 15.

Chair Gilmer asked if sod was being installed. Ms. Galera said it was a Bermuda Hybrid grass, but the infield would be sod. Chair Gilmer asked if staff anticipates the same type of problems with the grass as they experienced at Grijalva Park. Ms. Galera said that staff did not foresee any problems since Handy Park does not have the same soil issues as Grijalva Park.

5.4 Progress Report on Grijalva Park Extension Master Plan and Gymnasium/Sports Park

Ms. Bonnie Hagan reported that all the technical studies for this project have been completed. Staff is diligently working on the environmental documentation which is a subsequent Mitigated Negative Declaration (MND). Staff anticipates that the MND will be distributed to the public during the first week of August. Staff will follow proper notification guidelines which include direct mailing to residents who are within 300 ft. of the park project and notification through the newspaper. The MND will also be available for a 30-day review period in the City Clerk's Office and Libraries. The resource center agency permits are underway, and staff has set up pre-meetings to complete the permits and they will be submitted once the MND is complete. After the MND process is completed and the public has the opportunity to make comments, the City will prepare a response to comments. The project will then be returned to the Commission for approval and recommendations. Ms. Hagan noted that the timeline for presenting the master plan and MND to the Commission would probably be in October, 2005.

5.5 Report on Future Grant Applications for Brownsfield Economic Redevelopment Initiative Grant in the amount of \$200,000

Ms. Hagan notified the Commission that the Community Services Department is pursuing a Brownsfield Economic Redevelopment Initiative Grant through the Environmental Protection Agency (EPA). The application is available in August. The grant is in the amount of \$200,000 for the construction of the landfill cap at the Grijalva site. The Brownsfield Grant requires a 20% matching fund and a public notification process. Staff will be publicizing this grant in the Orange Progress and if anyone has any questions or comments, the article will provide contact information. Once the application is completed, it will be made available for public review.

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VI. PRESENTATION

6.1 Proposed 10.5-acre Community/Sports Park in the Del Rio Residential Subdivision, North of Lincoln Avenue, West of Glassell Street, South of the Santa Ana River Channel

Mr. Garcia introduced Jeff Perry who would be presenting the proposed 10.5-acre community/sports park on behalf of Summers and Murphy Architects. Staff has worked with Summers and Murphy for some time and developed various revisions to the original conceptual plan. The plan was submitted to the City Council on March 08, 2005 at which time the City Council approved the proposed tentative tract map with the understanding that the proposed park plan would be reviewed and approved by the Commission.

A community meeting was held on April 25, 2005 where area residents reviewed the plan and provided their input. The meeting attendees were very positive and supportive of the conceptual plan. They identified concern about dust from the adjacent asphalt batch plant and associated material and desire for additional park amenities such as tennis courts. To accommodate the residents, the lighted basketball courts were relocated. The plan includes:

- two 280 ft. adult softball fields
- two soccer field overlays
- two tennis courts
- a bike path
- a walking path
- 42 off-site parking spaces
- 59 parking spaces on site
- activity building approximately 1600 ft.
- two tot-lots
- Interactive water feature
- picnic shelter

The proposed plan is agendized for the Commission to review the plan and provide comments. In August, 2005, staff will return to the Commission to review the final conceptual plan after which the plan will be forwarded to City Council for final approval. The project schedule identifies construction document phase which will take approximately twelve months from October, 2005 to October, 2006 and construction will be completed late 2007 or early 2008

Commissioner Blanc requested that Mr. Garcia review the uses for the activity building. Mr. Garcia said that activities would be scheduled through the Community Services Department for recreational classes, after-school programs and reservations.

Commissioner Blanc said that this is the first interactive water feature in the park and she had some questions regarding the maintenance, the water cleanliness, and operations of the system. Mr. Garcia said that there is a higher level of maintenance and that Dana Robertson, Park Superintendent, is researching other cities which provide this feature in their parks. The water feature would be used from April thru October and then shut down for the rest of the year.

