CITY OF FULLERTON PARKS AND RECREATION COMMISSION MINUTES

Special Meeting City Council Chamber Monday, July 27, 2009 6:30 p.m.

CALL TO ORDER

Chair Dasney called the meeting to order at 6:30 p.m.

FLAG SALUTE

Vice Chair Stanford led the flag salute.

ROLL CALL

Present: Shawna Adam, Kathleen Dasney, Scott Hayes, Wes Morgan, Kathleen

Shanfield, Scott Stanford

Absent: Sueling Chen

Staff: Parks and Recreation Director Joe Felz; Parks and Recreation Managers

Grace Carroll Lowe, Hugo Curiel, Alice Loya, Dannielle Mauk, and Judy Peterson; Parks Project Specialist Doug Pickard; Community Development Director John Godlewski, Planning Manager Al Zelinka, Consultant Planner

Joan Wolff, Landscape Superintendent Dennis Quinlivan

Guests: Jim Pugliese, Project Manager, Pacific Coast Homes; Steve McCormick,

Principal, and Kavita Rodrigues, LEED AP, RNM Design; Scott Starkey, Vice President, Laer Pearce & Associates; Ron Baer, Consultant to Pacific Coast

Homes: Jennifer Rigby, Director, Acorn Group

Chair Dasney opened the Special Parks and Recreation Commission meeting, introducing herself and explaining the process for tonight's meeting. She said that the Commission was being asked to consider, if the West Coyote Hills Project were to be approved, whether the development incorporates parks, open space, trails and other recreational amenities that meet the needs of the community. She acknowledged that, not only did the West Coyote Hills project have a long history, but it was also one where emotions ran high; hence, she asked that everyone remain respectful and state one's position clearly.

She further stated that the Parks and Recreation Commission was being directed to comment on and make recommendations to the Planning Commission and the City Council specifically regarding the Parks and Recreation elements of the development. She said a Public Comment period would be coming up which was for items not on the

agenda. After that, there would be a presentation by the experts, including staff, on the West Coyote Hills development, and thereafter, public comment would be sought on the West Coyote Hills item. She also pointed out the Speaker Comment cards and asked that anyone speaking complete those on a voluntary basis so that the speakers could be counted and the contact information would be accurate.

PUBLIC COMMENT

None.

1. WEST COYOTE HILLS DEVELOPMENT

Parks and Recreation Director Joe Felz introduced the West Coyote Hills Development proposal, noting that the Community Development Department would also be involved in the presentation tonight. He further noted that this was the second of several meetings on the topic, and said all meeting summaries and minutes from this and the other meetings would be included in the agenda materials for Council review.

Director Felz said tonight's goal was to provide a history of the project, a broad overview of the proposed Parks and Recreation amenities, and to seek the public's comments on the overall proposal as it related to the goals of the Parks and Recreation Department.

Director Felz introduced Consultant Joan Wolff whom he said would provide a condensed version of what was provided at the July 8th West Coyote Hills community orientation. Consultant Wolff, utilizing a Power Point presentation, oriented the audience to where the project site was located, noting that West Coyote Hills was in the northwest corner of Fullerton, abutting the City of La Habra to the north and running from Beach Boulevard on the west to Euclid on the east. She said the Nora Kuttner and the Rosecrans trails run along the southern boundary of the property.

Consultant Wolff explained that she would provide a history of the West Coyote Hills project, and those projects related to Parks and Recreation. She said she and Director Felz also tried to incorporate answers to questions that were raised at the July 8th meeting into the slide presentation.

She provided a Power Point presentation to the commission and audience on the history of West Coyote Hills which included grasslands eliminated in the Mission Era (1776 - 1835) through overgrazing and replaced by European weedy species, and cacti and coastal sage which provide habitat for the gnat catcher. She also noted the extensive oil, sand and gravel extraction from early to late 1900's which affect the property today. The planning history of the West Coyote Hills Project was also presented including the East and West Coyote Hills "Greenbelt Concept" in the City's 1972 General Plan to preserve the natural topography as much as possible for the 1600 acres of oilfield. In 1972, the first development of 300 non-productive acres was proposed, but the City insisted on a Master Plan to provide a comprehensive and coordinated plan for the 1,000 acres, hence, the draft 1973 Master Plan and a General Plan Report on Los Coyotes Hill. The City Council reviewed the General Plan but realized it could not preserve all the open space,

so directed staff to find funding for a compromise that would include residential and open space.

An environmental assessment drove the planning process which determined that the existing vegetation wasn't worthy of preservation. However, conserving the visual resources was a project priority. She said the 1976 Master Plan Study evaluated several alternatives but all had six common elements: school-park complex, scenic corridor concept, vista parks, public open space and trails, commercial site and County Park areas.

In February 1977, the Council adopted the West Coyote Hills Specific Plan 2-A 1977. Two development agreements were approved in June 1977 between 1.) the City and Fullerton Hills Development, Inc. regarding the 300 acres ready for development, and 2.) Chevron regarding future development of 550 acres which provided a framework for public infrastructure and amenities. Phase I grading and development began in the early 1980's, with the Hawks Pointe development off of Beach Boulevard in 2004. Amenities included in this phase were Coyote Hills Park, Tree Park, Rosecrans Trail and Greenbelt, Phase I Trails, and the Robert E. Ward Nature Preserve.

