



Parks and Community Services Commission

Date: May 8, 2013

From: Karen McNamara, Public Services Director

Subject: Public Hearing: Review and Consider Approval of the Proposed Master Plan for the Faria Preserve Neighborhood Park and Rose Garden

Recommended Action:

It is recommended that the Parks and Community Services Commission hold the public hearing on the proposed master plan for the Faria Preserve Neighborhood Park and Rose Garden and approve the park master plan or provide input and direction to staff and the landscape architect for consideration of changes for approval at a subsequent meeting of the Commission.

Background:

In July and December 2006, the Parks Commission reviewed the overall Faria Preserve development and the Northwest Specific Plan. The planning documents included the conditions of approval required for the parks and open space elements of this project site. The project included a 12.7 acre community park and a conceptual plan was shown. However, the development of this project was delayed and the property changed ownership hands several times. A more detailed and refined design and parks master plan was more recently developed by the project owners through their landscape architect Gates and Associates. The revised park design incorporates the .5 acre rose garden into the project for a total acreage of 13.2.

The elements of the 2006 conceptual design have been included and are still contained within the revised design and master plan. The park dedication requirement for the project is met in terms of the required acreage based on 740 units as shown on this map and requires that the design, development and construction and dedication of park improvements will also satisfy the requirements. Park design and improvements must be approved by the Parks and Community Services Commission and park improvements must be constructed to City of San Ramon standards and specifications. No credits are given or considered for any private recreation provided in the plan

The Facilities Committee reviewed the draft plan on March 27, 2013 and their comments are incorporated herein. At present, the developer is seeking approval of the park design and master plan as the project moves forward.

Fiscal Impact:

The design and construction of this park are dedication requirements of the development and therefore, there is no fiscal impact to the City of San Ramon on the design or construction. Maintenance of this park, and other infrastructure in the development, may be funded by a special assessment district within the project boundaries.

Steps Following Approval:

The project developers and their landscape architect, Gates and Associates, will present the conceptual design and master plan to the Parks and Community Services Commission for approval. The approved park design elements, including the field and park lighting, will be a part of the environmental review process that will be undertaken on the project.

If the Commission does not approve the master plan on May 8, 2013, further direction and input to the developer and the landscape architect should be provided on May 8, so that appropriate revisions can be made to the design, and brought back to the Commission for approval at a subsequent Commission meeting.

Attachments:

- Attachment A: Project Site Plan and Surroundings
- Attachment B: Conceptual Design and Park Master Plan
- Attachment C: Public Hearing Notice



Handcrafted. Just for you.

Site Plan

FARIA PRESERVE

San Ramon, CA


April, 2013



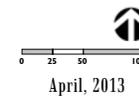


12.7 acre Community Park with 0.5 acre Rose Garden

FARIA PRESERVE San Ramon, CA



Handcrafted. Just for you.



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CITY OF SAN RAMON
PARKS AND COMMUNITY SERVICES COMMISSION MEETING

May 8, 2013
Regular Meeting

Approved June 12, 2013

1. CALL TO ORDER

The Parks and Community Services Commission Meeting was called to order by Chair Yancey at 7:00 p.m. The meeting was held in the City Council Chambers located at 2222 Camino Ramon, San Ramon, CA.

2. PLEDGE OF ALLEGIENCE

3. ROLL CALL

Present:

Chair Yancey, Vice Chair Meine, Commissioner Ernest, Commissioner Doerlich, Commissioner Lopez, Commissioner Mills, Commissioner Kenniston-Lee, and Student Commissioner Koppikar

Staff Present:

Director Karen McNamara, Division Managers Esther Lucas, Jeff Gault and Robin Bartlett, Program Manager Teri Mountford, Program Coordinator Steve Cox, Associate Planner Cindy Yee, and Commission Secretary Christina Buna.

