



# CITY COUNCIL STAFF REPORT



May 3, 2022

## ITEM TITLE

Grant Award and Appropriation: Approve Deed Restrictions on Park Properties as a Condition of Grant Awards, Establish New Capital Improvement Program Projects, and Appropriate Funds

**Report Number:** 22-0089

**Location:** Eucalyptus Park – 436 C Street 91910, and Patty Davis Park – D St and Woodlawn 91910

**Department:** Community Services – Parks and Recreation

**Environmental Notice:** The Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act State Guidelines Section 15301 Class 1 (Existing Facilities), Section 15303 class 3 (New Construction or Conversion of Small Structures), Section 15304 Class 4 (Minor Alterations to Land), and Section 15332 Class 32 (In-Fill Development Projects).

## Recommended Action

Adopt resolutions A) Authorizing a deed restriction for the Patty Davis Park property that is required as a condition of the grant award for the statewide park development and community revitalization program from the state of California Department of Parks and Recreation, Office of Local Grants and Services; B) Authorizing a deed restriction for the Eucalyptus Park property that is required as a condition of the grant award for the statewide park development and community revitalization program from the State of California Department of Parks and Recreation Office of Local Grants and Services; and C) Amending the Fiscal Year 2021/22 CIP Program budget by establishing new CIP Projects, “Eucalyptus Park (PRK0340)” and “Patty Davis Park (PRK0341)”; and appropriating funds for that purpose. **(4/5 Vote Required)**

## SUMMARY

The City applied to the California Department of Parks and Recreation for grant funds available pursuant to the 2018 Parks Bond Act, Statewide Park Development and Community Revitalization Program. One application was for the construction of Patty Davis Park, a new park at the western end of D Street. The other application was for improvements of and new recreation features at Eucalyptus Park. The City was conditionally awarded grant funding for both projects. The grant awards require a deed restriction on the titles to the properties, safeguarding the properties for purposes consistent with the grant through June 30, 2050.

Additionally, these projects require the establishment of new CIP projects and appropriating the grant funding therefor.

### **ENVIRONMENTAL REVIEW**

The Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15301 Class 1 (Existing Facilities), Section 15303 class 3 (New Construction or Conversion of Small Structures), Section 15304 Class 4 (Minor Alterations to Land), and Section 15332 Class 32 (In-Fill Development Projects) because the proposed actions would not result in a significant effect on the environment, create a cumulative impact, damage a scenic highway, or cause a substantial adverse change in the significance of a historical resource. Thus, no further environmental review is required.

### **BOARD/COMMISSION/COMMITTEE RECOMMENDATION**

Not applicable.

### **DISCUSSION**

The State of California Department of Parks and Recreation, Office of Grants and Local Services, released a notice of funding availability for the Statewide Park Program (SPP) grant opportunity to create new parks and new recreation opportunities in critically underserved communities across California. The City applied for grant funding for two projects: One for the construction of Patty Davis Park, a new park at the western end of D Street; and one for improvements of and new recreation features at Eucalyptus Park.

### **DEED RESTRICTION**

On July 1, 2021, the California Department of Parks and Recreation's Office of Grants and Local Services conditionally approved Grant SW-37-014 in the amount of \$1,862,506 for the creation of Patty Davis Park including construction of playground areas, a community garden, picnic areas with shelter, and a pathway/trail with art, lighting, and landscaping throughout the park, and conditionally approved Grant SW-37-015 in the amount of \$7,140,000 for the improvement of Eucalyptus Park including constructing an artificial turf multipurpose field with lights, interactive water feature, skate/scooter plaza, bike skills and jump area, walking path with fitness equipment, and pickleball courts with lights, renovate the recreation building (Casa Casillas, an artist's makers space), playground, dog park, parking lot, lighting and fencing around the park. Both grant approvals are subject to, among other conditions, recordation of a Deed Restriction on the Property for each site location.

The deed restrictions are to ensure that the properties will be used for the purposes consistent with the grant through June 30, 2050 (See Attachment 2: Grant Contract – Patty Davis Park; Attachment 3: Deed Restriction Form – Patty Davis Park; Attachment 4: Grant Contract – Eucalyptus Park; Attachment 5: Deed Restriction Form – Eucalyptus Park).

## **CAPITAL IMPROVEMENT PROGRAM**

If resolutions A and B are approved, the Fiscal Year 2021/22 Capital Improvement Project (CIP) program budget would be amended to include these two projects: CIP Project PRK0340 for Grant SW-37-015 for improvements to Eucalyptus Park and CIP Project PRK0341 for Grant SW-37-014 for the creation of Patty Davis Park.

Additionally, CIP GGV0262 has been established for renovations to Casa Casillas, an artist's makers space located at 50 N 4th Avenue which is currently active in the Fiscal Year 2021/2022 CIP program budget and is included in the scope of work for Grant SW-37-015 for improvements to Eucalyptus Park. If Resolution C is approved, \$750,000 would be appropriated to CIP GGV0262 in reference to Grant SW-37-015. The remaining approved funding for Grant SW-37-015 of \$6,390,000 would be appropriated to CIP PRK0340.

The complete approved funding for Grant SW-37-014 of \$1,862,506 would be appropriated to CIP PRK0341.

## **DECISION-MAKER CONFLICT**

Staff has reviewed the property holdings of the City Council and has found that Councilmember McCann has real property holdings within 500 feet of the boundaries of Eucalyptus Park property which is the subject of this action. Consequently, pursuant to California Code of Regulations Title 2, sections 18700 and 18702.2(a)(7), this item presents a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.) for the above-identified member.

Staff is not independently aware, and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

## **CURRENT-YEAR FISCAL IMPACT**

Approval of Resolution C will authorize an appropriation of \$750,000 to CIP GGV0262, \$6,390,000 to CIP PRK0340, and \$1,862,506 to CIP PRK0341 in the fiscal year 2021/2022 CIP program budget. Funding for this project will come from the State of California and will completely offset the project costs resulting in no net fiscal impact to the General Fund as a result of accepting this grant.

## **ONGOING FISCAL IMPACT**

There are no additional ongoing fiscal impacts to the General Fund with the improvements to Eucalyptus Park.

The creation of Patty Davis Park will require approximately \$11,380 in ongoing annual maintenance beginning with the completion of the park, anticipated for First Quarter of Fiscal Year 2025/26.

## **ATTACHMENTS**

1. Exhibit A - Legal Description of Property (Patty Davis Park)
2. Grant Contract – Patty Davis Park
3. Deed Restriction Form – Patty Davis Park
4. Exhibit B - Legal Description of Property (Eucalyptus Park)
5. Grant Contract – Eucalyptus Park
6. Deed Restriction Form – Eucalyptus Park

*Staff Contact: Tim Farmer, Parks & Recreation Administration  
Tracy Lamb, Director, Community Services*