



# North of the River Recreation & Park District

## NORTH OF THE RIVER RECREATION AND PARK DISTRICT BOARD OF DIRECTORS' SPECIAL MEETING 3825 RIVERLAKES DRIVE, BAKERSFIELD, CA 93312 MONDAY, FEBRUARY 10, 1:15 P.M.

Join Meeting Via Zoom

<https://us02web.zoom.us/j/82216612036?pwd=mENs1H zrMPnMQrRUvMi6VQRf3KEpeX.1>

Meeting ID: 822 1661 2036 Password: 204284

Or Dial by your location +1 669 900 6833 US

Meeting ID: 822 1661 2036 Password: 204284

DISCLAIMER: This agenda includes proposed actions and activities with respect to each agenda item, as of the date of posting. As such, it does not preclude the Board from taking other actions on any item on the agenda that is different or in addition to what may have been recommended.

### AGENDA

Posted Prior to 1:15 p.m.  
Sunday, February 09, 2025

1. CALL TO ORDER \_\_\_\_\_ P.M

2. ROLL CALL

Governing Board Member

Jenifer VanAlstein, Chairperson

Janett Miller, Clerk

Bob Smith

Matt Howard

Present

Absent

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Staff Members

Bret Haney, General Manager

Steph Thisius, Director of Planning and Construction

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Legal Counsel

Jacob Thomasy

\_\_\_\_\_

\_\_\_\_\_

3. NOTICE OF MEETING BEING TAPED, FILMED, STREAMED OR BROADCASTED

Please be aware that a recording and broadcasting of tonight's meeting is being made and may capture images and/or sounds of those attending tonight's meeting.

4. FLAG SALUTE

The Flag salute will be led by North of the River Recreation and Park District Board of Directors.

5. APPROVAL OF AGENDA

Items requiring attention after the agenda is posted may be added to the agenda with 2/3 majority approval of the Board. Items to be added will be made available to the public at the meeting.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstain \_\_\_\_\_ Absent \_\_\_\_\_

**6. PUBLIC COMMENTS**

The North of the River Recreation and Park District Board of Directors may take official action only on items included in the posted agenda. Items addressed during the Public Comment section are generally matters not included on the agenda and, therefore, the Board will not take action at this scheduled meeting. Such items, however, may be added to a future meeting’s agenda. Members of the public may address the Board on items included on the agenda in the order that the items appear. Speakers are limited to two minutes. Please state your name before making your presentation. Thank you.

**7. CONSENT AGENDA**

All matters listed under the Consent Agenda are deemed routine in nature. Information concerning these items has been forwarded to each Board Member prior to this meeting for their study. The Consent Agenda is acted upon in one motion unless members of the Board, staff, or public request discussion and/or removal of an item.

**A. Posting of Agenda**

Approval of Secretary Declaration of Posting of Agenda 24 Hours in Advance of Meeting

**RECOMMENDATION: Approve Consent Agenda**

Motion \_\_\_\_\_ Second \_\_\_\_\_ Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstain \_\_\_\_\_ Absent \_\_\_\_\_

**8. BOARD BUSINESS**

**A. Approval of Agreement with V Lions Holding, LLC et. al. for the Development of the North King Ranch Park Sites, Resolution #06-25**

Staff request Board approval of agreement with V Lions Holding, LLC et. al. for the development of the North King Ranch Park Sites

RECOMMENDATION: Approve Resolution #06-25 approving the agreement with V Lions Holding, LLC et.al.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstain \_\_\_\_\_ Absent \_\_\_\_\_

**9. BOARD MEMBER COMMENTS**

Opportunity for the Board to comment on items not listed on the agenda.

**BOB SMITH**

**JENIFER VANALSTEIN**

**MATT HOWARD**

**10. ADJOURNMENT**

The meeting was adjourned at \_\_\_\_\_p.m. to the next meeting of the Board of Directors of North of the River Recreation and Park District scheduled on February 24, 2025, 4:00 p.m. at the RiverLakes Ranch Community Center and District Administrative Complex.

An individual who requires disability-related accommodations including auxiliary aids, modifications and/or services in order to participate in the Board meeting, or any materials required by law to be made available for inspection to the public prior to the meeting of the Board of Directors of North of the River Recreation and Park District should contact the Administrative Office at 3825 Riverlakes Drive, Bakersfield, CA 93312 or by calling (661) 392-2000 during regular business hours Monday through Friday, 8:00 a.m. through 5:00 p.m.



## **CERTIFICATE OF POSTING OF AGENDA**

I, the duly appointed and acting Clerk of the North of the River Recreation and Park District Board of Directors hereby certify that a copy of February 10, 2025, Special Board Meeting agenda was posted at the following public places within the District on Sunday, February 9, 2025, at 1:15 p.m. approximately:

RiverLakes Administrative Center, 3825 Riverlakes Drive, Bakersfield, California 93312  
North of the River Recreation and Park District website at [NORfun.org](http://NORfun.org)

The agenda and related documents were also provided to the North of the River Recreation and Park District Board of Directors on the 7<sup>th</sup> day of February 2025.

