



**SAN BENITO COUNTY
PARKS AND RECREATION COMMISSION**

Marie Peterson District No. 1	Michelle Conrique District No. 2	Vacant District No. 3	Mel Tungate District No. 4	Vacant District No. 5	Paul Hain Historical Society Rep.	Maria Spandri Vets Park Commission Rep.
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Board of Supervisors Chambers 481 Fourth Street, Hollister, CA 95023

PARKS AND RECREATION COMMISSION

MINUTES

REGULAR MEETING

AUGUST 10, 2022

5:30 PM

CALL TO ORDER

The meeting was called to order at 5:44pm by Commissioner Spandri.

Office Assistant II Dana Serpa-Ostojka led roll call of the commission. Commissioners Peterson & Conrique were present via Zoom and Commissioner Spandri was present in chambers; Commissioners Tungate and Hain were not present.

PLEDGE OF ALLEGIANCE

Commissioner Spandri led the commission in the Pledge of Allegiance.

ACKNOWLEDGE CERTIFICATE OF POSTING

Acknowledged.

PUBLIC COMMENT

Opportunity to address the commission on items of interest not appearing on the agenda or not scheduled for public hearing. No action may be taken unless provided for by GC 56954.2. Each speaker is limited to five minutes. This commission does not hear matters regarding Veterans Memorial Park. Please click on the following link for information on Veterans Memorial Park Commission:

<https://www.cosb.us/government/clerk-of-the-board-of-supervisors/san-benito-county-boards-and-commissions>

No public comment via Zoom or in chambers.

CONSENT ITEMS

1. [Approve PROPOSED RESOLUTION PURSUANT TO AB 361- Adopt proposed resolution authorizing teleconferencing options for meetings of the Committee for the period of August 10, 2022, through September 10, 2022, pursuant to AB 361.](#)
[AB 361 Parks and Recreation Commission Resolution - 8/10/2022 meeting.pdf](#)

Commissioner Conrique made a motion to the proposed resolution pursuant to AB 361, seconded by Commissioner Peterson. (3/0)

2. [Approve the action minutes of the November 10, 2021 regular meeting](#)
[11-10-2021 parks & rec minutes.pdf](#)

Commissioner Conrique made a motion to approve action minutes, seconded by Commissioner Peterson. (3/0)

3. [Approve the action minutes of the December 11, 2021 special meeting](#)
[PRC_December_11__2021_Special_Meeting_Minutes.doc](#)

Commissioner Conrique made a motion to approve action minutes, seconded by Commissioner Peterson. (3/0)

4. [Acknowledgement of Certificate of Posting](#)
[Certificate of posting - 8.10.2022 meeting.pdf](#)

Commissioner Conrique made a motion to acknowledge certificate of posting, seconded by Commissioner Peterson. (3/0)

STAFF ANNOUNCEMENT - Information Only

No Staff Announcements.

COMMISSIONER REPORTS

Commissioner Spandri shared that Veterans Memorial Park would be getting new restrooms and thanked Interim RMA Director Steve Loupe and RMA staff for making this happen. She also asked Interim Director Loupe to share the good news about the Historical Park and he said an update would be given during the presentation.

DISCUSSION ITEMS

The Commission will consider and may take action on the following items:

1. [RESOURCE MANAGEMENT AGENCY – S. LOUPE, ASST. DIRECTOR - PUBLIC WORKS](#)
[Receive informational presentation on Lee Subdivision Project dedication of parkland requirements per San Benito County Code Section 23.15.008\(D\)\(2\) and 25.19.003\(D\) and provide staff any recommendations or comments.](#)

SBC FILE NUMBER: 790

Principal Planner Arielle Goodspeed shared a PowerPoint Presentation on the Lee Subdivision project, PLN200051. She mentioned the project location and the number and mix of units to be built. She discussed the determination of land or fee for parkland dedication, the percentage of land that would be dedicated for parkland, and how the remaining acreage needed would be put towards park and recreational improvements instead of an in-lieu fee. She listed examples of the improvements (drought tolerant planting and irrigation, turf, pathways, benches, play structure, vista) and discussed how the benefits of these improvements to the County far exceeds the in-lieu fees that would be received initially. She mentioned how the placement of the parkland area had it lined up with Land of Lee Park, thus enlarging the space for both projects.

Public comment opened

No public comment in chambers or via Zoom

Commissioner Spandri asked for a specific map to be displayed and asked why they were short, was it because of the terrain.

Planner Arielle Goodspeed discussed how the slope was greater than 20-30% and that's why the development was pushed into the south.

Commissioner Spandri and Planner Arielle Goodspeed reviewed the area of the map being discussed.

Planner Arielle Goodspeed discussed how the applicant's proposal exceeded what was required by approximately \$550,000.

Commissioner Spandri talked about how we need every little piece of land, and asked if, in the future, could there be anything at all added to the slope area.

