

## **DF-50 Park Site**

### **Virtual Public Workshop #1 – December 2, 2025 6:00pm**

*Approximately 6 residents plus City Staff attended.*

- Introductions:
  - Tara Gee, Park Planning & Development Manager (present)
  - Jill Geller, Parks, Recreation & Libraries Director (present)
  - Heather Buck, Senior Park Development Project Manager (present)
  - Joel De Jong, Park Development Project Manager (present)
  - Kelly Appier, Park Development Project Manager (present)
  - Josh Cervantes, Park Development Project Manager (present)
  - Jennifer Adona, Office Assistant
  
- Park Info:
  - DF-50 is a 1. acre park site located Sierra Vista, the surrounding streets are Brookleigh Drive and Canyonland Court, across from Glacier Bay and Arches Way. It is adjacent to an open space area.
  - Construction Budget is \$763,000
  
- Park Planning Process, 8 Steps (+/- 24-36 Months):
  - Step One: Public Workshops (2-3 Months):
    - Many factors such as complexity of the park and many factors can determine timeline length.
    - (Starts today) Public workshops and initial introduction of the project to the public. Gather feedback and find out what's important to residents want/ don't want in the park.
    - This is the first workshop; we will have two workshops. Today's feedback will be used to create a preliminary design (sketch) of what we will offer.
    - Then will present that concept sketch to residents at a 2nd (in-person) workshop and we will determine if we hit the mark or need to make changes based on addition comments.
    - A refined final master plan is created. This is final part of this step is the public 2-week write-in period. This is your chance to share if you like it or not, and any changes. If the feedback isn't supportive, then it's possible that we have to hold another public workshop.
    - We need to hear from you to make sure that we reach consensus before moving on to the next step.
  - Step Two: Master Plan Approval and Environmental Review (2 Months):
    - Parks and Recreation Commission design review/approval
    - Potential environmental impacts identified
    - Environmental permitting application (if required)
    - City Council design review and approval
  - Step Three: Design Development (3-4 Months):
    - Preparation of design development plans, usually with a third-party landscape architecture firm (construction documents)

- Refine design, address site-specific issues that are not seen at general master plan level
  - Step Four: Citywide Plan Review (3-4 Months):
    - Construction plans submitted to City wide plan review to ensure safety and specification standards are in place. This is just like any commercial construction project that needs to go through permitting with Building, Engineering, Roseville Electric.
    - Construction permitting, this can go through several iterations.
  - Step Five: Bid and Award of Contract (1-2 Months):
    - City Council review and approval of bid advertisement
    - Advertisement of bid and bid opening
    - City Council reviews and approval of competitive (lowest) bid received and if within budget, then award of the contract
  - Step Six: Construction (6-8 Months):
    - This includes grading, underground and above ground
    - Contractor on site building the park
    - Timeframe varies due to complexity of the project
    - Time period may expand due to weather
    - Construction window is limited from spring to fall. Ideally, we start construction when it stops raining in the spring and before it stops raining in the fall to take full advantage of construction window, but we can't predict the weather. If there is a late start, we may need to put the project on hold in winter and resume in spring.
  - Step Seven: Landscape Establishment (3-4 Months)
    - Plant Establishment/ grow-in period
    - The park looks done, but we are literally waiting for the grass and plants to grow. We need to ensure it is well established and ready for public use. We generally plant from seed when installing turf grass, which takes time to grow strong and tough enough to be able to take the daily use of a public park: kids running on it, playing on it, etc. If we don't have that taken care of we will have problems for years to come.
    - This is an important time that everyone needs to be patient. It's tough because it looks done and you are excited to get in there. However, we need to make sure that doesn't happen (yet). We need everyone in the community to be patient. If you see your neighbors doing something they shouldn't, please encourage them to be patient and wait until it's officially open. We can all help by reminding those who may not be on this call that the fences are there for a reason.
    - Also, this time includes permit sign offs and safety inspections
  - Step Eight: Project Dedication and Opening
    - At the end of the Establishment period, the fences are removed, and the park is open to the public.
    - We will have a formal project Dedication with the public to celebrate the park opening with us.
    - Dependent on weather, we may have a soft opening when fences are removed and then we will have the formal dedication in warmer weather, sometimes the following spring.
- Residents Questions (on the Park Planning Process):
  - *How many years will it take to be completed?* Again, the process can take anywhere from 24-36 months or 2-2.5 years. That depends on several factors, sometimes it can be about reaching consensus about what residents agree for the park. We do try to balance everything out, but not everyone will get everything they want given the budget. The