Dated 7th day of February 2025

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Janett Miller  
Clerk of the Board of Directors



# North of the River Recreation & Park District

**TO:** Board of Directors

**SUBJECT:** Approve Agreement for the  
Development of the North King Ranch Park  
Sites

**FROM:** General Manager  
Director of Planning & Construction

**DATE:** February 06, 2025

**AGENDA ITEM 8.A.**

**BOARD OF DIRECTORS**

**FEBRUARY 10, 2025**

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**TITLE:** Approval of Agreement with V Lions Holding, LLC et. al. for the Development of the North King Ranch Park Sites

**RECOMMENDATION:** That the Board of Directors approves Resolution #06-25 approving the agreement with V Lions Holding, LLC et. al. for the Development of the North King Ranch Park Sites.

**FISCAL IMPACT:** No current fiscal impact.

**PREVIOUS BOARD ACTION:** There is no previous board action.

**BACKGROUND:** Beginning May 2004 with General Plan Amendment/Zone Change applications submitted to the City of Bakersfield, staff identified this area to reserve park land for the development of a 10 +/- acre neighborhood park site, with the option to purchase additional acreage above the required dedication. In October 2007, staff responded to subsequent Tentative Tract Maps 7093 and 7186 and requested conditions dedicating land within the development as 3 pocket park areas, 1- ~4 acre site and requiring park improvements by the developer via an agreement, thus waiving impact fees for turnkey park sites. The maps were conditioned as such, with the requirement of a Homeowner's Association (HOA) for the maintenance of the streetscapes and park sites. In 2018, staff was contacted by the developer's engineer to revise the previous conditions under Substantial Conformance to pivot closer to the District's request of a 10+/- acre neighborhood park site; through Substantial Conformance, this request failed and the primary conditions remain for Tract 7093 and 7186.

In January 2023, staff was notified that the development currently named North King Ranch and stated as such in the proposed agreement, was moving forward with improvements with the impending expiration of VTTM 7186 and the conditioned agreement needed to be completed for recordation. Since then, ongoing discussions with V Lions Holding, LLC et. al. via New Gen Engineering Group Inc., North of the River Recreation and Park District and legal counsel have produced an agreement between the parties for the park development congruent with the Conditions of Approval, current codes and NOR standards. The agreement shall be recorded as a legal document on the title of the land. Furthermore, it is the desire of all parties, including the City of Bakersfield, to remove the HOA condition. Thus, the City of Bakersfield shall maintain the streetscapes through the typical landscape and lighting district condition and NOR shall assume responsibility of the park sites via the NOR Maintenance District. The North King Ranch development is a higher park acreage per thousand people than the established maintenance district and thus, a rate adjustment to the NOR Park Maintenance District for the North King Ranch project is outlined in the agreement.

Approval of Resolution #06-25 authorizes the approval of the agreement with V Lions Holding, LLC et. al. for the development of the properties known as North King Ranch Park Sites.

**THE BOARD OF DIRECTORS**  
**OF THE**  
**NORTH OF THE RIVER RECREATION AND PARK DISTRICT**

IN THE MATTER OF:

**APPROVAL OF AGREEMENT WITH V LIONS HOLDING, LLC  
ET. AL. FOR THE DEVELOPMENT OF THE NORTH KING  
RANCH PARK SITES**

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I, Janett Miller, Clerk of the Board of Directors of the North of the River Recreation and Park District, of the County of Kern, State of California, do hereby certify that the following resolution proposed by Director \_\_\_\_\_ and seconded by Director \_\_\_\_\_ was duly passed and adopted by said Board of Directors at an official meeting thereof this 10<sup>th</sup> day of February by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Clerk of the Board of Directors of  
North of the River Recreation and  
Park District

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**RESOLUTION #06-25**

WHEREAS, North of the River Recreation and Park District provides park and recreation services to constituents within the 215 square mile District boundary; and

WHEREAS, V Lions Holding, LLC, et. al, the subdivider/developers of the project known as North King Ranch Park Sites has reserved 4.88 acres over 6 parcels for park land; and

WHEREAS, V Lions Holding, LLC, et. al, as part of the conditions of approval for Tracts 7093 and 7186, conditioned to construct improvements on the reserved 4.88 acres; and

WHEREAS, North of the River Recreation and Park District, V Lions Holding, LLC, et. al and legal counsel have produced an agreement between the parties pertaining to park development.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors approves the agreement between North of the River Recreation and Park District and V Lions Holding, LLC, et. al; and

BE IT ALSO RESOLVED that the agreement shall be recorded as a legal document on the title of the land; and

BE IT FURTHER RESOLVED that the General Manager is authorized to sign all documents related to the agreement; and

BE IT FINALLY RESOLVED that staff is authorized to handle the day to day responsibilities to uphold the agreement.