Consultant Wolff also provided information on the previous 1977 Phase II Plan and the new Phase II Plan being considered, including a reduction from 1029 housing units to 760 units, an increase from 122 acres open space to 283 acres open space, no retail to 5.2 acres of retail space, no multiple use to 18.4 acres multiple use, and 24.2 acres of circulation instead of 22.8 acres. Both plans include 5 vista parks.

Three General Plan Exhibits on Open Space, Recreational Trails and Community Facilities were also shown. The public benefits of the proposed Phase II project were also outlined including open space, support for grants, new water reservoir, new City equipment, development agreement fees, restoration of existing trails and greenbelt areas, and upgraded streetscapes while the developer would benefit by exercising his vested rights to develop his property per project approval. It was noted that negotiations were continuing and that specifics such as money had not yet been determined.

Parks and Recreation Director Felz, continuing with the Power Point presentation, provided information on the proposed Parks and Recreation elements of the West Coyote Hills project including 283 acres of open space transferred to the City, open space and nature preserve areas improved and vegetated, 8 miles of trails plus 2 miles of trails in the preserve, repairs and improvements to the existing trails, 5 vista parks, an interpretive center (size yet to be determined), an endowment for operations and maintenance of amenities, funds for restoration of Laguna Lake Park, a 6-acre public park; Gilbert Street bridge renovations to accommodate multiple trail uses, and early opening of segments of trails in the nature preserve.

Director Felz said staff could answer any questions from commissioners, then the representative of the applicant, Pacific Coast Homes, could make his presentation.

Commissioner Morgan asked about the timeline for the deal points in progress, and Director Felz said it should be completed in the fall, before the final presentation to Council.

Commissioner Shanfield asked about the vista points, and Director Felz said that was part of the project, and showed the areas where they would be located, and Chair Dasney said those vista points could total up to 27 acres.

Project Manager Jim Pugliese from Pacific Coast Homes (PCH) addressed Chair Dasney and the Commission, and thanked Director Felz and Consultant Wolff for their comprehensive overview of the proposal, saying that PCH had made great efforts to provide the residents recreational opportunities while also allowing them to "experience the natural and human history at West Coyote Hills."

Manager Pugliese described his coordination efforts for the Trails and Open Space Planning Process with the US Fish and Wildlife Service, other environmental agencies, City of Fullerton of staff as well as others to minimize the impact of the development. He said the vision was provided by a planning team with noted experts: Jennifer Rigby of Acorn Group, Roger Bell, RNM Design and Ron Baer, and other planners for West Coyote Hills. He said they teamed up with approximately 30 Fullerton Trails and Open Space Advisory Committee members, and thanked those involved.

Besides dedication of land to the City, Manager Pugliese said the plan would also include an endowment for habitat to maintain a dedicated natural habitat, to monitor and report on conditions, and provide maintenance as needed. A second endowment was proposed to maintain improvements and facilities. Hence, the endowments will ensure the City and taxpayers were not burdened. He noted that there had been a "sneak peek" for about 500 residents who believed it would be nice to open the areas for residents.

Manager Pugliese introduced Ron Baer, Consultant to Pacific Coast Homes, who spoke on the trails, and said he would be highlighting the recreation and open space elements of the proposed Specific Plan Amendment for West Coyote Hills, in particular trail connectivity, the Specific Plan trails concept, plan refinements and provisions for an early trail opening.

Consultant Baer spoke about the "big picture," saying West Coyote Hills would become the western terminus of a 17-mile regional trail system that starts in Chino Hills Park. He said recreation agencies were pleased to hear that the project would provide 10 more miles of trail. With a Power Point presentation, he showed how the proposed trails would connect to existing trails including the Bud Turner, Rosecrans, and Castlewood Trail.

He also provided a "walk" through the proposed multi-use perimeter trail loop with connectors and trail network in the Robert E. Ward Nature Preserve, showing "wide open panoramas to secluded valleys." He also showed concept drawings of trail heads and the nature center with parking, meeting space, and rest areas as well as trail gateways, a map of key vistas and a plateau.

Regarding trail refinements, Consultant Baer said he was working with a committee of interest groups who were providing advice and input on trail use, routing and safety. Refinements on trail use included the need for hiker-only trails, biker-only trails, accessible trails, a multi-use and a multi-type trail network, and trails for walkers and strollers that provide access to vital locations. Regarding the route, committee members addressed re-routing the trails to avoid steep or unstable segments, to improve aesthetics, privacy for neighbors, habitat restoration; and consolidation with other trails, resulting in more land available for habitat restoration and landscaping. Lastly, the committee discussed safety through relocating trail crossings to safe intersections controlled by signals and other devices, relocation to make trails more observable, and providing routes that bypass on-grade crossings.

Consultant Baer then addressed the early trail opening, saying construction could start 60 days after approval with a 2.5 mile loop system around the perimeter of the preserve as well as in the interior. He said the developers would use the existing ridge road to avoid impacting habitat, and provided an overview of the plan which included possible construction of a short bridge where there had been some damage.

