

**AGENDA**  
**SPECIAL JOINT MEETING OF THE**  
**SUISUN CITY PARKS AND RECREATION COMMISSION**  
**AND PLANNING COMMISSION**  
**701 CIVIC CENTER BOULEVARD**  
**SUISUN CITY, CALIFORNIA**  
**7:00 P.M., WEDNESDAY, JULY 16, 2014**

**A. ROLL CALL**

- Parks and Recreation Commission
  - Chairperson Angel Borja
  - Vice Chairperson John Pierce
  - Commissioner Roger Begley
  - Commissioner Thomas Conley
  - Commissioner Alipio Gacosta
- Planning Commission
  - Chairperson Dennis Clemente
  - Vice Chairperson Orvis Wade
  - Commissioner Evelyn Adeva
  - Commissioner Jack Harris
  - Commissioner Kenneth Holzwarth
  - Commissioner Rudy Mirador
  - Commissioner Anthony Ramos

**B. GENERAL BUSINESS**

- Lawler Ranch Park Presentation: Gates and Associates.
- Lawler Ranch Park Commission and Public Discussion/Questions and Direction.

**C. ADJOURN JOINT MEETING**

I, \_\_\_\_\_ of the City of Suisun do certify that this Agenda was posted by 12:00 noon, on Saturday, preceding this meeting at the following locations:

- i. Suisun City Hall, 701 Civic Center Blvd.
- ii. Suisun City Fire Department, 621 Pintail Drive
- iii. Suisun City Senior Center, 611 Village Drive

## AGENDA TRANSMITTAL

**MEETING DATE:** July 16, 2014

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**JOINT PARKS AND RECREATION COMMISSION AND PLANNING COMMISSION AGENDA ITEM:** Joint Parks & Recreation Commission and Planning Commission Agenda Item: Approval of Phase II, Park Completion of Lawler Ranch Park projects with updated Master Plan.

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**FISCAL IMPACT:** None.

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**BACKGROUND:** On August 18, 2004, the Parks and Recreation and Planning Commission recommended approval of the Lawler Ranch Park Master Plan for Phase I and Phase II developments due to sustainable available maintenance funds at the time. It was determined that Phase II would happen when the Lawler Ranch Maintenance Assessment District (LRMAD) could provide the required sustainable maintenance funds to maintain the remaining 5 acres. On September 7, 2004, City Council approved the Lawler Ranch Park Master Plan. It was determined that in 2013 that the LRMAD was generating the necessary sustainable maintenance funding to complete Phase II, but since 10 years had elapsed, in 2013 the Parks and Recreation Commission recommended to City Council to approve having a public input process to reaffirm the Lawler Ranch residents park completion desires on the Park's Phase II design.

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**STAFF REPORT:** In preparation for the public outreach activities, Gates and Associates performed site investigations to gain familiarity with existing opportunities and constraints, held a kick-off meeting with City staff, reviewed record drawings, coordinated with City staff regarding existing site utilities, and prepared community notification flyers, and exhibits. Gates and Associates facilitated three (3) workshops with the Lawler Ranch residents:

- 1) Workshop #1 - At the project site on March 22, 2014, from 10:00 a.m. to 12 p.m.
- 2) Workshop #2 - At the Joseph A. Nelson Community Center on April 24, 2014, from 6:30 p.m. to 8:00 p.m.
- 3) Workshop #3 - At the Joseph A. Nelson Community Center on June 5, 2014, from 6:30 p.m. to 8:00 p.m.

