

Community Services Advisory Commission
Special Meeting
Henderson Road Open Space
2410 Henderson Road
Redding, CA 96001
November 4, 2015, 3:00 PM

MINUTES

Chair Erin Resner called the meeting to order at 3:03 p.m.

ATTENDANCE

The following Commissioners were present; John Wilson, John Deaton, Bob Brennan, Judy Salter, and Chair Erin Resner.

Also present were Mayor Francie Sullivan, Council Member Brent Weaver, Assistant City Manager Barry Tippin, Deputy City Manager Greg Clark, Community Services Director Kimberly Niemer, Planning Manager Kent Manuel, and Executive Assistant Brenna Bowers.

WALKING TOUR OF HENDERSON OPEN SPACE

Director Niemer gave a brief overview of the Henderson & Parkview Open Space Master Plan map that was provided and asked that questions for the Commissioners were held until the presentation at City Hall. Director Niemer introduced Terry Hansen the project manager for the Henderson Open Space.

Terry Hanson stated the reason for the tour was to go over the major elements that are already funded by the grant.

Director Niemer pointed out the yellow caution tape that outlined the 2.8-acre parcel that the Dignity Health Project was interested in. Director Niemer then introduced President of Dignity Health in the North State Area, and the President for Mercy Medical Center, Mark Korth. Korth stated that he had been looking for the perfect location for a wellness center, and continued to state that they would like to work with the Open Space project. The Dignity project would be between 120,000 and 140,000 square feet. Korth pointed out the location of their primary building in phase one, but added that they do not have exact plans. Adjacent parcels would be for additional buildings in phases two and three. He stated he believed the Dignity project can help improve the access to the open space, and is interested in working with the City to keep the grants intact. Korth identified the yellow caution-taped area as needed for parking to include shared parking for kayak and trail use.

Greg Warrener asked for clarity on which properties the City actually owns.

Director Niemer directed attention to the map, and outlined the properties.

STOP ONE

Hanson stopped the tour at the boating access/protected pool. This area would be used to launch non-motorized boats.

Chair Resner asked Mark Korth if the Dignity Project can be seen from this location. Mark Korth pointed out where a potential building could be located.

STOP TWO

Hanson stated that the work that is going on right now is to remove the invasive plant species. There are trees and plants that do not belong here in California or along the River, so they have been removing those and treating the stumps. After removal the next step would be to provide temporary irrigation and plant native species.

STOP THREE

Hanson stops the tour to display the beauty of the property and its relationship to the River. He also points out that along the River's edge and particularly in this area there is a great spawning habitat. Most of November and December you will see a lot of fish spawning in the ripples in this area. This area is also an ideal secondary canoe/kayak launch, a little further from parking but could still function in this manner. The area is also ideal for fly fishing.

Hanson states that as the tour continues there will be ponds on the left side that were originally dredged for the mining of gravel and used for highway construction. They are not currently connected to the River at normal flows, at flood flows the River does wash over into the ponds. Currently there is a pond ecosystem on one side of the road and the River itself on the other.

Commissioner Salter asked when the last time this area flooded and asked for confirmation that the area was flood way not just flood plain.

Hanson stated that the last flood was in 1997 and confirmed the area is flood way.

Hanson stated that five years ago when we had about 50,000 CSF a portion of the property did flood, but not the majority of it.

STOP FOUR

Hanson pointed out one of the major ponds, and its connection to the River, displaying the complexity of the environment of Henderson Open Space.

STOP FIVE

Hanson stopped to identify two areas where there is going to be some intensive native planting. He pointed out a high gravel bar that is fairly wide and open, that with additional vegetation the fish would benefit from additional shade. He also pointed out an open area that will be planted.

STOP SIX

Hanson identified a concrete element. He stated much like the Turtle Bay monolith it is too much mass to try to remove.

Mike Viscaino stated his family history and argued that the concrete element was never a power plant but was a water wheel that provided irrigation to the Rother subdivision and that the property was owned by the Leonardini family.

STOP SEVEN

The tour returned to the parking lot and Director Niemer stated that the meeting would reconvene at the Civic Center Council Chambers to accommodate the larger group. Chair Erin Resner recessed the meeting at 4:15 p.m. stating the meeting was to reconvene in the Civic Center Council Chambers, at 4:45 p.m. and that water would be available upon arrival.

RECONVENE MEETING ON SITE AT 777 CYPRESS AVENUE, CIVIC CENTER COUNCIL CHAMBERS

Chair Erin Resner called the meeting to order at 4:51 p.m.