Consultant Baer turned over the meeting to Jennifer Rigby, Director of Acorn Group which would be providing the interpretative planning for the project. Director Rigby said the proposed project was significant on multiple fronts, noting that 350 acres would be restored to natural open space with a variety of native plant species, which would be open to the public. She said residents, visitors, families and students would enjoy the trails, interpretive media, and views including the highest in the City, and learn about Fullerton's natural heritage.

She said the consultants and planners had listened carefully to many groups including residents, the Trails and Open Space Advisory Committee, and key stakeholders who manage neighboring facilities such as the parks and Fullerton School District, and also read responses to their visitors survey. She said the interpretive planning process was grounded in guiding documents which include an environmental impact report, Specific Plan, General Plan, and guidelines from the Americans with Disabilities Act. There were 6 meetings, off-site and on-site, with the public as well as a wide variety of trail users, experts and interested parties, and she said that she and others had considered all opinions and responded to any constructive criticism.

Director Rigby said the aim of interpretation was to 1.) help people connect with the various resources (e.g., plants, animals and human history), 2.) accomplish the mission of the institution, and 3.) inspire and enlighten in order to open minds and promote stewardship. She noted the challenge in meeting the needs of the users while also meeting the needs of the governing institutions.

She said the interpretation would be through a theme-based approach, with a single overarching statement which guides the development of the stories, sub-themes and key content of all interpretive media. She provided some sample conceptual Interpretative panels and sample trail maps, saying people wanted to hear about mileage between trails and the trail head as part of an exercise routine. She also provided a sample orientation

panel. Respondents were interested in information on the cultural and human history of the land as well as recent developments so interpretative information will be provided on these issues.

Honoring the key vistas and visitor experiences was important, said Director Rigby, so low-key media and amenities were utilized, and orientation or pointer panels were developed. She also provided a picture of a nature center for which Acorn Group had provided the interpretative master plan and exhibits. She noted that Anaheim had voted to close down Oak Canyon Nature Center indefinitely, and 50 state parks were slated for closure, including Chino Hills Park, thereby increasing the importance of a nature center in the area. She said the nature center site was planned at the corner of Robert E. Ward Nature Preserve near Laguna and Euclid, with a "footprint" that would be minimal and part of the natural palette of the landscaping.

Director Rigby discussed how to celebrate children and nature, referring to "NDD or Nature Deficit Disorder" as children become more housebound, facing an "extinction of experience." Hence, there would be the inclusion of a nature discovery garden with nature-based play stations with many play features.

Director Rigby turned the meeting back to Project Manager Jim Pugliese who summarized the proposed benefits: 282 acres for the City, 8 miles of new trails, improvements to existing trails, 5 key vista points, nature center, early trails opening, and an endowment for maintenance, Laguna Lake grant, 6-acre community park, improvements to the City's south side of project.

Director Felz noted that the planning had been going on for decades, and that it was a bit unusual as normally, the Commission would have been involved in a capital project from the beginning. He summarized again what the Parks and Recreation Commission was being asked to do tonight: To consider, if the project were approved, whether the development incorporated parks, open space, trails and other recreational amenities to meet the needs of the community.

Chair Dasney repeated her prior comments to the audience since some members had come in later. She said the Commission was being asked to view the project from the perspective of advising the City Council about the adequacy of provisions for Parks and Recreation facilities, in the event the project was approved by Council. Chair Dasney asked that the audience remember that the Commission had no authority over the entire development project, so that speakers should limit their comments to the Parks and Recreation elements being discussed. She also asked that the speakers address their comments to her, and she would then ask staff for clarification, if needed. She further noted that all of the public comment and questions would be recorded, documented and forwarded to City Council. If any speakers opposed the overall development, she said they could mention this in one line, but to keep further comments focused on the Parks and Recreation aspects of the project. She also noted the three-minute time limit, and then opened the meeting to public comment.

Wendell Hanks, 12702 Groveside, La Mirada – Had noted the fencing and signs for several years regarding saving Coyote Hills, and remembered enjoying hiking in the area 15 years ago. Said the project was not just a Fullerton project, but one that affected six other cities, and although there were homes for 760, it would affect 400,000 people. Believed all cities should have been consulted as this would be the last open space in Orange County. Said 98% of the community would ask that the City not favor the 760 homeowners but all the other residents who want access to Coyote Hills.

<u>Donald Kinda, 340 E. Wilshire Avenue</u> - Longtime resident, had attended the Council meetings but didn't see the need to build 700 homes on the land. He noted that Pacific Coast Homes said they would provide a grant for Laguna Lake Park and asked what the dollar amount was and if the Lake hadn't already been improved. Considering the money that Chevron had earned versus taxes paid, he asked why not provide an endowment for the whole area instead of just 283 acres.

Director Felz responded regarding Mr. Kinda's question on Laguna Lake improvements, saying it wasn't the restoration of the Lake, but the entire area of Laguna Road trails and acreage. Chair Dasney said while she doesn't want to respond to individual questions, she wanted to heighten awareness that the discussion was regarding private property and negotiating some amenities for the City of Fullerton.