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Commissioner Blanc asked if there was on-street parking near the tennis courts. Mr. Garcia confirmed that there was parking near the tennis courts.

Regarding lighting of the fields, Commissioner Blanc asked if there would be any spill-over lighting. Mr. Garcia said that Musco Lighting system does not have spill-over. Musco has improved its technology and the new lighting systems provide more precise lighting limits than those systems that exist in our other parks.

Commissioner Blanc asked if the completion of the park would be coordinated with the construction of the residential development. Mr. Garcia said the tentative project schedule has been identified for construction of the park which is on or about the fourth quarter of 2007 or the first quarter of 2008. The park shall be completed either by the 260th certificate of occupancy or with 3 years of the 1st certificate of occupancy. Commissioner Blanc asked if there is a penalty to the developers if the park is not constructed in a timely manner. Ted Reynolds, Assistant City Attorney, said he would research the penalty and the time limits for the Commission.

Vice-Chair Remland said he had some concerns regarding liability for water parks, and he wanted to know if the City had any data. Mr. Garcia said that presently staff did not have data because there weren't many of these water features at parks. A rubberized surface would be provided at the water feature and the liability for this water feature would be minimal. Mr. Perry added that the equipment provided for water feature play is very large and smooth and coated with two coats of powder coated paint. One feature, has very smooth arches with holes at the top so it creates a little water fall, but when it is turned off it looks like any other tot-lot.

Chair Gilmer wanted to know what the classification of this park would be. Mr. Garcia said that the classification is a community active park.

Chair Gilmer said that one of the major activities would be adult softball and he asked how these games would be scheduled. Mr. Garcia said that currently the City utilizes El Camino Park and Hart Park fields for softball. Presently, El Camino Park has a great deal of activity. Staff is evaluating the relocation of Chapman University's women's softball program from Hart Park to El Camino Park and moving the adult softball program to the Del Rio Community Park. During day light savings, there is potential for children to utilize the softball fields for soccer practice. Part of the construction and renovation of the fields at Hart Park is enlarging the fields. Del Rio Community Park will help the City in terms of offering options for tennis courts, softball and soccer fields and adding lighted fields to the City's inventory.

Chair Gilmer questioned the use of having an overlay of soccer fields. Mr. Garcia responded that the depiction of a soccer field on the plan is to demonstrate that a soccer field could fit on the field. The reality is the children who would be utilizing the field would be approximately 6 or 7 years old and would not create much damage to the fields. Secondly, there would not be any goals installed; rather, cones would be used. The amount of usage would be limited to day light savings and would limit play from August to October.

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Chair Gilmer noted that on the plan the walking path is shown as 3ft. in width and that it was not adequate. He said that the minimum track lane is 42". He suggests that the 3ft. should definitely be increased. He noted that there should be enough width so that two people could walk abreast. Chair Gilmer suggested that the City put up markers on the surface to denote the distance around the park. He also wanted to know if racquetball courts could be included. Mr. Garcia said that racquetball courts were not recommended for Del Rio Park, and that he and his staff would return to the plan to evaluate the width of the track. Mr. Garcia noted that the path was adjacent to a concrete sidewalk for American with Disabilities Act (ADA) accessibility.

Mr. Garcia said that the purpose of the presentation was to share the plan and obtain the Commission's suggestions. Staff would evaluate the Commission's input and return with a refined plan in August.

Public Comment

Mr. Tom Davidson 6122 Santiago Canyon Road Orange, CA

Mr. Davidson said that he didn't know if the City should be farming our parks out to private institutions such as Chapman University and Orange Lutheran High School.

Mr. Garcia said that farming out our parks would not be an accurate description. Rather, the City was entering into a partnership with a private institution. Mr. Garcia said the priority of use favors City's youth based organizations and thereafter the fields are allocated on availability.