4. SPECIAL ITEMS AND ANNOUNCEMENTS

4.1 Special Announcements

Ms. Lucas introduced the outgoing Therapeutic Recreation Intern, Ashley Hawkins, who is a senior at California State University, East Bay and is graduating in June with a Bachelor's Degree in Therapeutic Recreation. Ashley stated while working with the City she has received hands-on experience working with persons with disabilities and seniors, she planned programs and activities for both populations, and she has expanded her knowledge on the principals of Recreation Therapy.

The Art and Wind Festival will be happening May 26 and 27, 2013 at Central Park from 10am – 5pm on both days.

Smokey Robinson's performance that was scheduled for May 11, 2013 has been rescheduled to July 20, 2013 at the Dougherty Valley Performing Arts Center.

46
47 **4.2 Temporary Employee of the Month – April – Jonathan Webb**
48

49 Mr. Cox introduced Jonathan Webb for being selected as the April Temporary Employee of
50 the Month. Jonathan began working for the City of San Ramon in February 2013. Jonathan
51 is currently a Recreation Leader I for the afterschool teen centers and has quickly risen to
52 the challenge of working with the middle school age group. Jonathan works primarily at
53 the Pine Valley Middle School afterschool teen center, which is always a challenging and
54 rewarding site.

55
56 Jonathan is being recognized for his overall enthusiasm to help his fellow staff members at
57 any of the sites. Jonathan created a new system at the Pine Valley Teen Center to visually
58 reward positive behavior, giving the participants an opportunity see how they are doing at
59 the site each day. Jonathan also took on the challenge of moving to the Iron Horse teen
60 center site during a staff shortage. Jonathan quickly gained the respect of his fellow staff
61 members and the participants. Moving to new sites is not easy, especially when
62 participants think you are a substitute, and Jonathan made the task look routine. Since
63 starting employment with the City of San Ramon Jonathan has shown that he is a dedicated,
64 hard worker who cares about doing his job properly.

65
66 The Parks and Community Services Department would like to thank Jonathan for his
67 enthusiastic approach with the middle school teen center participants, his strong rapport
68 with staff as well as his overall team player attitude!

69
70 **4.3 Recognition of Student Commissioner**
71

72 Chair Yancey presented a plaque of appreciation to Student Commissioner Koppikar for her
73 commitment to Teen Council and to the Parks & Community Services Commission.

74
75 **4.4 Recognition of Outgoing Teen Council**
76

77 On behalf of the Parks and Community Services Commission, Chair Yancey thanked Teen
78 Council members for their contributions and Student Commissioner Koppikar presented
79 Teen Council members with certificates of appreciation.

80
81 **5. PUBLIC COMMENT OR WRITTEN COMMUNICATION**
82

83 **6. APPROVED MINUTES**
84

85 **6.1 Minutes of April 10, 2013 – Regular Meeting**
86

87 Commissioner Lopez’s motion to accept the minutes of the April 10, 2013 – Regular
88 Meeting with the following amendments to line 221 to read “identify the scope of the
89 project in terms of how many parks and shade structures and the overall costs was
90 seconded by” and to strike the lines 254 – 258 and replace with “Commissioner Lopez
91 asked if they Farmers Market on Thursdays and Saturdays were successful. Ms. McNamara

92 responded the Farmers Market on Saturdays and Thursdays is not operated under the
93 purview of the City, but through an agreement with Sunset Development.” was seconded by
94 Commissioner Doerlich and passed 7-0; Student Commissioner Koppikar voted in favor of
95 the motion.

96

97 **7. CONSENT CALENDAR**

98

99 **8. COMMISSION BUSINESS**

100

101 **8.1 Teen Council Annual Report for 2012-2013**

102

103 Student Commissioner Koppikar gave a [PowerPoint Presentation](#) of the Teen Council
104 Annual Report for 2012-2013 to the Commission with a recommendation for the
105 Commission to accept the report and provide direction to the Teen Council for the
106 2013/2014 term.

107

108 Commissioner Doerlich commended the Teen Council for their work on Battle of the Bands
109 and they played a huge part in making the event successful for the Arts Foundation.

