

**HONEY LAKE VALLEY RECREATION AUTHORITY  
GOVERNING BOARD MEETING  
Regular Meeting Minutes  
July 15, 2014 – 3:00 p.m.  
City Council Chambers 66 North Lassen Street Susanville CA 96130**

Meeting was called to order at 3:05 p.m. by President Brian Wilson.

Roll Call of Board of Directors present: Nicholas McBride, David Meserve and President Brian Wilson. Absent: Larry Wosick and Vice President Jim Chapman

Staff Present: Jared Hancock, Executive Officer, Heidi Whitlock, Project Manager.

**APPROVAL OF AGENDA:** Motion by Board member McBride, second by Board member Meserve to approve the agenda as posted; motion carried unanimously. Absent: Wosick and Chapman.

**APPROVAL OF MINUTES:** Motion by Board member Meserve, second by Board member McBride to approve the minutes from the May 20, 2014 meeting; motion carried unanimously. Absent: Wosick and Chapman.

Motion by Board member Meserve, second by Board member McBride to approve the minutes from the June 3, 2014 meeting; motion carried unanimously. Absent: Wosick and Chapman.

Motion by Board member Wosick, second by Board member McBride to approve the minutes from the June 17, 2014 meeting; motion carried unanimously. (Board member Wosick and Vice President Chapman in attendance at 4:15p.m.)

**5      CORRESPONDANCE:**

**5A      Update on Distribution of Roosevelt Pool Site Analysis**

Mr. Hancock stated that staff has received the final draft of the Roosevelt Pool Analysis and that is in the final stages of reviewing to ensure all requested changes and notations have been made. Once completed, it will be sent to the City and County as well as the JPA Board and to those on the distribution list.

**PUBLIC COMMENT:** No public comment.

**7      MATTERS FOR BOARD CONSIDERATION:**

**7A      Site Selection**

Mr. Hancock states that the Board is now looking at two potential sites, 800 South Street, owned by the Susanville Elementary School District, including the old Roosevelt School and at least half of the parking lot and Mesa Street, both owned by the County. With the Mesa Street property, we can discuss the entire site or a specific portion. Staff was asked what the Phase 2 analysis states for obstacles, as they existed at every location. Staff responded that for Mesa Street, the main issue is that the property is zoned R1 (residential). To move forward, it would require a rezone and general plan amendment which would prompt a CEQA review. The exemption we looked at, Class 32, has five requirements, one of them being the zoning, which we do not meet. We could not continue without completing CEQA. We would need a negative declaration with mitigation measures and it would cost approximately \$45,000 and would be at least 6 months.

President Wilson expresses concern that this information needs to be given to all Board members and asks if it will be reviewed again when they are present. Mr. Hancock states that this information is also for the public right now so they are informed but we will go over it with the missing members.

Mr. Hancock continues that zoning and geothermal are the two issues for the Mesa Street site. Board member McBride asks if there is a way to fast track this and Mr. Hancock states that 6 months is fast tracked, if everything goes as planned. It requires going to City Council and the Planning Commission, conducting the environmental review and circulating the information for public review. If everything falls into place, it can take only 6 months. President Wilson inquires about how long it took for the Sierra Park, the timeline? Mr. Hancock responded that he didn't remember specifically but there was no rezoning and he believed that it was around 6-7 months but they had to come back to complete a biological analysis resulting in a total review time of 10 months.

Charles "Moose" Mueller (public) – stated that he thought the Mesa Street was dead and simply wanted to take back his comment from last meeting, he still prefers the Mesa site if it is still on the table.

Bill Feierabend (public) – inquired if the Board felt that the best bet for Mesa was 6 months. Mr. Hancock responded that yes, \$45,000 and 6 months but only for a basic CEQA. If issues come up it could go up to \$150,000 for a more thorough analysis. We knew in the site analysis that this issue was there. We just want everyone's eyes open if this site is chosen.

A member of the public inquired about the possibility of acquiring the entire Mesa Street site to construct a big parking lot, one that could assist in attracting more people to the area. Those with RV's could park there and enjoy the pool/park area. Mr. Hancock explained that the goal was to look for at least 3 acres for parking, the pool itself, a therapy pool and play area with room for expansion. Anything above and beyond that 3 acres provides more possibilities. With more space we could have supporting services that could complement the pool or other vendors. However, leaving it can give the County or City room for a community park in the future. Currently, there is no plan even if it has been discussed. The current request of at least 3 acres of space should allow for approximately 150 parking spaces. We don't know if it will attract passers through but accommodating swim meets, and the like, yes.