<u>Diane Bonanno (no address)</u> – Said she was surprised any recommendations were being made regarding the proposed trails as no regulatory agencies had weighed in, and asked whether the area should be fenced as endangered species were there, e.g., the gnatcatcher. Felt that the trails and nature park were just oil field roads with fancy names. Said everyone should look at what percentage of the trails would be near main arterials and streets and what percentage would be near homes, and that probably most were near homes. Believed the public was being misled as no homes were shown but they had to be there as the trails and highpoints were within 400 feet of the houses and "not in nature." Asked the Commission to consider this when making its recommendation. Approved of more open space but asked them to consider the quality. Said the land would only be developed around the edges of the property, wondered if the endowment would really be able to support the land, comparing it to problems at Panorama Park. Asked that we not destroy nature to build a nature center, and suggested using parts of Laguna Lake Park or Clark Park instead.

Chair Dasney asked Director Felz if the endowment was in negotiations, and he said it was still in negotiations and that the City would negotiate to ensure it was sufficient to meet the maintenance needs at the West Coyote Hills project in perpetuity. Chair Dasney asked if a group would be monitoring the conditions of the habitat, and he said there is an existing agreement for East Coyote Hills, Center for Natural Lands Management, funded through an endowment.

<u>Jane Rands, 716 W. Wilshire Ave.</u> – Said she opposed development as there were few natural areas for children. She said many trails show vistas of homes and toll roads. She said children would benefit from a real park space, i.e., not manicured lawns, controlled activities, rather open space with native habitat, perhaps some maintenance to take out

non-native species. She asked about the 6-acre park and if it would it be like a ball park. She also asked if the existing trails would be mellowed out, what types of materials would be used, if Castlewood Trail might be removed, and if the connecting trails would allow animals to traverse.

Helen Higgins (no address) – Said three major biological impacts must be considered: the gnatcatcher, coastal sage scrub habitat, and riparian wetlands and habitat. West Coyote Hills would provide an excellent opportunity to experience native wild habitat. She noted the importance of the book that Acorn Director Jenny Rigby touted, also the importance of nature to children, and thanked the applicant. Expressed concern that those natural experiences would be threatened after the improvements had been implemented, i.e., the nature center, parking, restrooms, utility roads, flood control, drainage facilities, public and private utilities, communications facilities and water storage. Said they don't need another turf park – wants to keep nature natural. Pointed to Section 5.3.1 Open Space, of the Specific Plan, saying it was not 350 acres of open space, but "a terrible misnomer."

<u>Bob Bergstrom, 2133 Las Lunas Lane</u> – Wanted open space to remain but knew that was probably not possible, but was concerned about the development. Wanted the Commission to approve the proposals, assuming that there would be buildings in there.

Ginger Britt, 2838 Birch Place – Said she moved to Fullerton in 1961 in East Coyote Hills, and that the neighborhood had grown immensely. She appreciated the changes from when the population was sparse as well as the amenities and recreational facilities. She began attending the Open Space Advisory Committee, said her kids had spent a lot of active time outdoors, but didn't have opportunity to learn about man and the natural world. However, now her students spend several days in outdoor science programs. She wanted everyone to have that opportunity in a natural setting with knowledgeable leaders. She asked for three things – an outdoor science camp and bathrooms, places to eat and sleep, but separate from nature. The Bob Ward Nature Center could provide a similar experience, but the City couldn't do it without Chevron. Felt the draft plan was just a beginning to make it the best it could be. She recommended moving forward with the nature center.

<u>Jack Dean, 2217 Vista del Sol, President of Concerned Taxpayers</u> – Said he took the tour and was impressed, and from a taxpayer perspective, felt 350 acres with an endowment was a good deal. Said they were nature lovers and animal lovers, belong to the Arboretum, and wanted the Commission to approve the project so they could access an area 15 times the size of the Fullerton Arboretum and start to enjoy West Coyote Hills.

<u>Steve Eldridge, 2757 Firethorne Avenue</u> – An avid trail runner, said he would like 8 or 10 miles of trail to use, especially if it's endowed and won't burden the taxpayers.

Rachel Samping, 3201 No. Yorba Linda, #224 – A 26-year resident who was for 100% open space, against development. Said she goes hiking near Castlewood Trail. Spoke with many people who didn't know this development was happening and were concerned.

Believed the trails were famous, but the views would be ruined with houses, and some residents would lose their privacy.

Chair Dasney asked Project Manager Pugliese to address trail locations vis a vis houses and trail materials. He said they've done studies, and about half of the trails will be away from homes, and 2.5 miles in Ward Nature Preserve where no homes were visible there. Materials to be used for the trails were still being discussed, but the preference was to use materials that were as natural as possible, i.e., natural dirt. Universal access for steep grades might include stabilized soil. Regarding animal crossings, the preserve was set up for 3 major blocks of habitats connected with corridors and some connections north and south. He believed there was one animal crossing under the collector road.