ATTENDANCE

The following Commissioners were present: John Wilson, John Deaton, Bob Brennan, Judy Salter, and Chair Erin Resner.

Also present were Assistant City Manager Barry Tippin, Deputy City Manager Greg Clark, Community Services Director Kimberly Niemer, Planning Manager Kent Manuel, Management Analysis Mathew McCallum, and Executive Assistant Brenna Bowers.

PRESENTATIONS

Director Niemer welcomed all of those in attendance and introduced Planning Manager Kent Manuel, the first of two presenters that would be providing information on the project.

Planning Manager Manuel prefaced his comments by saying this is not a cut and dry project and has some complications. In his presentation, he provided ownership information on each parcel and a history of the property use, which included a sawmill and a gravel extraction business. Planning Manager Manuel explained that when the General Plan was adopted in 2000 the Task Force determined that the best use for the area would be zoned General Office. The presentation showed the Federal Emergency Management Administration's (FEMA) floodplain, the parcels were zoned General Office just outside the floodplain, and the parcels zoned General Commercial on the corner of Hartnell and Cypress.

Planning Manager Manuel explained the General Plan says natural floodplains and slopes exceeding 20% are to be greenway or open space. In this instance he said most of the area is not natural and the "slopes exceeding 20%" does not apply. He also explained that measurements needed to be done to determine the exact floodplain because the General Plan's diagram is not exact.

Planning Manager Manuel explained how properties were zoned, which started with the General Plan and was updated in 2012. He explained that hospitals are included in General Office and

the size of this development would require a Use Permit. His three focus areas would be traffic impact, flood, and any biological effects.

Planning Manager Manuel showed a zoning map of the area with a floodplain overlay.

A question was asked by a Commissioner Brennan about the difference between a FEMA floodplain and the City's Montgomery-Watson floodplains. Planning Manager Kent Manuel explained that by City code all developments are held to the most restrictive floodplain and the only real difference being that you are only required to have flood insurance if you are in the FEMA floodplain.

At the request of Commissioner Salter, Planning Manager Manuel explained that a floodway is where moving water is moving quickly and a floodplain is the fringe where water accumulates.

Commissioner Deaton asked if the map represented 80,000 csf. Manuel informed that the map represented 79,000 csf which is the maximum controlled release by Shasta Dam. He clarified that typically when they talk about floodplains they talk about a 100-year event but that the area in question is in a 10-year floodplain.

Commissioner Salter pointed out that 80% of the parcel appears to be subject to floodway. Planning Manager Manuel said that her observation is correct, but until a hydrologist goes through and examines the accuracy of the FEMA study that they will not know for sure what can be done on that parcel. Commissioner Salter inquired about whose responsibility it was to do the study. Planning Manager Manuel explained that in order to have the FEMA mapping changed the developer would need to submit a letter with required documentation to the City. The City would review the documents and then forward on to FEMA.

Planning Manager Manuel explained that in a floodway the uses are very limited by an ordinance passed in 1985 only allowing dams, levees, wildlife enhancements, sand and gravel extraction, bridges, and limited water-related recreation uses with the required permit, but that in a flood fringe they allow development as long as the building does not displace flood water that would affect other properties. Buildings built in the floodplain have to be at least one foot above the flood level. Planning Manager Manuel then presented a picture showing a 79,000 csf release from Shasta Dam.

Commissioner Wilson asked if dikes would cause water to be higher on other people's property. Planning Manager Manuel explained that a hydrologist would be needed to answer that question.

Chair Resner commented that based on the map shown, all of the area to be developed by grant funding would be under water.

Director Niemer introduced Terry Hanson to present on the background and plans for the Henderson Open Space.

Mr. Hanson explained that some of the things he was going to talk about have not been funded because they are going to be done in phases, similar to the Turtle Bay area.

Mr. Hanson said there has been an aggressive effort not just by the City but by community partners to clean up the riverfront. Mr. Hanson went over some of the amenities detailed in the master plan, which included restrooms, drinking fountains, fishing access, parking, picnic pavilions, public access, trash collection, canoe access, and riverfront access. Mr. Hanson explained that some of that infrastructure is required to be outside the floodplain, such as the restrooms and picnic pavilions.

Mr. Hanson presented a slide showing grants, donations, and volunteer hours to date for the open space. Funding totaled \$918,440 and volunteer hours totaled over 5,000.

Commissioner Salter asked for clarification about whether California Fish and Wildlife has interest in any of the area for salmon spawning. Mr. Hanson explained that the Bureau of Reclamation through the State Department of Water resources is looking at Henderson Open Space to improve fish habitats.