other aspect that could accelerate or postpone construction is the weather. Depending on when in the season it rains, we may need to push things from a schedule standpoint.

No other questions at this time. Next, a concept plan shown.

- Space Planning Exercise, shown:

- The concept plan that is containing in a planning document is considered a space planning exercise. This considers what might fit based on the configuration of the site and helps to establish a budget. These elements are not cast in stone and could be changed, which is why we are here today to talk about that.
- You may notice that the street name and shape of the park could be slightly different, but it is similar. In the concept, amenities include a multiuse turf area, children's play area and swing, shaded picnic area, landscape areas and a trail connection. A note in the specific plan states that this concept plan is subject to change based on funding, environmental conditions and other factors. These are all things we need to consider.
- While these amenities fit the space it's more of a critical factor to consider the construction budget of \$763,000. While that might sound like a lot of money, we also have to be strategic on what we spend our dollars on based on the current and overall community priorities.

- Park Funding:

- **How does the City collect funds for park construction?** It is based on all of the planned parks in the Sierra Vista, which is 12 neighborhood parks throughout a very large area. A fee is paid per home when the building permit is pulled to construct it. Everyone pays the same fees. The funds are collected for all of the neighborhood parks in an area. This particular neighborhood may not have fully paid for the park, and there could be several neighborhoods paying for this park. We need all the homes built to be able to build the 12 Sierra Vista parks.
- **People often ask, how do we increase the budget?** The General Fund, does not typically supplement park development because the park fees are already collected by each home in the specific area. If we were to retroactively increase the park fees across the board (it would have to be the entire Sierra Vista area), this would be a challenge. This includes land owners who have yet to develop parks, new homes that are under construction who have perhaps already paid the building permit, and yours as well. Increasing fees for only those who have yet to move here, would not only postpone building parks but also unfairly create a burden for our future residents. We must look at all this when considering the funding challenges and try to be fair as we spread the cost across all areas across Sierra Vista.

- Resident Input:

Given the current cost of construction, and that the items noted in the sketch total more than the budget allows, we would like your comments added in the chat. These questions will help us determine what our priorities are within the neighborhood.

**What are the top 3 park improvements would you like to have considered for this park?**

- *Turf, shaded picnic area and swings*
- *Supplement what is planned for at JM-52 down the road, which is a play structure*
- *Adult sport recreation facilities*
- *Open space trail – will it be paved of DG?* Typically, if it's a planned trail we will have 2 feet of shoulder with one side being DG (decomposed granite) and the other side aggregate base. So, for those that like to walk or run, they have a softer surface option.
- *Support for shaded picnic areas and adult programming*
- *Please consider paving trail as newly finished JM-50(Byouk Park) is gravel and e-bikes cause damage there.* Some of the trails at Byouk are paved and some are gravel/ natural

trails giving 2 different opportunities to participate. There is a looped trail and there will be some additional concrete work in the front by Upland planned during the winter break. A lot has to do with funding, but we try to find the balance between developed and natural amenities.

Thank you for your comments. Because this is recorded, this will allow us to review all your wants and concerns. Thank you for participating and sharing your concerns next.