Jeff Townsend, 2501 Greenhill Drive – Implored delay in making a decision. Said one should review all aspects of the project, but all details had not been provided and final documents completed, especially the final Environmental Impact Report, and responses to all the comments of the past EIR. The endowment fund and grant for the Lake hadn't been settled yet, so one couldn't say "yes, it's enough" or "no, it's not." Hence, the Commission shouldn't make its decision yet, perhaps have another meeting instead.

Miriam Herrmann, 2980 S. Greenville St., Apt. D, Santa Ana – A landscape designer, was in favor of keeping West Coyote Hills natural and not developing it. Said there were 183 acres of coastal sage scrub supporting the 48 pairs of gnatcatcher and cactus wren while the biological assessment says 37 pairs will not be affected, which were not enough birds unaffected. Regarding the 232 acres of dedicated space, vistas and view, it would not be 232 acres of habitat.

<u>Bob Hayden, 2831 Park Vista Court</u> – Resident for nearly 22 years, owns business here, part of Fullerton Recreational Riders, and belonged to the collaborative process in developing the WCH plan. Said he was very impressed with the patience and diligence of the members on both sides. Believed the document before them was an excellent starting point for development, which should address safety issues on the trails. He asked that the Commission recommend the conceptual idea and move it forward.

<u>William Naylor, 8234 Gregory Circle, Buena Park</u> - Past President of the Recreational Riders for six terms, had used the trails and thought they were excellent. Wished he had the money to buy the land for exclusive natural use but it was a very good plan other than a couple items, e.g. the plan for Castlewood Trail was a concern, and he didn't want the trees moved.

Jim Meyer, Paramount - Founder of non-profit Trails for All and 17 years on the County's Regional Hiking and Riding Trails Committee. Had seen a sea change as developers used to develop without much consideration, without consulting with the Trails Committee until the very end of the process, so it was refreshing that the property owner had asked for input at the beginning. Urged support of a good plan.

<u>Denny Bean, 1529 Yermo Place</u> – Said he documented 30 miles of Fullerton trails 10 years ago and has been with trail organizations for over 20 years. He said one doesn't

need a \$20 billion company to build trails. He noted and provided an article on trail building. He mentioned Coyote Hills and a 2004-2005 Grand Jury Report on Orange County parks which encouraged open space, and said in 2006, Harbors, Beaches and Parks did a Strategic Plan and the result was a request for open space at Coyote Hills. In a Watershed Report, Coyote Hills was recommended for open space, and a Cal Poly document makes the same recommendations. He said developers are taking open space and turning it into a Disneyland, and he didn't want that.

Chris Heusser, 1816 Lark Ellen Drive — Wanted to go on the public record lauding the Planning Department and Consultant Wolff for her outstanding history and background of the project. Said this was really the completion of 1,000 acres that comprised West Coyote Hills. The intent of Master Plan in 1974 was to prevent piecemeal planning and development of WCH. Said Hawks Pointe was another development in which people like her wanted to retain the integrity of the Master Plan. She said they were finally going through the public process, and supported the open space aspect of the Master Specific Plan, because it increased open space by 150 acres, and protected and improved 5 vista points.

She mentioned Panorama Park and East Hills and asked if anyone had been up there to see the snow and LA skyline, Palos Verdes Peninsula, and white caps of Newport Beach. She supported the plan because it developed 8 – 10 miles of trail, restored the Ward Preserve, developed interpretive center on 2 acres, had provisions for development of nature center early on, enabled the preserve and nature center to be open to the public, and provided an endowment for maintenance of amenities. She urged recommending the proposal to Council and Planning Commission.

Mary Pat MacEnroe, 912 W. Fern Drive - Favored the "interpretive-free zone" of all the 580 acres, i.e., no development.

<u>Sandy Marshall, 925 Valencia Mesa</u> – Said the City had a resource for children who need open space; they don't need concrete or an interpretative center. Said in view of rising health care costs, it would be nice to enjoy nature without seeing houses.

Chair Dasney closed the meeting to public comment as there were no further speakers. However, she asked Manager Pugliese to answer Diane Bonnano's question about fencing on the trail system and percentage of trails by arterials or backyard fences. Manager Pugliese said that within the biological opinion of the EIR conclusions, there were requirements to dissuade trail users from making their own trails through natural terrain, hence, planting cactus or permeable fencing would allow wild-life access but could allow planting to obscure the fencing.

Chair Dasney asked about the width of the proposed trails. Consultant Baer said the City had trail standards from 12 feet to 8 feet. In the last several years, there had been a movement toward narrower trails due to smaller and better equipment, and an evolution to more natural trail planning. He said the topography was a major concerning factor, so they had to deal with flexible standards.

Chair Dasney asked about multi-use trails and Consultant Baer said there was a multi-trail loop planned plus three other segments of multi-use trails.

Chair Dasney asked for commissioner comments, reminded them of their mission. i.e., if the project were to be approved, whether the development incorporates parks and open space, trails and other recreational amenities to meet the needs of the community, in a manner commensurate with the overall size and scope of the project. She suggested responding to each bullet point on the agenda letter: Does the project incorporate parks and open space, trails and other amenities?

Chair Dasney asked how many inhabitants would occupy the development. Director Felz asked Consultant Wolff to respond, and she said she would research the question.