Mr. Hancock continues on to 800 South Street stating that there are issues with this site as well. For instance, there are two owners, the County and the Susanville School District. Both have stated their willingness to work with the JPA. We have gotten a few preliminary estimates of \$50,000 - \$150,000 for abatement and \$175,000 - \$200,000 for demolition, it will require going out to bid to get firm quotes. Or, \$225,000-\$275,000 for the removal of the structure. We would also be looking at three months for bids, contractors, and completion of the abatement process. That site may need additional landscape screening and pruning to be more pleasing to the eye. We just wanted to give some information to the public before we go to closed session. Board member McBride stated that this estimate is more than he thought it would be.

Tony Jonas (public) – asked, because we are creating one parcel out of two, would that require a CEQA? Is it considered a project? Mr. Hancock stated that, no, it's only a lot line adjustment. Both properties are public facilities and there is an exemption, Class 32, as previously discussed. Mr. Jonas states that the only area we don't meet is the acreage. Mr. Hancock states that all 5 criteria need to be met, the Mesa Street property does not meet the first criteria, the second criteria would have been met, we are unaware if the third would be met, but they all need to be met. Having to change in zoning requires CEQA as it is a project.

Bill Feierabend (public) states that the abatement is of the Roosevelt School, not the old Roosevelt pool. Mr. Hancock states no, the abatement is for the pool. The building has to remain as the County is still using it. He continues that all the sites have negatives, however, these are still two of the best sites. There are costs associated with both.

President Wilson asks if we have willing owners on both properties. Mr. Hancock states that, not officially, but they have been willing to work with us on both sites. We have been in negotiations with both parties. President Wilson inquires about the costs. Mr. Hancock responds that less than \$50,000 is still estimated, but we are not anticipating any.

Mr. Feierabend asks if any other sites are still being looked at, like the Sierra Pacific land adjacent to Riverside Park, and if any contact has been made with them to see if they are willing. Mr. Hancock responds that there have been no conversations in the last few months. Mr. Feierabend urges the Board contact them. President Wilson states that no action can be taken as there are only three members present. Mr. Hancock states that we would like to start the process,

escrow, design, etc... as soon as practical. We still intend to perform investigations and see if there are hazardous materials or underground tanks etc... if so, we may need to choose again, but hopefully not.

President Wilson then states that the Board should recess until the other Board members arrive at 4:15.

Tony Jonas inquires as to whether or not any CEQA triggers exist at 800 South Street. Mr. Hancock responds that the only thing that could come up is the habitat for wildlife. Unless someone came forward and says anything else. Then, it would be fine. We could file a notice of exemption and someone would have 30 days to speak up. Traffic and noise would possibly have the same effect as before since we already had a pool at the site.

At 3:45 p.m., the Board recessed until the other Board members arrived.

Reconvened at 4:18 p.m. with the arrival of Board member Wosick and Vice President Chapman.

Mr. Hancock stated that, in the interest to those who were already here, I will consolidate these items. The Phase 2 analysis got us down to 3 sites. We are now down to both 800 South Street and Mesa Street. All sites scored well, there were many positive attributes and that is why they did well. Right now, we are focusing on the negative factors. None of the sites are perfect. Let's identify the issues, set a course, and move forward. Mesa Street – must be rezoned, we must have a general plan amendment, it will be at least 6 months and at least \$45,000, No geothermal at the site, and more than enough land at 6 acres. 800 South Street – Most likely require the abatement of the old Roosevelt Pool with cost estimates of \$50,000 - \$75,000 for abatement and \$175,000 - \$200,000 for demolition with better estimates requiring us to go out to bid. Would also require at least part of Roosevelt School (extra time requirement), we can use a Class 32 exemption. So, we have had much conversation and comments with the public.

Board member Wosick responds that it may only be \$45,000 in the beginning, but it will only take one person to complain about noise and it could easily go to \$250,000 like the Roosevelt site. We know it needs geothermal and the old pool will be abated anyway. There is no potential for mitigation at the Roosevelt site. If Mesa Street had the correct zoning and no other issues I would say it should go there but, the unknowns are too much.

Board member McBride asks how one person cannot stop the Roosevelt site with the exemption. Mr. Hancock responds that the difference between Mesa and the Roosevelt site are the Roosevelt area would not be considered a project under CEQA. It would only be a lot line adjustment. Someone would have to make the argument and that is when we would file the exemption, they will only have 30 days to object at that point. Board member McBride is curious if no one has used the site in ten years, noise comments/concerns can still come up. Mr. Hancock explains that the laws made so many years ago will determine what can happen. It was already zoned as public facilities. The threshold is different with CEQA, one person carries a lot weight. That is what is favored with the South Street site, being that it was already a public pool.