**What is your biggest concern related to this park?**

- *Suggestion for doggy bag dispensers and trash cans as there is a lot of dog walkers in this area.* Once the park is developed, the City of Roseville has a municipal code that prohibits dogs in developed parks. Dogs are permitted in the open spaces, on leash. When the trail connects you can certainly take your dog there through the park to the trail, but on leash. So, providing dog friendly amenities, like dog waste bag dispensers, etc., would with the ordinance. We do offer several dog parks throughout the City.
- *That it would be a repeat of another park such as JM-50 that has a children's play area and open space.*
- *Trees to decrease the visual impact of adjacent commercial development. (Costco)*
- *Will there be any new Stop Signs?* These are usually already out there if they are planned to be, but we will certainly confer with our Public Works department to explore.

**If you had to pick one main park feature, what would it be?** We generally bid with our projects as a base bid and if funding allows add alternates or bid menu style additional amenities. Your answers will help prioritize what main features you would absolutely want in this park.

- *Shaded picnic area*
- *Plenty of shade trees*
- *A sports court of any type*
- *An outdoor play area with boulders, DG part, etc, still gives something to do but minimizes budget impact*

Thank you for your comments, this will help to prioritize what we need to focus on. Please know that with every park we build, we strive to stretch the limited dollars as much as we can. As many features as we can fit in budget and that work for the neighborhood. We will consider many factors such as the adjacency to homes, what the trails and open space looks like, and the other parks nearby, so we can create a park that is unique and different. We like to design our parks with its own identity. We do appreciate the comments and feedback to differentiate this park from the one down the street.

- Next Steps:
  - Review feedback: We will review and consider all of the feedback and priorities that were expressed tonight.
  - Develop a sketch: Utilizing your feedback, as well as considering factors such as use, size, amenities at the other parks nearby, and the budget, etc. we will create a rough, high level, hand drawing of the concept.
  - Hold a 2<sup>nd</sup> public workshop: We will schedule another meeting, in-person, to present the sketch for feedback. We will check in to ensure that the sketch is on the right path with what was imagined.
  - Refinement - If we get to a thumbs up at the 2<sup>nd</sup> workshop, we will refine the sketch into a formal, colored master plan.
  - Two-week write in period: The master plan will be posted online during a two-week write-in period. We want to hear from you! Even if you commented at the previous meetings, we need to hear support or additional comments during the write-in period to ensure the majority supports it. There was an instance where we didn't hear anything during the 2-week write in period, so we couldn't determine consensus. This

can prolong the process because if consensus isn't reached, we may need to hold a 3<sup>rd</sup> public meeting.

- Parks & Recreation Commission: After consensus, we can present the master plan at a Parks & Recreation Commission meeting. These are open to the public, so you if you want to attend, keep an eye on the agenda and website for details. If the Commission approves, it will be recommended to the City Council.
- City Council: The City Council is the final approval. If approved, it will be considered formally adopted.
- Construction document preparation: This includes the document preparation and permitting. The first year usually includes everything to this point.
- Start construction: The second year generally includes the construction period. From where we are now, to the many processes required, it will take us through the winter for outreach and possibly the late summer to get through permitting. Most of the construction window would be gone. We try not to start a project that we will be impacted by weather and winter rains because that only costs more money, impacting an already have a limited budget. We have a goal to start construction in Spring 2027, which is right on schedule given the 2-year timeframe.

If you have any questions, know of any neighbors who missed the meeting or would like to provide additional feedback, please email: [yourlandscape@roseville.ca.us](mailto:yourlandscape@roseville.ca.us)

For updates on the progress of this park (DF-50) view the recording, and the meeting minutes, which will be posted in about a week: <http://www.roseville.ca.us/parksintheworks>

During the month of December and during the holiday break, we will work on the concept sketch and we will circle back end of January/ early February 2026 for the 2<sup>nd</sup> in person meeting in a locations somewhere near you to review the sketch. We want to be good neighbors as you are the ones that will use the park. So, your feedback is valuable to us. We appreciate you all being here. Thank you so much!

Meeting adjourned.