Commissioner Adam asked about parking for the vistas, trailheads and entrance to the village, and how parking was going to be adapted to accommodate residents and those visiting the park. Director Felz said near the Ward Preserve, clearly parking would be needed, and that Laguna Lake Park had an area where parking could be developed. He asked Manager Pugliese to comment on parking for the key vistas and the 6-acre park.

Commissioner Adam said she needed more specific numbers on the parking spaces available as currently, Euclid Avenue was getting crowded by those using the trail which could impact the surrounding neighborhoods. Director Felz said on a conceptual level, they didn't have specific numbers, but when planning, those needs would be assessed and new parking would be planned. Commissioner Adam asked if parking would be thought out at the beginning rather than after the plan, and gave examples of areas where parking had been a problem.

Director Felz said the Parks and Recreation Department would not disagree with anything she said. Chair Dasney said she agreed with most of what Commissioner Adam said, but said her recommendation would be that more parking needed to be considered. Also, from an older person's viewpoint and ADA standards, the developers needed to ensure parking availability and access to the vista parks for everyone, not just the hiker and biker.

Commissioner Shanfield had questions and concern that the Commission was being asked to make a decision without complete information. She asked about the trails' impact on wildlife and if the agencies had given permission for access to the wildlife habitat, and if the trails were set in stone or were still conceptual. Manager Pugliese responded first to the parking question, saying Pacific Coast Homes had considered parking and have three trailheads with parking, and 30 spots and bus stalls at the Nature Center. Along the collector, there are two other parking areas with 8 – 10 spaces each, close to the key vistas. Parking was discussed with the Committee, and PCH said they were recommending more spaces but the Trail Committee said that would degrade from the experience.

Manager Pugliese said Fish & Wildlife had vetted the PCH plan with plans to monitor and maintain the habitats. Vice Chair Stanford asked how much acreage would be taken

away from the preserve due to the parking and the building, and Manager Pugliese said there would be about 1.2 acres for the center, parking and bus stalls.

Consultant Wolff, responded to an earlier question, saying the EIR estimated 2320 additional residents of 3.5 persons per household per Orange County Projections, Center for Demographic Research.

Chair Dasney said she reviewed recreation areas within each of the 9 neighborhoods and noted the disparities between the park areas regarding population density in some areas. She said she wanted to applaud the key vista areas.

Commissioner Shanfield asked about the 6-acre park, asking if the specific plan would be determined by community members, and if the homeowners association would decide this. Director Felz said it would be a public park, would go through the typical planning process with a planning committee including the public, with no lit fields.

Commissioner Hayes asked to redefine the "no lit fields" requirement as there were insufficient lit fields in Fullerton. He said with 2300 proposed residents, half who would be children, the existing fields would be very much impacted, hence, a lit field would be advisable. Chair Dasney asked if the field lighting requirement was in the agreement and Director Felz said probably, but staff was still taking comments.

Commissioner Adam asked about accommodating the public as, in seeing other developments, e.g. Sports Complex Field, the home areas ended up being gated, if this field would also be gated, and how the public would access the trails and parks. Director Felz said this was a public project so it shouldn't be a problem, although he conceded that Hawks Pointe was an example of a problem.

Manager Pugliese said that was a great question, that the developer had had some lessons learned, and that Hawks Pointe had trails on HOA property. He said the proposed trails were all on City property within the 282 acres, the access points were all off of public and future public roads or the current public trail systems. Regarding those neighborhoods, the City had determined that new planned neighborhoods would have private roads, making the cost of infrastructure maintenance the HOA's responsibility. This created access issues, e.g. Hawks Pointe and at the Sports Complex since these were private property with gates. However, he said, because trail access at West Coyote Hills was in public areas, this should not impact public access to the trails.

Commissioner Adam asked if there would be hours of operation since the trails didn't currently have hours. Director Felz said the Committee is addressing this question, but it won't be same as traditional dawn-to-dusk park hours, and would extend into after-dusk. Chair Dasney noted the trail hours would be applied city-wide including at West Coyote Hills.

Commissioner Hayes asked if the Trails Committee had been asked to review the proposal. Director Felz said they had not yet been part of the process, but that it would be a logical next step to include them.

Commissioner Morgan commented on the active versus passive amenities, saying the key vista points parking would probably have some issues, but active sports parks have the real problems. With a 6-acre park and lighting, he hoped to look at any school development. Vice Chair Stanford said he understood that there would be no school, and Consultant Wolff agreed; she said, originally, the agreement contained a school, but instead, Pacific Coast Homes would provide funding for the schools. She said lighting was not compatible with natural open space and wildlife habitat, a biological opinion issued by the US Fish and Wildlife Service, hence there would be no lighting of park.