An example of a good partnership is Orange Lutheran High School and Chapman University into which they partnered for use of Diamond #1 at Hart Park. These organizations provided \$250,000 in field improvements and pay for the maintenance. These projects are expensive and the City is always looking for partnerships to help pay for a certain amount of construction improvements. Chapman University's softball program will not encroach on the City's youth programs.

Mr. Davidson said he could see where it would be a benefit to the City.

Vice-Chair Gilmer asked which funds were being used to pay for Del Rio Park. Mr. Reynolds reported that the funds are coming from Community facility district fund paid for by the development through its tax structure.

VI. NEW BUSINESS

7.1 Request from the County of Orange to Consider Implementation of a Portion of a Riding/Hiking Trail Segment in the General Vicinity of Serrano Avenue/Apache Road and Santiago Oaks Regional Park

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Mr. Garcia introduced the Manager of Beaches, Parks and Harbors, Mr. Jeff Dickman, to discuss regional riding and hiking off-road trails. Mr. Garcia reported that several months ago, he and Mr. Dickman discussed an off-trail segment that must connect to Santiago Oaks Regional Park.

Mr. Garcia and Mr. Dickman discussed whether or not an effective partnership could be formed to make that connection. The City wants to help the County facilitate its trails. Mr. Garcia added that trails falls under the Commissions purview. The whole purpose of this item was to have a discussion and not to make decisions. Staff will return to the Commission at a later time with a staff report on how to proceed.

Mr. Dickman said the County has interest to realign a portion of a proposed section of Anaheim Hills riding and hiking trails. Mr. Dickman referred to a pamphlet of maps that were handed out to the Commission outlining the riding and hiking trails throughout the County. The trail was originally aligned from along the ridge from Anaheim on the north. When the Serrano Heights project came to the City, it was clear that the trail would have to be realigned. The builder effectively did that from the western half of the trail. When the developer, Sun Cal, approached the County to realign the trail, the County was not pleased with their plan and left Sun Cal to complete the rest of their work without addressing this issue. The County still has the need sto complete the trail with something more than a single track trail. One portion of the park where the trail is very steep needs to be aligned outside of the park. It is difficult for people to negotiate the trail and it is difficult for the County to maintain. Mr. Dickman demonstrated through photos how the County proposed to alleviate the problem and how the trail would be aligned.

Commissioner Blanc inquired as to what was the major stumbling block in moving this project forward as soon as possible.

Mr. Dickman said that the County needed to find the general alignment and what is in that alignment, utility block, irrigation blocks and rights-of-use. Mr. Garcia said that staff needs to consider issues and costs. The City needs to work through this level of assessment. Mr. Garcia said that there were also workload issues. At present, we are presenting this to the Commission to consider if this is a project that the Commission wants us to proceed.

Chair Gilmer asked if there was any budget for this. Mr. Garcia said that if this was something that we want to consider, it must be identified in the City's Capital Improvement Plan (CIP) Budget.

Commissioner Hairston said he thought they had an obligation to take a look at the trails. He suggested that staff consider the costs and bring this back to the Commission with some choices.

Commissioner Blanc and Chair Gilmer agreed that this was an important trail segment to consider. Vice-Chair Remland said his only concern was how staff would be able to handle this project with everything else that was going on. Commissioner Hairston said that one of their jobs was to help staff prioritize projects and he felt that if something needed to be moved to get the project done the Commission should consider it.

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Mr. Garcia said that he and staff concur that the County has legitimate concerns and it is something that staff must evaluate.

VIII. ANNOUNCEMENTS

None

IX. ADJOURNMENT

Motion: Commissioner Hairston Second: Commissioner Blanc

Ayes: Blanc, Gilmer, Hairston, Remland

The next Regular Meeting will be Thursday, August 11, 2005

Gabe Garcia Tom Gilmer, Chairman

Park Planning and Development Commission

Tom Gilmer, Chairman Attested on

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