110

111 Commissioner Mills asked what the subject matter is of the movie, Orange Curtain. Mr. Cox
112 responded the movie addresses the abuse of prescription drugs by teens.

113

114 Commissioner Mills applauded the Teen Council for their work on the Smoking Ordinance.
115 Commissioner Lopez congratulated the Teen Council for achieving their goals this past year
116 and commended their accomplishment with the passing of the new Smoking Ordinance.
117 Commissioner Ernest praised the Teen Council for another successful year.

118

119 Chair Yancey agreed with all of the fellow Commissioner’s comments and praised the Teen
120 Council for bringing awareness of the issues teens are facing in the community. Chair
121 Yancey stated a few issues that the teens have mentioned are bullying, cyber bullying,
122 pressures they are facing and with the continued growing social media world how to keep
123 an excellent reputation.

124

125 Commissioner Meine’s motion to accept the Teen Council Annual Report for 2012-2013
126 and forward to City Council was seconded by Commissioner Kenniston-Lee and passed 7-0.

127

128 **8.2 Public Hearing: Review and Consider Approval of the Proposed Master
129 Plan for the Faria Preserve Neighborhood Park and Rose Garden**

130

131 Ms. McNamara summarized the staff report and introduced David Gates of Gates and
132 Associates and Pat Toohey from Lafferty Communities.

133

134 Mr. Gates presented a [PowerPoint](#) of the proposed master plan for the Faria Preserve
135 Neighborhood Park and Rose Garden.

136

137 Chair Yancey opened Public Comment.

138

139 **Robert Klingner – 102 Claremont Crest Court, San Ramon, 94583 – 925-362-9949**

140

141 Mr. Klingner has been a resident of San Ramon for 13 years and his property is adjacent to
142 the Faria Preserve. Mr. Klingner stated in the current community, children of all ages play
143 basketball. Basketball is easily the most popular activity for children in this community.
144 There are basketball hoops on every street and in every cul-de-sac. The need for the Faria
145 Preserve Neighborhood Park is to have 2 full-size basketball courts to serve about 750
146 children living in the immediate area. Children in the community also use skateboards and
147 scooters extensively. If a skateboard park was included in the proposed Faria Preserve
148 Neighborhood Park, it would attract many children. It would provide a safe environment
149 for these activities. It would remove children from the streets where they compete with
150 cars in an unsafe environment. All residents of the community would benefit by the
151 inclusion of at least 2 Tennis Courts in the Faria Preserve Neighborhood Park. The current
152 allotment of a single Tennis Court is inadequate.

153

154 Mr. Klingner stated the Public Hearing notice dated April 26, 2013 was not received until
155 May 2, 2013. Therefore, the Public Hearing notice did not allow him sufficient time to
156 prepare for the meeting. Mr. Klingner requested the City to schedule an additional meeting
157 to ensure the public has the opportunity to provide input to the proposed Faria Preserve
158 Neighborhood Park and Rose Garden.

159

160 Mr. Klingner stated in the current community, people (young and old) use Deerwood Drive
161 each day as a hiking path. Hiking on Deerwood Drive is not safe because of problems with
162 traffic. The proposed map should include a hiking path that everyone could use. The
163 hiking path would attract both young and older citizens. Young children could use the
164 hiking path to ride bikes in a safe manner. Senior Citizens, who live in the proposed Faria
165 Preserve housing plan, could use the hiking path for daily exercise.

166

167 Mr. Klingner stated the proposed synthetic turf soccer field is too large. Mr. Klingner added
168 the synthetic turf for the soccer field has dangerous environmental impacts and has infill,
169 which consists of rubber particles made from recycled tires. Mr. Klingner stated the infill
170 has created health problems for children and synthetic turf produces a gas-like smell,
171 which causes irritation. Mr. Klingner also stated high schools and colleges have policies
172 which restrict use of fields when temperatures reach 90 degrees because the outside
173 temperatures of 90 degrees are reflected with temperatures of 120 to 130 degrees on the
174 synthetic turf. Mr. Klingner added the synthetic turf is not environmentally friendly and it
175 creates health risks to children and should not be included on the soccer field.