Chair Dasney had a lighting comment, saying the City should be looking at private park areas, and would recommend against having no lighting at all although she understood not having sports field lighting. She mentioned Gilman Park with isolation and problems, apparently due to no lighting. Commissioner Adam said she supported a lighted field per Commissioner Hayes as 2300 people and children would be coming. She said, sitting on the Sports Advisory Committee, she knew the great demand for lights and fields, and saw this was an area where a lighted play area could be built. She noted Bullet Point 2 regarding priorities, and that she had a problem with endowments and grants, and was concerned if the funding went away, the City would be stuck with the problem. She asked what the City's responsibility would be. Director Felz said the short answer was that it would fall under the General Fund where nearly all the operating funds come from. Any capital projects would be eligible for Redevelopment Agency funding, he said, and that the Commission and Council would have to determine what the level of the endowment would be.

Commissioner Adam asked if the City could effectively meet the needs of the area if the endowment fell through, and Director Felz said "no," unless there was a trade-off with another service. Chair Dasney said an endowment wouldn't fall through like grant funding. Commissioner Adam asked who would be paying for it and asked Manager Pugliese to respond to this concern, and he said PCH proposes to provide a "bucket of money" or an endowment which should be a perpetual source of funding to maintain the trails and improvements, if the money was managed properly and improvements were appropriately scaled. An approximately 4% rate of return could be expected to provide sufficient cash flow to maintain the improvements.

Commissioner Adam said the project hinged on the endowment, and, hence, she couldn't support it as there was no guarantee of sufficient funds and it could put the City in jeopardy, although she really liked the project. Commissioner Hayes asked who would manage the endowment. Director Felz said it would be a cash grant to establish an endowment, and needed to be sufficient for expected costs, and that the General Fund would pay for it if there were no endowment. He said staff was still negotiating and was confident of its numbers; hence, there should be sufficient money to cover costs, thereby ensuring the taxpayer would not be burdened. He said the 4% rate of return mentioned by Manager Pugliese was standard for non-profit or government-managed funds and very conservative. He noted current endowments with the Museum Board, Muckenthaler, and the Library, all with a very conservative approach.

Director Felz noted that the West Coyote Hills endowment was a little different from those previous endowments as the other organizations and buildings related to those endowments were established well before the endowments were provided. In addition, the proposed West Coyote Hills endowment, unlike those for the other organizations, would be the primary source of funding for the improvements. He reiterated that the proposal before Commission and the City Council would require that the endowment be of a sufficient cash grant amount, and could be managed by the Parks and Recreation Department. He said there were extremely conservative guidelines in place as to how the funds would be invested.

Vice Chair Stanford had a question on lighting, asking if, in order to make a viable project, lighting would not be an option for the fields. Consultant Wolff said field lighting was not allowed; however, low security lighting was allowed. Vice Chair Stanford asked about the process whereby the City or project would preserve the integrity of the area with indigenous plants. Manager Pugliese said a project biologist and habitat restoration specialist were involved in a habitat restoration plan as were the F ish and Wildlife Service. He said, when completed, there would be a map showing the current conditions, the proposed conditions and the differences which would represent invasive species removal and then restoration with natural habitat. There would be continual monitoring and removal of invasive species, as defined by the Fish and Wildlife Service Biological Opinion. Vice Chair Stanford asked who would be doing the monitoring, and Manager Pugliese said it would be done by The Center for Land Management, which would make recommendations on the cost for maintenance and provide an annual report.

Vice Chair Stanford asked if there were other local projects with both development and natural areas, and Director Felz and Manager Pugliese gave the example of East Coyote Hills and the gnatcatcher as a success story. Irvine Ranch was given as another example of integrated use although Manager Pugliese didn't know the results. Commissioner Adam said San Pedro had a similar experience.

Commissioner Morgan said his earlier comment was related to the proposed school referenced to on Page 2-48 which also described the 17 acres of multi-use area. If the School District opted out of the school, he asked what impact that would have on the recreational uses that would have been addressed in the proposed school. Consultant Wolff said with 17 multi-use acres, 6 were public acres, with other land for private HOA recreation, plus a portion negotiated with the School District, which it had decided to sell for residential property, in order to receive the profits from the sale. Commissioner Morgan also asked about the endowment, and if the Commission would then be relying on staff to ensure the endowment amount would be sufficient when a recommendation was brought to Council, and was told yes.

Commissioner Adam asked about the coastal sage scrub and if it was the same plant as was near the homes off of the trails near Bastanchury which Fire Chief Knabe had indicated was a high fire hazard zone, and was told that this would also be considered a high fire hazard area.

Chair Dasney said she wanted to "applaud the project for irrigating the slope towards the back" which would reduce the fire risk. She also recommended encouraging mile markers along the trails to provide information to assist those in trouble, and said she would also like more specifics in the future about emergency vehicles accessing the trails. She said she received answers to her question on key vista parking, and said the separate six-foot wide walking trails proposed were "essential" for safety. She also wanted multi-language (e.g., Spanish, Korean) information at any sites at the nature center and any education programs.

Commissioner Morgan thanked the audience, and said the staff and consultants had done an excellent job, making it easier for him. He found early access and the privacy of the preserve, 10 miles of trails, 5 vista points, all very positive. With all the compromise, miles and years, and the fact there was nothing nearby of this size, he would be supporting the West Coyote Hills Project and believed it to be a good plan.

