

COUNTY OF COLUSA
ZONING ADMINISTRATOR
Minutes
December 18, 2017

A meeting was called to order at 9:00 A.M., on the **18th day of December, 2017** in the Division of Planning & Building, 220 12th Street, Colusa, California.

COUNTY STAFF: Greg Plucker, Community Development Department Director;
Zoning Administrator
Kent Johanns, Associate Planner
Tana Loudon, Department Secretary

OTHERS PRESENT: Amy Gibbons, Arbuckle Little League
Rod Bradford, Arbuckle Revitalization Committee
Mary Grimmer, Arbuckle Parks and Recreation District
Catherine Shahan, Arbuckle Little League
Jorge Martinez, Holliday Court, Arbuckle
Elizabeth Topete, Holliday Court, Arbuckle
Juanita Topete, Holliday Court, Arbuckle
Patricia Amaro, Holliday Court, Arbuckle
James Watts, Arbuckle

Introductions were made.

PUBLIC HEARINGS

Minor Use Permit #17-11-1, (ED #17-31), Arbuckle Parks and Recreation (Arbuckle Little League) - Proposed Categorical Exemption and Minor Use Permit for a Public Recreation Facility, T-Ball field, parking, and open space on property zoned R-1-8 (Residential Single Family), located at 145 Holliday Court in the community of Arbuckle, identified as APN 020-120-021.

Mr. Johanns briefly described the project. He stated that it will not be lighted with the exception of security lighting for the bathrooms/storage area and it will be completely fenced. He added that he did receive a phone call with concerns regarding the lighting and access from the private road (Holliday Court).

Ms. Gibbons stated that there is no intent for lighting except for security around the bathrooms facing downward. It will be completely fenced with the only access from Holliday Court being a maintenance gate that will be locked. She added that they have no problems added signage to indicate that there is no parking on Holliday Court.

Mr. Plucker asked what the height of the fence will be.

Ms. Gibbons replied that it will be three feet around the majority of the site with netting or a higher fence around the field.

Discussion is held regarding the increase in participation in the T-Ball program and the days and times of the games.

Ms. Grimmer stated that the community is really out growing this park. The current “green space” is always being used for a soccer field. It is the only soccer field in the community. This project will take all of Little Leagues impact off of the rest of the park.

Discussion is held regarding the soccer fields and the use of the schools, or lack thereof, for soccer use.

Ms. Amaro stated that she likes the idea of the project but doesn’t like the lighting and people loitering in the area.

Ms. Grimmer stated that they are working on a new security system now.

Ms. Amaro stated that she was getting disrespected at her own property during games and that she doesn’t want any more of that.

Ms. Grimmer replied that they were unaware of that and assured Ms. Amaro that as a board they can take care of that. She added that this project will not change the amount of people that will be utilizing the area it will just help to spread it out. By utilizing two fields the games will be done a lot earlier.

Ms. Grimmer reiterated that the Arbuckle Little League Board will not tolerate the rude people. They were totally unaware of that situation.

Ms. Juanita Topete stated that at night there is no one there to deal with the people (loitering). She then asked if they would be taxed more for this.

Mr. Watts added that he would also like to know how this project will be paid for.

Ms. Grimmer replied that it will not affect your taxes. The Arbuckle Little League will be paying for everything.

Ms. Elizabeth Topete asked how long it would be before this project was built and what effect that would have on the residents of Holliday Court.

Ms. Grimmer stated that everything during construction would be brought in from the other side.

Discussion was held regarding other possible sites for a field and the lack of them.

Ms. Gibbons asked if it would help to put a gate at the parking area to lock when the games are over.

Ms. Amaro spoke about vandalism and trespassing on her property.

Ms. Grimmer stated that she was unaware of the vandalism and trespassing. She added that the Parks and Recreation District will be looking at adding an additional security camera in that area to help.

Ms. Juanita Topete stated that this project won't be residential and added that she doesn't want it to affect their private property.

Discussion was held regarding closing/eliminating the proposed maintenance gate on Holliday Court.

Mr. Plucker inquired if Holliday Court was posted as a tow away zone.

Ms. Amaro replied that it was not but that it was posted as private property. She added that they get a lot of out of towners that come down Holliday Court lost coming to the games.

Mr. Plucker stated that there are issues with the existing park that is there. He then offered ideas that can be addressed with this project to help:

- o A requirement for a six foot fence.
- o No lighting for the field.
- o A requirement for a security plan for the entire facility.
- o Elimination of the maintenance gate.
- o Have the bathrooms face away from the neighbors.

Ms. Grimmer stated that they were already thinking about doing the bathrooms that way.

Ms. Amaro stated that she is worried about the out of towners.

Ms. Grimmer asked if the tournaments were worse.

Ms. Amaro replied that they absolutely were.

Ms. Gibbons stated that the fence would be chain link but asked if slating it or planting vegetation for privacy would help.

Discussion is held regarding the pedestrian easement between Holliday Court and the existing Little League field.

Mr. Plucker stated that if the easement is for the benefit of the residents of Holliday Court, you would have the right to gate it off and the residents could put their own lock on it. Staff will check on that.

Ms. Amaro stated that if this project gets built against the residents say she wants it completely blocked off from them.

Mr. Plucker explained the approval process and the appeal process.

Ms. Juanita Topete stated that she purchased her property because of the privacy. She would like to keep it that way.

Mr. Plucker stated that there seems to be a lot of existing issues and he would like to see if there is a win-win solution.

Ms. Grimmer stated that whatever ends up being decided she felt this discussion was great to have.

Discussion was held regarding the population surge in the Arbuckle area.

Mr. Plucker stated that park land dedication would be discussed with any new subdivision. We don't have any new subdivisions happening right now.

Mr. Plucker asked if this would be a turf field.

Mr. Gibbons replied that it would be a turf field with an open area that will be planted.

Mr. Plucker stated that this project will need additional conditions to deal with the existing issues.

Mr. Plucker continued Minor Use Permit #17-11-1, (ED #17-31), Arbuckle Parks and Recreation (Arbuckle Little League) to January 11, 2018 at 9:00 am.

Mr. Plucker then stated that a new staff report with the additional and revised conditions will be sent to all that attended the meeting today.

There being no further business, the meeting was adjourned at 9:11 A.M.

Respectfully submitted,

Greg Plucker
Zoning Administrator
County of Colusa