176

177 Mr. Klingner concluded with the combined input of the professional knowledge of the City
178 and the local community a viable neighborhood park could be built to provide something
179 for everyone.

180

181 **Jim Blickenstaff – 2410 Talavera Drive, San Ramon, 94583**

182

183 Mr. Blickenstaff with the Mt. Diablo Sierra Club stated there is a unique opportunity in a

184 couple of areas, one area being the dedication of the open space of 144 acres as part of the
185 preserve. Mr. Blickenstaff stated this is a unique and vital opportunity for the City to be
186 very forceful on seeing that final number become part of the end result of whatever is
187 approved, but it is key to the ultimate success of how the City looks and feels to the
188 residents. The other thing that is relevant is the consistency of the number of acres of this
189 proposed master plan from the previous one, which is a positive to see they are holding to
190 the acreage that was a part of the original plan. Mr. Blickenstaff stated the acreage is
191 dependent on the population of the project, which is dependent on the units. Mr.
192 Blickenstaff added this acreage is contingent upon the decision of 740 units, which might
193 not be the final number of units therefore not the final number of acreage. Mr. Blickenstaff
194 stated according to his calculations 6.5 acres is what is appropriate under the General Plan
195 for 1,000 persons per project. Mr. Blickenstaff concluded this project is a continued work in
196 progress and the City and developer are being careful, to see the original commitments not
197 just parks but also to open space.

198

199 **Jim Gibbon – 410 Gregg Place, San Ramon, 94583 – 925-830-0750**

200

201 Mr. Gibbon with San Ramon for Open Government stated that it is fine to look at the park
202 element of the project, but this plan went before the City Council and the Planning
203 Commission and they did not like it. Mr. Gibbon stated the creek in the middle of the
204 property will be filled and homes will be built on top of it. Mr. Gibbon also added the
205 property is not stable and the Calaveras fault runs through the middle of it and violates the
206 General Plan in terms of the creek setback. Mr. Gibbon claimed there is nothing to approve.
207 Mr. Gibbon stated this plan was originally approved prior to the significance of greenhouse
208 gases were really understood. If the project was looked at again and calculated how much
209 energy it would take to just get people up to it and the engineering to make the project
210 happen would not pass based on the negative environmental impact. Mr. Gibbon stated this
211 project should never see the light of day. Mr. Gibbon stated the senior housing facility
212 should not be placed in a suburban housing enclave that is isolated from the amenities of
213 the City. Mr. Gibbon added the City does not have any money to maintain the park and he
214 does not believe there will ever be a special assessment district to fund the maintenance of
215 the park and other infrastructure in the development.

216

217 **Dennis Noh – 925-838-0182**

218

219 Mr. Noh stated the size of the 250' baseball field will not be able to accommodate all games
220 and the field should be open adult baseball and men's softball. Mr. Noh said the proposed
221 field is only fit for women's softball. Mr. Noh stated if there is only going to be one ball field
222 it should accommodate the whole community and he added there is not a real field in this
223 area that is 250 feet. Mr. Noh stated the one ball field that he wants to use should be bigger
224 than 250 feet.

225

226 **Joy Randel – 302 Hillcrest Court, San Ramon, 97583 – 925-362-3243**

227

228 Ms. Randel asked if the entrance only from Bollinger Canyon Road. Mr. Toohey responded
229 there will be two entrances, Bollinger Canyon Road and Deerwood Drive. Ms. Randel asked

230 if the current houses on cul-de-sacs would have walking paths into the community. Mr.
231 Toohey responded they would have walking paths into the community. Ms. Randal stated
232 she objected to having the creek filled in. Ms. Randal also objected to the lighted sports
233 fields and does not want to hear the noise pollution from sporting events during the
234 daytime and especially not in the evening. Ms. Randal asked if the proposed community
235 pool would be utilized only by the Faria community or also the residents of the
236 surrounding communities. Mr. Toohey responded the community pool would be for the
237 greater community and not just for the Faria community. Ms. Randal asked if they are
238 considering the square footage of the park based on the number of homes and apartments
239 already surrounding the area in addition to the 740 units that will be built all utilizing the
240 park. Mr. Toohey responded the General Plan dictated the size of the park.