The general agenda for Workshop #1 included soliciting input from the Lawler Ranch residents on what they like and dislike about the existing park and what they would like included and not included in the Phase 2 project. The information gathered from Workshop #2 allowed Gates and Associates to prepare three conceptual plans and assemble refined images of potential park elements, which were subsequently heard and discussed with the Lawler Ranch residents in Workshop #2. In Workshop #2, Gates facilitated discussions of the issues and benefits associated with each of the three conceptual plans. The discussions resulted in the residents identifying a preferred conceptual plan and priorities. That preferred conceptual plan was further

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**PREPARED BY:**

Mick Jessop, Recreation and Parks Director and  
John Kearns, Associate Planner

refined based on the residents' recommendations. The refined conceptual plan was then presented to the residents in Workshop #3, and then further revised based on the residents' input. What will be presented in the joint meeting is the revised draft conceptual plan which is a result of the residents' recommendations in the workshops.

The draft conceptual plan for the Lawler Ranch Park – Phase 2 project is brought to the joint Commissions for discussion and for confirmation that the plan reflects the direction of the Commissions. The key park elements recommended by the Lawler Ranch residents are as follows:

- Shade structures.
- Informal Dog Park.
- Half court for basketball.
- Lighting.
- Kinetic play equipment in one of the existing play areas.
- Re-surfacing of one of the existing play areas.
- Additional picnic areas.
- Additional trees.
- Installation of turf south of the existing improvements and recommended improvements.
- Portable restrooms with enclosure.
- Windberm with shade trees.
- Site furnishings and drinking fountain.

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**RECOMMENDATION:** The recommendation of staff is to confirm the priorities for the improvements of the project that are to be brought to the City Council for further discussion and approval to move forward with the process to complete Lawler Ranch Park Phase II.

Planning Commission adoption of Resolution NO. PC14-\_\_\_; A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of the Lawler Ranch Park Revised Master Plan.

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**ATTACHMENTS:**

1. Draft 2014 Conceptual Plan
2. 2004 Approved Master Plan
3. LR Park Phase I as developed
4. Planning Commission adoption of Resolution No. PC14-\_\_\_; A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of the Lawler Ranch Park Revised Master Plan.

**RESOLUTION NO. PC14-**

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION  
RECOMMENDING CITY COUNCIL APPROVAL OF THE LAWLER RANCH PARK  
REVISED MASTER PLAN.**

**WHEREAS**, the Planning Commission at a joint meeting with the Parks and Recreation Commission on August 18, 2004 did review the Lawler Ranch Park Revised Master Plan; and

**WHEREAS**, the Planning Commission at a joint meeting with the Parks and Recreation Commission on July 16, 2014 did review the Lawler Ranch Park Revised Master Plan; and

**WHEREAS**, a report by the City Staff was presented and made a part of the recommendations of said meeting.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby adopt Resolution PC14-\_\_\_\_; A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of the Lawler Ranch Park Revised Master Plan.

The forgoing motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and carried by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

**WITNESS** my hand and the seal of said City this 16<sup>th</sup> day of July 2014

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Anita Skinner  
Commission Secretary

**RESOLUTION NO. PC14-**

**A RESOLUTION OF THE CITY OF SUISUN CITY PARKS AND RECREATION  
COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF THE LAWLER  
RANCH PARK REVISED MASTER PLAN.**

**WHEREAS**, the Parks and Recreation Commission at a joint meeting with the Planning Commission on August 18, 2004 did review the Lawler Ranch Park Revised Master Plan; and

**WHEREAS**, the Parks and Recreation Commission at a joint meeting with the Planning Commission on July 16, 2014 did review the Lawler Ranch Park Revised Master Plan; and

**WHEREAS**, a report by the City Staff was presented and made a part of the recommendations of said meeting.

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The forgoing motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and carried by the following vote:

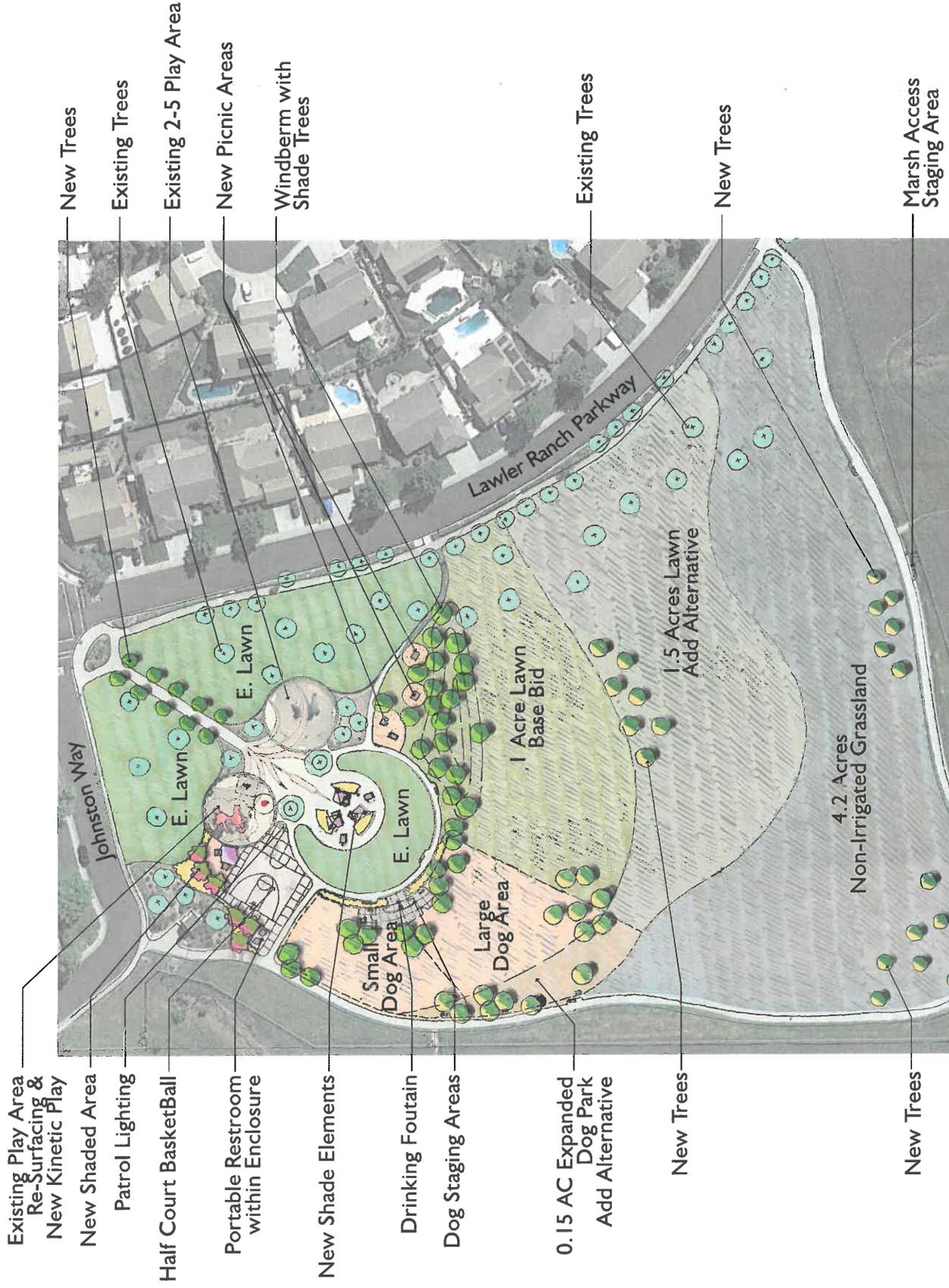
AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

**WITNESS** my hand and the seal of said City this 16<sup>th</sup> day of July 2014

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Cathy Rader  
Recreation Program &  
Administrative Coordinator

# DRAFT 2014 CONCEPTUAL PLAN



# MASTER PLAN

ATTACHMENT 2

## Final Master Plan



# YOUR PARK TODAY



**GATES**  
**+ASSOCIATES**  
LANDSCAPE ARCHITECTURE



**LAWLER RANCH PARK PHASE II**  
SUISUN CITY, CALIFORNIA