Commissioner Deaton asked about the City's investment in the property in terms of labor hours, Officer Brannon cleaning up the area, etc. Mr. Hanson said he was unsure about City labor hours or Officer Brannon's costs, but that the City had spent or committed with contracts approximately \$175,000 of grant funding to date.

Chair Resner asked whether the City was liable to return any grant funding spent if the property was sold. Director Niemer explained that the City has meetings lined up with the Natural Resource Agency to discuss the impacts if the parcel is sold.

Commissioner Brennan asked if agencies would have to get the City's permission to put in salmon spawning areas. Director Niemer advised that while the City has to give permission, it is a good idea to cooperate with the other agencies they work with on a regular basis. Mr. Hanson explained that the community has been committed to enhancing the river access and working with other agencies is in the best interest of the City especially when grants are available.

Commissioner Deaton asked how many public parking spaces were envisioned at the Henderson Open Space. Director Niemer explained that Boating and Waterways has 30 parking spaces. Mr. Hanson said a second grant would bring it to 40 total parking spaces.

Mr. Hanson showed three map overlays; the first was the Henderson & Parkview Open Space Master Plan, the second was Henderson & Parkview Open Space Boundaries, and the third was Edgewater Disc Golf Course. Commissioner Salter asked if the map overlays accompanied grant applications. Mr. Hanson explained that these map overlays were not, because grantor agencies only want to see improvements proposed for funding and not a master plan. Commissioner Brennan asked if the boat launch parking was in the green way or flood zone. Mr. Hanson explained that it was, but he was unsure if the map was correct. Commissioner Brennan asked if the parking at Turtle Bay East was in the flood plain and Mr. Hanson explained that it was not.

Commissioner Wilson asked about the Beeman parcels. Mr. Hanson explained that the Master Plan includes a long held desire to acquire the Beeman properties.

Mr. Hanson explained that the City has not adopted a River Parkway plan yet, but that the City has spent the last 20 years completing significant components of what that plan would include. Mr. Hanson presented a map of the Sacramento River Parkway from the Shasta Dam to Anderson.

Mr. Hanson presented a timeline of Henderson Open Space going back to 2000.

Mr. Hanson presented amenities in the Parkway, which includes 60,000 acres of public lands, 200 miles of trails, \$70,000,000 of investment in to Turtle Bay and Sundial Bridge, environmental restoration, and renovated boating access facilities.

Commissioner Salter referred back to Planning Manager Manuel and questioned the approval process for the law offices on Park Marina even though Park Marina floods. Planning Manager Manuel explained that while parts of the property flood, the buildings are above the 100-year flood plain.

Commissioner Salter asked if the Planning Commission has the responsibility to look in to highest and best use. Planning Manager Manuel explained that the Planning Commission only has the responsibility to look at health and welfare of the community if a proposed project goes against the General Plan or requires zoning changes.

Chair Resner asked Dignity Health's Mark Korth if there were any additional comments he would like to share with the Commission. Mr. Korth recognized that the floodplain issues are real and they have contracted with a hydrologist. Mr. Korth explained that parking and access will be worked through together. Mr. Korth feels the Master Plan is an evolving plan and wishes the Master Plan evolves with Dignity Health as a partner. Mr. Korth feels 95% of what the City wants to do in their Master Plan can be done with Dignity Health as a partner while enhancing access through shared parking and safety in the area. Mr. Korth explained that the community needs it from a health perspective, an economic development perspective, and an open space perspective. Mr. Korth stated that he felt this project was the highest and best use.

Commissioner Deaton asked Mr. Korth when the hydrology report will be completed. Mr. Korth explained that he does not have a time frame, but that it should not be a long and drawn out process. Mr. Korth stated that the report will be shared with the City when it is received.

Commissioner Salter asked if the City could sell the property even if there a risk that the project can or cannot be built as designed. Mr. Korth explained that Dignity Health would not want to purchase the land if they could not complete the proposed development.

Commissioner Wilson asked if Council could buy or sell City land at will, such as Caldwell Park. Director Niemer explained that parks have other restrictions such as replacing lost area, but that in this case the City could sell the land.

Commissioner Brennan asked Mr. Korth about parking spaces and capacity. Mr. Korth explained that their standards are as high as or higher than City requirements.

Commissioner Salter asked if the City would have to go back to grantor agencies and explain that the City is no longer developing open space but developing general office. Director Niemer explained that in the applications for grants contain covenants requiring the City to maintain control of the parcels, but that she is hoping for some flexibility with Dignity. Mr. Korth explained that ownership is not mandatory and the possibility of long-term parking agreements could be a solution.