Vice President Chapman states that the sites are not comparable. Discussing Mesa Street, that property is County, not City, property. The City changed their general plan and did not change it to public facilities when the County wanted it reflected as public. The County may be able to utilize their property how they want to use it. Can the County give the property to the JPA for this purpose? I don't know if we can state that the property needs to go through the precursors Mr. Hancock is stating. Mr. Hancock responded that Vice President Chapman has some valid points. Being County owned, they do not have to comply with the City's general plan. However, they will still fall under CEQA as it is still a governmental agency. Vice President Chapman continued on to 800 South Street and stated that he understands that the site does not meet some people's expectations but, he has always felt that to be the easiest way and maybe it could move industrial areas out and clean up some of the neighborhood. It's publically owned and utilized and we can change it. I went from the firm belief that this was the best site then changed to prefer the Credence site only to see it go away. Roosevelt is the only one capable of breaking ground this year or at least be well on its way for 2015.

Board member Meserve states that he sees a lot of positives at the Mesa site, it's flat and open but the environmental element concerns him. Also, the lack of geothermal. He also expresses his concern that the 800 South Street would require abatement, he thought it wouldn't. Mr. Hancock responded that, at this time, the County is still using the school building and it prevents the JPA from using the building completely.

Board member Wosick expresses concern that when the Board was formed, they wanted to get this done this year, not conduct a 2-3 year environmental review. Asks to make a motion on the South Street site.

Tony Jonas – asks if the Board is going to assume the cost of mitigating and abating the old pool. Let's define the site, half is the parking, combining it with the 800 South street property and the cost of getting the parcels ready prior to design. Mr. Hancock responds that there should be very little cost, \$600 for the lot line adjustment, and the JPA could request a fee waiver. So, it would be under \$2,000. Mr. Jonas then states that the cost of mitigation and abatement of the old pool, the lot and the cost of purchasing. Vice President Chapman then asks Mr. Jonas what the best scenario is for Mr. Jonas, where does he want the pool? Mr. Jonas replies Mesa Street, breaking ground by next year and an open air pool.

Board member McBride states that in 3 months for quotes then the entire years' budget, we won't be able to move forward with either because of winter anyway. \$250,000 to abate Roosevelt or \$45,000 for Mesa Street. The Mesa Street area could use something to boost the morale of the neighborhood or we could spend an entire years' budget on nothing. Board member Wosick asks board member McBride not to misquote the numbers as it would only be 7-8 months' worth of the yearly budget. Vice President Chapman states that it will not cost \$250,000, it could be as low as \$100,000 if you hire the right person for the job, for instance, one we used out of Sacramento. Mr. Feireabend states that the old Roosevelt Pool should be abated but the responsibility of that should not fall on the JPA.

Motion to move forward with the 800 South Street site for the construction of the new community pool. Board member Wosick - Aye, Board member Meserve - Aye, Board member McBride - No, Vice President Chapman - Aye, President Wilson - Aye. Motion carried.

**BOARD MEMBER ISSUES/REPORTS:**

Board member Meserve stated that he recently visited a pool while out of the area and took photos which he shared with Mr. Hancock. It had a beach-type entry and simply a very nice facility and he thought he would share the photos with the Board.

**PUBLIC COMMENT TO CLOSED SESSION ITEMS:** (if any): Any person may address the Board at this time upon any discussion item under consideration during Closed Session.

No comment.

**CLOSED SESSION:** At 5:05 p.m. the Honey Lake Valley Recreation Authority recessed to closed session to discuss the following:

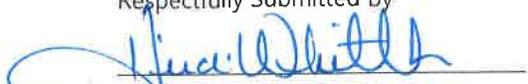
- A. PROPERTY NEGOTIATIONS – Roosevelt School & 800 South Street APN# 107-160-03. Negotiator – Jared Hancock. Negotiation with Lassen County.
- B. PROPERTY NEGOTIATIONS – Roosevelt Pool & 800 South Street APN# 107-260-29. Negotiator – Jared Hancock. Negotiation with Susanville Elementary School District.
- C. PROPERTY NEGOTIATIONS – Mesa Street, APN # 105-130-01 & 105-180-23. Negotiator – Jared Hancock. Negotiation with Lassen County.

**RETURN TO OPEN SESSION:** At 5:23 p.m. the Honey Lake Valley Recreation Authority reconvened in open session.

No reportable action taken.

**ADJOURNMENT:** Meeting adjourned at 5:25p.m.

  
Brian Wilson, President

Respectfully Submitted by  
  
Heidi Whitlock, Project Manager

*Approved on August 19, 2014.*