241
242 Ms. Randal stated she would like to see a dog park and more walking/bike paths instead of
243 the lighted sports fields or tennis courts. Ms. Randal requested a current environmental
244 impact be completed on this development and would also like to see the maintenance
245 impact it will have on the City. Mr. Toohey responded the project has to be revenue neutral
246 to the City, the sub-division Faria Preserve Neighborhood will take care of the park. Ms.
247 Randal stated again she would like to see wooded areas and walking paths rather than
248 sports fields. Mr. Toohey responded that there is 250 acres of open space that is being
249 maintained as open space and they are currently in the process of purchasing an additional
250 400 acres of wooded open space area, so there will be quite a bit of open space. Ms. Randal
251 stated she wants the wooded open space by her home instead of the sports fields.

252
253 Ms. Randal asked if anyone has considered the different types of sports and the traffic it
254 will bring to the sports fields. Mr. Toohey responded that is what is being asked for
255 consideration from the Commission tonight. Ms. Randal asked if the amount of housing
256 units is final. Chair Yancey responded we are only discussing the development of the park.
257 Ms. McNamara responded the size and development of the park that is being presented this
258 evening is based on the requirement of 740 units.

259
260 Ms. Randal added the proposed senior housing would isolate seniors from much needed
261 services and would force them to drive.

262
263 **Michael Jones - 124 Claremont Crest Court, San Ramon, 94583 - 925-552-5322**

264
265 Mr. Jones stated the proposed park is the appropriate size of a neighborhood park and
266 what was approved in the General Plan was a community park, which is designed and
267 calculated very differently. Mr. Jones added as a community park it should be taken into
268 consideration the needs of residents up to three miles away from the park location. Mr.
269 Jones stated as part of the General Plan this was supposed to be a community park.

270
271 Mr. Jones stated according to the General Plan there was supposed to be a 15-20 acre site
272 for a school and if the school was not built the space should revert to open space. Mr. Jones
273 stated 740 units have nothing to do with a community park. The community park property
274 has to take care of, with our increasing population, up to 20,000 people. A community park
275 is more along the lines of Central Park or possibly Memorial Park, significant real estate for

276 multiple uses. Chair Yancey asked how big of a park would he like built. Mr. Jones
277 responded the Faria Park should be enlarged to a minimum of 40 acres to accommodate
278 residents within a three-mile radius.

279

280 **Chair Yancey read resident Artur Duko's email into the public record.**

281

282 *Dear San Ramon Parks and Community Services Department,*

283

284 *I am a resident of Deerwood neighborhood and am asking you to oppose the current design of*
285 *the Community Park, which a developer, Lafferty Properties is proposing to build at Faria*
286 *Preserve site. A soccer field is nice, but to have a full size of it is not necessary. There is almost*
287 *never possible to have enough players to fill it. Another nuisance is a synthetic turf: it is very*
288 *dangerous for competing players - if fallen, the bruises are very likely, bloody and bad (I know,*
289 *as I am an ex-player myself and occasionally still play that game).*

290 *Better to have several tennis courts build to be used by all adjacent communities, as well as*
291 *expanded children play area.*

292

293 *Regards,*

294 *Artur Duko*

295 *116 Woodcrest Drive*

296 *San Ramon, CA 94583*

297

298 Ms. Yee stated the park design is a part of the review process for the development and
299 tonight staff is looking for comments regarding the conceptual design of just the park. Ms.
300 Yee stated when the Parks Commission has provided their final critiques and design
301 comments of the park design; they are then put into the development plan application. Ms.
302 Yee stated we have asked the commission to review this conceptual plan at this time so that
303 things like environmental review, access and entrances to the park could be added as part
304 of the developmental plan before it will go to the Planning Commission.