Commissioner Shanfield said she had a few more questions before she could make a recommendation. She asked about the soil clean-up, and if the Robert E. Ward nature Center be cleaned up. Manager Pugliese said there is an "oil field remediation plan" in the EIR approved by the Orange County Healthcare Agency which would provide daily oversight. He also mentioned a concept, eco-based planning, saying this project was designed to build on areas of previous operations, e. g, grading, wells, pipelines. He noted that the vast majority of oil field impacts occur within the "development envelope," so they would be cleaned up with OC Healthcare oversight both before and during grading operations.

Regarding the trails, he said those not associated with the grading operations would essentially be old oil field roads. Those trails would have the asphalt and other materials removed and would be reconfigured into the trail system. Commissioner Shanfield asked if just the areas being graded would be cleaned, and Manager Pugliese noted a "Phase II Assessment," described as "an intrusive investigation" into the entire project, and said the vast majority of impacts would be contained within the development envelopes. If there are areas in the open space that were found to be hazards, there would have to be removal of additional habitat for cleanup, which they hoped to minimize as much as possible. Manager Pugliese said this was "fully documented" in the EIR through the remedial action plan and a concurrence letter with the Orange County Healthcare Agency as well as a backup Human Health Risk Assessment indicative of actions protective of human health.

Commissioner Shanfield said she wasn't sure what the project would eventually look like, and had concerns it might be like Hawks Pointe which was totally graded first, and then re-vegetated, but Manager Pugliese said that wouldn't be the same situation with West Coyote Hills. He also confirmed for Commissioner Shanfield that the Robert Ward Nature Preserve would not have to be graded, just the old oil roads.

Commissioner Shanfield said she felt as Commissioner Adam did, in that there wasn't sufficient information on the amount of the endowment to make a final recommendation, and hoped the item could return to the Commission. Chair Dasney said she would have

to disagree with commissioners Shanfield and Adam although she was not trying to change their minds; however, she felt it was the Planning Commission and City Council that would need the endowment funding information to make a decision. She said that her opinion was that the endowment information was not needed to make a decision on whether the Parks and Recreation Commission approved of the Parks and Recreation-related amenities, which was what the Commission was being asked to consider tonight. Commissioner Shanfield responded that if there would be a price to pay for the City or the community, that should be considered; however, she did believe staff and others did their due diligence.

Vice Chair Stanford reiterated that the proposed project was on private property, that the City did not have the funds to purchase the whole area, and that the Commission was reviewing only the park structures within the project. He said he believed the open space, trails and amenities would be a great addition and asset for the citizens of Fullerton, and he would support the program.

Chair Dasney said she would also support the program, expressed appreciation for everyone who came out and hoped their sentiments would be forwarded to the City Council. She said the City was getting a great deal, but wanted staff to drive a hard bargain. She said she believed in the Nature Center although she understood that most children wouldn't go without a school trip, hence, she wanted to facilitate getting students to the nature center, resulting in the betterment of society. She believed a "viable program" with "a wonderful multi-use trail system" was presented tonight which would benefit everyone in the community, not just the new homeowners.

Commissioner Adam said she was impressed with the developer and all it had done to accommodate for the development of their private land, including issues that might come to pass. She said she would also like to jump on the bandwagon and recommend the project, and was all for open space, trails and all for the rights of the private owner and company. However, she still had concerns about the private endowment, and the possibility that the funding and trail maintenance and security would become the City's responsibility. She said she stood behind the commissioners and their comments, but couldn't support the project because of unknowns regarding the endowment which the City couldn't afford to pay for, if necessary. She added that she would support the project if there weren't the contingency that the City would have to step in if the endowment wasn't sufficient. Hence, she wouldn't support the project although she was "for the private owner, and... for the trails and the home ownership."

Commissioner Hayes said, if it was Fullerton City land, he would vote for keeping it completely open space; however, since it was private land, he supported the proposed project as Pacific Coast Homes had given a very generous endowment to the City. He further "applauded their eco-friendly efforts," including maintaining the Robert Ward Nature Preserve, and believed the endowment portion wouldn't be a problem based on the City's history of endowment management. Commissioner Hayes said he would recommend fitness stops on the west side of the development for additional exercise. He further stated that he supported the project and felt it would be a great opportunity for Fullerton and the community. However, he had one question about the numerous well

markings and what had happened to the wells and the structures underneath. Manager Pugliese said the well markers or well tags indicate there's a well under the surface, which he described as "a straw in the ground." Because it would not be possible to remove the wells, they had been abandoned to the State Department of Oil and Gas. He said additional reabandonments would be needed to allow for residential developments, and explained the process, saying the wells are filled with concrete, cut off 10 feet below the surface and capped, with additional engineering controls installed.

Chair Dasney said the applicant was seeking a vested right to build a project. She said she would let the record show four commissioners in support of the project: Morgan, Stanford, Dasney and Hayes, and two commissioners opposed: Shanfield and Adam. She asked Director Felz if a formal vote was needed, and he replied that the commissioners had covered the information, and had complied with the City Council's directives, and that the record would reflect that there were four commissioners in support and two opposed.

Chair Dasney adjourned the meeting at 9:35 p.m.

Respectfully submitted,

Joe Felz, Secketary

JF:phf