Planner Arielle Goodspeed and Applicant responded that this area was a creek.

Applicant briefly discussed what the County requirement was and that they were going above and beyond it. He mentioned they almost have enough land not to build the park, but they decided they are still going to build the park.

Commissioner Spandri asked if there would be potable water, if it was ADA compliant and if it would accommodate special needs kids and parents.

Planner Arielle Goodspeed explained how it was more of a neighborhood park than what we would consider a regional park, an additional amenity that goes beyond the homeowner's yards.

Applicant discussed Valley View Park, located a mile away from the proposed neighborhood, that is a large park, has a baseball diamond, and many other existing amenities.

Planner Arielle Goodspeed, Commissioner Spandri and Applicant discussed the park being ADA compliant for kids and adults, and that the park is used daily.

Commissioner Spandri discussed how this demographic's needs are being neglected or aren't being considered. She asked if there would a hook up installed for drinking water.

Applicant discussed an existing potable line in the street system but was unsure if the design included a water fountain. He also mentioned that in the park, where irrigated, will be either non-potable water or well water that exists in the Sunnyslope water district. He added that not many parks may want potable water these days due to the drought.

Commissioner Spandri discussed the issue of not having any water for the Historical Park. Then she discussed how she thought this park was great but if the commission approved it, they wouldn't have any say on the park's design.

Planner Arielle Goodspeed mentioned this was only the tentative subdivision map and that there was still a final that needed to be brought for approval.

Interim Director Loupe discussed revisiting these great suggestions during the application reviewal process, and in the meantime, they could ask the developer to install the waterline stub past the sidewalk, so it's there when or if it's needed. He mentioned that the developers were still working on their plan, and that perhaps some of these ideas may be incorporated into it, and at the very least, it can be discussed when they present their plan to the commission.

Commissioner Spandri asked Commissioners Conrique and Peterson if they had any comments.

Commissioner Conrique mentioned that she doesn't live near a park, so she visits neighborhood parks, and she agreed with needing other amenities in those parks.

Commissioner Peterson briefly discussed the importance of having potable water available in the park.

Applicant agreed that they can put in a waterline. He briefly discussed not having a plan currently but that they would work with County staff to figure out what they do or don't want. He said they would take all the commission's ideas into consideration when creating the project plans.

Commissioner Spandri discussed how Veterans Memorial Park and Regional Park didn't have water because a waterline was installed prior to, and how this seems to happen every time on park's projects. She asked if the park would be wheelchair accessible. She stated that everybody should be able to use the park, not just people who are ambulatory.

Applicant stated that when they come back with the final design, hopefully it can address many of the commission's suggestions.

Commissioner Spandri discussed how the special needs parents can provide input when creating the park plans so they can feel part of the community because they don't feel that way now.

Applicant stated they appreciated the input and would try to figure out how to make it as inclusionary as possible.

Interim Director Loupe seconded the words of the applicant by mentioning that this is the intent of the meeting and that it was a good discussion.

Commissioner Spandri asked if they needed to vote on this item.

Planner Arielle Goodspeed confirmed that the commission is making a recommendation that the applicant has met their requirements to fulfill park dedication and/or fee and/or the improvements. She said the applicant's proposal is a combination of dedication and fee, but instead of a direct fee, they'll be doing improvements above and beyond.

Commissioner Spandri asked for a motion for approval.

*Commissioner Conrique made a motion to approve, seconded by Commissioner Peterson.
(3/0)*

2. **RESOURCE MANAGEMENT AGENCY - S. LOUPE, ASSISTANT DIRECTOR
PUBLIC WORK Accept presentation and updates regarding the County's Capital
Improvement Program (CIP) projects and American Rescue Plan Act (ARPA)
projects.
SBC FILE NUMBER: 93**

Interim RMA Director Steve Loupe shared a PowerPoint Presentation on updates for the CIP and ARPA projects. He discussed how 3.6 million in funds for construction and design was allocated for the phasing of this park project located near the high school. Phase 1, construction of the parking lot, was on hold for a couple months while they completed some environmental protocols. For Phase 2A, the construction phase, Wallace Group was selected as the design team to continue with the current design, and the design for the construction improvements should be completed around November, with the playground equipment being ordered in late summer. He asked the commission to email him if they would like a complete list of the Phase 2A improvements. He mentioned a few improvements that will not be covered under Phase 2B: two large ball fields, the amphitheater, the remote control car park and some other small items. He said that they've applied for a three million dollar grant to cover these items and that the grant results should be known around September. He discussed that six million dollars is what is needed to build the park, and that it would also include one large restroom with two large stalls, plus two vault restrooms (a fancy concrete porta potty without plumbing) that will be placed throughout the park.