305

306 Ms. Yee stated according to Section 6: Parks and Recreation Element of the General Plan
307 2030, it identifies all of the current and proposed parks. There are currently three
308 community parks in the City – Central Park, Athan Downs and Memorial Park. There is one
309 future community park that is identified in the General Plan, which is Rancho San Ramon
310 Community Park. The map of 6-1 of the General Plan shows a proposed future
311 neighborhood park, which is the Faria Preserve Development Park. Ms. Yee stated whether
312 the amount of 740 units goes up or down does not change the size of the park required,
313 12.7acre park was identified in the Northwest Specific Plan, which is the guiding document
314 for this community. Ms. Yee stated the developer can put more or less than 740 units, but is
315 still required to build a 12.7 acre park. Chair Yancey asked this particular park is a
316 neighborhood park and not a community park. Ms. Yee responded the park is defined as a
317 neighborhood park.

318

319 Chair Yancey closed public comment.

320

321 Commissioner Ernest stated a 250 foot fence is more than adequate for little league, this is

322 not a universal field, but will be specific to a particular kind. Commissioner Ernest would
323 like the baseball field to be synthetic and he strongly urged the developer to put synthetic
324 turf in for all of the sports playing fields. Commissioner Ernest added that, as a condition of
325 project approval, all infrastructure should be funded by a special assessment district.
326 Commissioner Ernest added the developer should put in the deficit each year to make the
327 project neutral to the City. Commissioner Ernest stated the original plan that included the
328 school site was rejected by the school district as being unneeded and unwanted.
329 Commissioner Ernest also had a concern about senior housing being built as part of the
330 development.

331
332 Commissioner Mills asked about the public outreach process for this development and are
333 there requirements placed on the developer for a minimum amount of outreach. Ms.
334 McNamara responded tonight would be considered the first opportunity officially and
335 formally to review this concept, typically in our park planning process we start with a
336 concept versus a blank slate to be able to react to. Ms. McNamara added there is no
337 presumption this will be the only meeting to review this park development. Ms. Yee added
338 this project has been presented at two workshops, a joint City Council and Planning
339 Commission meeting in October 2012 and at a Planning Commission workshop in January.
340 Ms. Yee stated there will be public workshops and public hearings beyond this Commission
341 to discuss this project as a whole. Ms. Yee stated this particular hearing was noticed to over
342 900 residents.

343
344 Commissioner Mills asked if the need for the school site will be revisited as part of the new
345 project development plan. Ms. Yee responded the Northwest Specific Plan does require a
346 one-acre educational facility and the development application does meet the requirements.

347
348 Commissioner Lopez asked why the developer is proposing to cover the existing creek. Mr.
349 Toohey responded the previous approved plan filled the whole creek and recreated a new
350 creek, which they were fine with, but the resource agencies are not. Mr. Toohey added
351 filling in the creek is not the best alternative for the project, but filling the creek is a
352 required alternative.

353
354 Mr. Toohey stated he would like to come back to the Commission with a revised plan in to
355 30 to 60 days.

356
357 Commissioners would like to more public feedback on the development of the park.

358
359 Commissioner Meine asked how many acres is the open space that was mentioned. Mr.
360 Toohey responded the project itself will dedicate about 250 acres of open space with five
361 miles of trails that would connect with the Las Trampas ridge.

362
363 Chair Yancey asked when the project came before the Parks Commission in 2006 what was
364 presented. Ms. Yee responded the project was similar, but the previous applicant never
365 moved forward with a park design to review. Ms. Yee stated in the 2006 plan the
366 educational site was a part of the park plan, but was moved to its own parcel. Chair Yancey
367 asked if there were specifications of the size of the baseball and soccer fields. Ms.

368 McNamara responded the plan the Commission previously saw in 2006 did not have this
369 level of specificity, it was looking at the conditions of approval of the project and it never
370 made it to the level of detailed the Commission is looking at tonight.