Chair Resner asked about the trees and asphalt to be used in the parking lot. Mr. Korth explained that special trees and paving is open to consideration, but he is worried about what they are promising to do.

Commissioner Salter asked about shuttle service to increase accessibility. Mr. Korth said they haven't gone far enough in to the plan, but that they want it to be very accessible.

Allen Kost stated that the City should stick with their Master Plan. He believes Dignity would be a great neighbor if they did not affect the Master Plan, provided guaranteed parking, and a location for the Dobrowsky House.

Steve Woodrum explained that two years ago he donated \$50,000 to develop Henderson as a park. Mr. Woodrum said that Dignity Health's fluid project design and budget concerns in regards to the floodplain is cause for concern. In addition, Mr. Woodrum said while legally the City cannot consider highest and best use, it should be in the back of everyone's mind. For those reasons, Mr. Woodrum opposes Dignity's proposal. Mr. Woodrum explained that he has supported Mercy Foundation North and the City financially. Mr. Woodrum suggested Dignity Health should develop the 60 acres they own off Shasta View near Shasta Senior Nutrition Program and Golden Umbrella.

Gregg Werner stated that the City is losing something with the Dignity Project. Mr. Werner asked if Dignity will provide adequate public use, parking, access, a site for the Dobrowsky House, and if the City will dedicate revenue from the sale to the development of the Henderson Open Space.

John Livingston spoke in opposition of the Dignity project. Mr. Livingston said that losing any parking, parks, or property along the Sacramento River is a detriment to the community. Mr. Livingston suggested Dignity build in another location, such as the Benton Landfill area.

Richard Recchia spoke of concerns he has with the project, which included sufficient parking, ease of boat launch, and proximity of shared parking. Mr. Recchia said that with 30-40 parking spots needed for recreation, 118 employees, and 120 parking spots, he hoped the access for boat launching is usable.

Dr. Randall Smith wanted to correct the hours presented in regards to Bethel/City Project volunteer hours. Dr. Smith said that Bethel's 18 sessions with 51 members working for 5 hours adds up to over 4,500 hours, not 2,000 hours. Dr. Smith said he did not see a sharked parking conflict. Dr. Smith said that a Monday through Friday wellness center would offer a large

amount of parking on Saturdays and Sundays. Dr. Smith said that Dignity Health would provide security for the property and felt that the development would bring people to the property.

COMMISSIONER COMMENTS

Commissioner Salter asked for clarification on the process going forward. Director Niemer explained the City is seeking flexibility on the larger grants, reviewing drafts of a nonbinding letter of agreement that the Commission will have a chance to view, and then reviewing the hydrology report.

Commissioner Salter asked about a staff report with pros and cons of the project. Director Niemer stated that the Council has been meeting in closed session in regards to the real estate transaction, but that going forward there will be open sessions and a sale consideration would be public with public comments. Commissioner Salter asked if it was the same for the Planning Commission. Planning Manager Manuel said that there would at least a four-month public hearing process to address the use permit and relevant permits.

Commissioner Wilson stated that the Community Services Advisory Commission should issue a recommendation within two months. Director Niemer advised the Commission that the meeting's agenda provided for information only and not for action. Director Niemer advised the Commission that the next step would be reviewing the letter of agreement and determining if the Commission supports it via an action item.

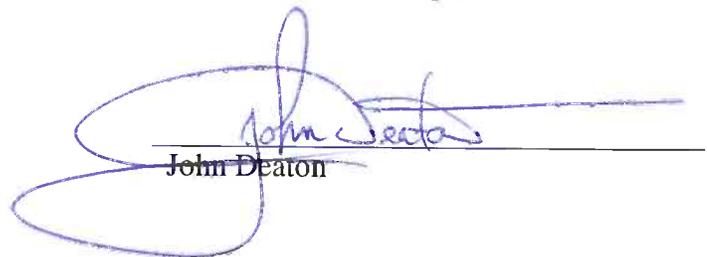
Steve Smith spoke in regards to the Viscaino Ranch along the Sacramento River near the Henderson Open Space. Dr. Smith would like to be reassured that the Viscaino Ranch would not be paved over.

Commissioner Brennan asked about the parking space count and requested to receive a preliminary estimate of parking space minimums. Planning Manager Manuel agreed to provide those estimates.

Commissioner Salter requested copies of Planning Manager Manuel's and Mr. Hanson's presentations. Chair Resner requested a map displaying the property outlines and a floodplain map that can be overlaid. Director Niemer agreed to provide the requested items.

ADJOURNMENT

There being no further business, Chair Resner adjourned the meeting at 6:26 p.m.


John Deaton

Attachments