Interim Director Loupe discussed Sunnyside Park receiving a four hundred-thousand-dollar grant which will be matched using Park Impact Fees that are acquired by developers that built homes around Sunnyside Park. He mentioned there were additional Park Impact Fees funds available to use, approximately five hundred thousand dollars, if the budget exceeds eight hundred thousand dollars. He discussed the park location and that the design phase should be 100% complete by fall and mentioned ordering playground equipment that should arrive around April.

Interim Director Loupe discussed the Historical Park receiving the following upgrades/improvements: a mini treatment system to treat the well water to make it potable; a new restroom with two large stalls with a storage area in the back; and ADA & roof upgrades for the existing restroom. The new restroom will have a special septic system which is sized as a septic tank, allowing for a third restroom to be built once funds are available for it.

Interim Director Loupe discussed modifying an existing pump at Veterans Memorial Park by adding a potable water component and having allocated funds for ADA and roof upgrades to the Park's existing restrooms as well as lighting, resurfacing, signing & striping. He mentioned accommodating the food trucks/vendors that do business at the park.

No public comment in chambers or via Zoom

Commissioner Spandri asked the commissioners if they had any comments.

Commissioner Peterson said she didn't have any comments.

Commissioner Conrique asked if the Sunnyside Park had park benches.

Interim Director Loupe confirmed it did, in addition to four smallish picnic areas with one covered, a small trail that wraps around the park and playground areas, and a sports park.

Commissioner Spandri asked if preliminary plans could be emailed to the commission.

Interim Director Loupe he would send the exhibit for the Regional Park and the actual plans for Sunnyside.

Commissioner Spandri asked if there was anything more the commission needed to do for the Sunnyside Park.

Interim Director Loupe replied that no, the design stage is already approved but the commission is welcome to provide their input and comments to the plans, and although large changes can't be made at this stage, smaller changes may be accommodated.

Commissioner Spandri asked if the commission could provide input prior to the design stage and asked what the usual process was.

Interim Director Loupe discussed that there were multiple outreach meetings for both parks to allow the community and commission to add their comments and input on items asked for. He didn't think any commission meetings were held at this time. He said they would remedy that in the future to make sure the commission could provide input beforehand.

Commissioner Spandri asked the following questions: What's the normal process? Is that how it's supposed to go, or do we just approve the space, and then it goes on from that part?

Interim Director Loupe confirmed that the commission approves the space, then at the planning phase, the department reaches out to the public and commission to provide their input & comments to gather ideas for the park.

Commissioner Spandri asked when would it be a good time for Sunnyside Park public input.

Interim Director Loupe stated it's at a point in the process where it's no longer available for the public to add input, but the department will make it available to the commission to review and provide more comments, as they are an extension of the department's staff. He mentioned again the prior outreach meetings provided for the public and commission to give input on the park design.

Commissioner Spandri and Interim Director Loupe briefly discussed that it was too late for the public to add input, but the commissioners can still provide more comments.

Commissioner Spandri asked if the commission could see the suggestions they gave for the Riverview Parkway plans.

Interim Director Loupe responded that because the park is so larger, they will be having a stakeholder workshop, and that Supervisor Gonzales will be reaching out to the commission, the high school and specific stakeholders, in addition to the community, to attend the workshop to allow everyone to give their input and comments on the park design.

Interim Director Loupe stated these two items discussed were for input and recommendations only and don't require approval because the Board of Supervisors already allocated funding for these projects.

[RESOURCE MANAGEMENT AGENCY - S. LOUPE, ASSISTANT DIRECTOR PUBLIC WORKS Accept presentation regarding the County's Park Master Plan Update. SBC FILE NUMBER: 93](#)

Interim RMA Director Steve Loupe shared a PowerPoint Presentation and briefly discussed the County's Master Plan Update. He mentioned he will be providing the commission with the scope of work they've developed and asked them if they could give their input on it within the next three months, so it can be discussed during the upcoming Parks & Recreation meeting.

Interim Director Loupe and Commissioner Spandri discussed providing the commissioners with the previous Park's Masterplan in addition to the current scope of work. They also discussed if there were requirements for how often the Masterplan needed to be updated.

Commissioner Spandri discussed how the commission felt they were being bypassed and that they had no purpose because they were given very little direction from past supervisors. She asked for a meeting with the Board of Supervisors to be set up to learn what their expectations were for the commission.

Interim Director Loupe said he would coordinate with the Parks' commissions and the Board of Supervisors to set up a meeting to determine purposes, goals and the visions the

Board has for these commissions. He mentioned how RMA does consider and value the input from the Parks' commissions on big picture items that pertain to the parks.

Commissioner Spandri discussed how she was a mission-oriented person, and how having no direction or an appointed supervisor keeps the commission from knowing what their purpose is.

Commissioner Spandri asked Commissioners Peterson and Conrique if they had any future agenda items they wanted to add.

Commissioners Peterson and Conrique did not have any items to add.

ADJOURNMENT

1. [Adjourn to the next regular meeting of November 9, 2022.](#)

Meeting adjourned at 6:50pm.