371
372 Chair Yancey asked what the City requires to determine park size. Ms. Yee responded the
373 Parks Master Plan identifies the minimum acreage based on what the population
374 projections are. Ms. Yee stated the Northwest Specific Plan had approved 786 units which
375 identified a 12.7 acre park.

376
377 Chair Yancey suggested in addition to workshops to have a walkthrough of the site to
378 allow the residents to work together to try and find a solution. Chair Yancey added issues
379 to remember for the park design is the presence of fountains, bike racks, shade structures,
380 the age appropriate play areas and an area for art.

381
382 Chair Yancey asked if the approval of the conceptual park design impacts the final approval
383 of the entire development. Ms. McNamara responded the approval of a conceptual park
384 design does not presuppose the rest of the project will be approved, just the piece of the
385 project will move forward with the project's planning and approval process. Ms. McNamara
386 stated we are getting land dedication plus all of the improvements, so the value of the park
387 improvements (construction and design) is also part of this dedication.

388
389 Mr. Klinger asked if the path around the park will be dirt or asphalt. Mr. Gates responded it
390 will be an asphalt path that will be an emergency and maintenance path road. Mr. Klinger
391 asked if it will be suitable for a person riding a bike. Mr. Gates responded it would be.

392
393 Commissioner Ernest's motion to table the discussion of the Faria Preserve Neighborhood
394 Park and Rose Garden to a future date when the developer is ready to present a revised
395 plan to the Commission was seconded by Commissioner Mills and passed 7-0; Student
396 Commissioner Koppikar voted in favor of the motion.

397
398

399 **8.3 Recommendation on Open Space Preservation Priorities**

400
401 Mr. Gault summarized the staff report and introduced Dennis Viers of the Open Space Task
402 Force. Mr. Viers presented a [PowerPoint](#) presentation of the recommendation of the open
403 space preservation priorities.

404
405 Chair Yancey opened for Public Comment.

406
407 **Jim Gibbon – 410 Gregg Place, San Ramon, 94583 – 925-830-0750**

408
409 Mr. Gibbon stated the Open Space Task Force (OSTF) is only 80% complete and is still not
410 finished with their task. Mr. Gibbon stated everyone has asked two questions that the OSTF
411 has not answered; 1) which property is most endangered and 2) which is the safest in
412 terms of remaining open space. Mr. Gibbon stated unless the OSTF makes a
413 recommendation to the Commission how to preserve the most endangered properties, they

414 have not completed their task. Mr. Gibbon added they have the information, but they need
415 to go further and make a recommendation.

416
417 **Jim Blickenstaff – 2410 Talavera Drive, San Ramon, 94583**

418
419 Mr. Blickenstaff stated the Open Space Task Force (OSTF) should remain active and follow
420 through on the next critical step, which is looking at funding options and the different
421 options and collaborations that have worked within this area. Mr. Blickenstaff stated the
422 OSTF should cross reference the funding options with a list of key properties that are at
423 risk. Mr. Blickenstaff stated the OSTF should take recommendations of action items to the
424 City Council on how to proceed.

425
426 Chair Yancey closed public comment.

427
428 Commissioner Mills thank Mr. Viers, Mr. Youngblood and the members of the Open Space
429 Task Force for their hard work to bring the task force to this point. Commissioner Mills
430 asked what would be the next steps for the task force, because they have created a 'live'
431 document that needs to be maintained and updated.

432
433 Commissioner Ernest stated the Open Space Task Force would like the work they have
434 done presented to City Council and ask them to continue a definition and expand it for what
435 they want next, along the lines of what has been suggested tonight are the next logical
436 steps. Commissioner Ernest added the work done so far is essentially a progress report for
437 the Council to take the next step to either continue this working body as a task force or
438 convert it to a committee.

439
440 Commissioner Meine agreed with Commissioner Ernest's comments and state the OSTF
441 was set up as a short-term task force to identify the properties. Commissioner Meine added
442 is it not the job of the task force to produce information on how to purchase or acquire the
443 properties. Commissioner Meine stated the task force has fulfilled all of their requirements
444 and it now up to the discretion of the City Council how they want to proceed. Commissioner
445 Meine stated he believed the recommendation should be to take this information and
446 create a committee that will evaluate the information and decide what to do with each
447 property, but should be a long term committee under the purview of the Parks and
448 Community Services Commission.

449
450 Commissioner Doerlich stated it would be beneficial for a different group with a different
451 perspective looking for more data as opposed to qualitative oriented action on the open
452 space.

453
454 Chair Yancey stated the Task Force has completed their charge based on their guidelines
455 which were; to establish priorities for open space preservation; advise the City Council
456 through the Commission regarding opportunities and resources available for establishing a
457 secure funding source for open space acquisition, preservation and maintenance; provide a
458 forum for input from the community regarding open space issues which are consistent with
459 the Task Force's charge.

460
461 Mr. Gibbon stated the Task Force needs to make recommendations to the City Council.
462 Chair Yancey asked Mr. Viers to address Mr. Gibbon's comment and asked if there were
463 recommendations in the report. Mr. Viers responded there are indirect recommendations
464 being made.

465
466 Chair Yancey asked Mr. Viers to explain what the Williamson Act is. Mr. Viers responded
467 the Williamson Act allows local governments to enter into contracts with private
468 landowners for the purpose of restricting land to agricultural or related open space use. In
469 return, landowners receive property tax assessments, which are much lower than normal.
470 Chair Yancey asked Mr. Gibbon if they label each property that is under the Williamson Act
471 will that help answer his concerns of which properties are endangered. Mr. Gibbon
472 responded yes it would help prioritize which properties are at risk.

473
474 Chair Yancey stated there are specific rules and limitations as to the power a committee has
475 concerning and entering into negotiations with a third party concerning property. Chair
476 Yancey stated she does not think it is appropriate for a committee of unelected officials to
477 enter into a closed door session concerning any kind of property negotiations. Chair Yancey
478 added the Open Space Task Force does not possess the expertise or authority to pursue
479 open space property or implement acquisition strategies.

480
481 (Student Commissioner Koppikar left early.)

482
483 Commissioner Ernest's motion to accept and forward the report including the properties
484 that are at risk/endangered under the Williamson Act to City Council and ask for direction
485 of the next steps of gathering information concerning acquiring properties was seconded
486 by Commissioner Lopez and passed 7-0.

- 487
488 **9. STAFF REPORTS**
489
490 **9.1 Administration and Development Report**
491
492 **9.2 Recreation Program and Community Services Report**
493
494 **9.3 Maintenance and Operations Report**
495
496 **9.4 Action Items**

497
498 **10. UPDATE ON CITY COUNCIL REPORTS**
499
500 Ms. McNamara stated the City Council will hold a budget workshop on Monday, May 13th at
501 5:00pm.

502
503 **11. COMMITTEE REPORTS**
504
505 Commissioner Ernest stated the Senior Advisory Committee currently has a regular

506 member vacancy and two vacant alternate spots.

507
508 Commissioner Lopez stated the Arts Advisory Committee will meet on Wednesday, May
509 15th and will be discussing the public art piece.

510

511 **12. COMMISSION MEMBER ITEMS**

512
513 Chair Yancey attended the ribbon cutting of the Athan Downs Playground and stated it is
514 was a great event with a large turnout.

515
516 Chair Yancey also attended the ribbon cutting for the new cricket pitch at Windemere
517 Ranch, which was acknowledge in an article in the San Francisco Chronicle.

518
519 Commissioner Kenniston-Lee stated Golden View Elementary School will have a ribbon
520 cutting for their new playground on June 5, 2013.

521

522 **13. ADJOURNMENT**

523

524 The meeting adjourned at 11:00pm to a Regular Meeting on June 12, 2013.

525

526 Submitted by Christina Buna, Commission Secretary.