



# CITY COUNCIL STAFF REPORT



**June 6, 2023**

## **ITEM TITLE**

Eucalyptus Park: Approve the Park Master Plan for Renovation of Eucalyptus Park and Reallocate American Rescue Plan Act Funds to Capital Improvement Project PRK0340 (Eucalyptus Park) for Related Construction Costs

**Report Number:** 23-0070

**Location:** 436 C Street

**Department:** Development Services

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

## **Recommended Action**

Adopt a resolution approving the Park Master Plan for renovation of Eucalyptus Park and reallocating American Rescue Plan Act ("ARPA") funds to augment previously appropriated grant funds. **(4/5 Vote Required)**

## **SUMMARY**

Eucalyptus Park is an existing 19.69-acre community park serving the northwestern area of Chula Vista. The City successfully pursued \$7,140,000 in grant funds available pursuant to the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All of 2018 Parks Bond Act, Statewide Park Development and Community Revitalization Program (the "Statewide Parks Program") to enhance and renovate the park. The proposed action approves a Park Master Plan for renovation of Eucalyptus Park estimated to cost approximately \$8.7 million and reallocates approximately \$3.5 million in previously appropriated ARPA monies to fund the Master Plan scope.

## **ENVIRONMENTAL REVIEW**

The Director of Development Services has reviewed the proposed project for compliance with 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), and Section 15304 Class 4 (Minor Alterations to Land) 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**

On April 25, 2023, the Parks and Recreation Commission voted to recommend approval of the Park Master Plan for the renovation of Eucalyptus Park by a vote of 5-0.

## **DISCUSSION**

### Background

Eucalyptus Park was the first park built within the City of Chula Vista, opening to the public in 1927. It is a 19.69-acre community park which serves the northwestern area of Chula Vista and is heavily utilized by the community. Renovating Eucalyptus Park will provide the community with expanded recreation offerings and enhanced amenities.

### Grant Funding

In March 2021, the City submitted a grant application for the Statewide Parks Program Round 4, requesting funding for the renovation of Eucalyptus Park. The City was successful, and on February 2, 2022, the City entered into Grant Contract SW-37-015 for a not to exceed amount of \$7,140,000 for the design, pre-construction services, and construction of a portion of Eucalyptus Park. As part of the grant application \$750,000 of the allocated funds were designated to fund a portion of the tenant improvements for Casa Casillas, which is located along Fourth Ave, adjacent to the park site. On May 3, 2022, the City established the Eucalyptus Park CIP (PRK0340) and appropriated Statewide Parks Program grant funds in the amount of \$6,390,000 to the project.

In accordance with the terms of the grant, the renovated park shall be open to the public no later than March 2025.

### Scope of Work

The Eucalyptus Park Master Plan developed and identified the locations of focal recreation features as outlined per the grant's scope of work. These features include the construction of a multi-purpose field with lighting, interactive water feature, skate/scooter plaza, bike skills park, perimeter walking path with fitness equipment, and pickleball courts with lighting. The grant scope of work also identified renovations work for existing features, including the playground, dog park, parking lot, lighting and fencing around the park.

### Design Consultant

On August 26, 2022, the City of Chula Vista issued a Request for Proposals ("RFP") from qualified design teams to develop the master plan, park design, 100% construction documents, specifications and construction administration based on the conceptual plan included within the awarded grant application for Eucalyptus Park. A total of 9 design firms responded to the RFP and the City of Chula Vista selected and entered into an agreement with KTUA on October 25, 2022, to provide design, pre-construction, and

construction administration for the Eucalyptus Park renovations. Construction of the park renovations will be completed under a separate solicitation and contract.

### Community Engagement

In November of 2020, City staff held three virtual public community meetings to understand the community's vision for the park. An overview map of the project site was presented, and there was a discussion regarding the current park features and site conditions to be aware of. City staff also asked the participants to provide what they felt were necessary features to be added to the park. City staff identified the features that garnered the most input and interest and included those within the grant application.

On January 19, 2023, City staff and KTUA hosted a community workshop at Feaster Charter School to update the community on the status of the renovation work for Eucalyptus Park. KTUA presented a park program plan which highlighted existing features to be enhanced (stormwater channel, parking lot, and dog park improvements), accessibility upgrades (connection to Menzel field and perimeter walking path with fitness equipment), and the addition and/or renovation of active play amenities (playground equipment, interactive water feature, skate/scooter plaza, bike skills park, artificial turf multi-purpose field, and lit pickleball courts). After the presentation, KTUA provided an in-person survey, as well as an online survey to generate feedback regarding the proposed park program. The project survey highlighted the park amenities based on the grant scope of work and encouraged the public to rate the features and amenities that were most important to them. Ninety-four surveys were returned and KTUA analyzed the data and put it into a visual presentation form.

A second community workshop was hosted by City staff and KTUA on March 23, 2023, at Feaster Charter School. The goal of the second workshop was to present the master plan concept from the grant scope of work and results from the survey data. Before presenting the Master Plan, KTUA provided a brief overview to the community regarding the results of the survey data which highlighted the community's top 3-5 amenities desired for the dog park, skate/scooter plaza, bike skills course and playground renovations. The proposed park design theme honors the existing Eucalyptus trees as well as Monarch butterflies, as Eucalyptus Park is an overwintering site for Monarch butterflies. The community provided overall positive feedback and expressed their excitement for the proposed park renovations.

### Master Plan Design Concept

The Master Plan has been designed to activate the entire park site by offering new amenities in underdeveloped areas of the park. City Staff and KTUA wanted to create movement throughout the park while grouping relatable activities near one another. (See Attachment 2)

The design of the park site includes the addition of the following elements:

- Multipurpose field with lighting
- Interactive water feature (splash pad)
- Skate/ scooter plaza
- Bike skills plaza
- Walking path throughout the park with fitness equipment nodes
- Pickleball courts with lighting
- ADA ramp/ access from lower field to upper fields (Menzel field)
- Renovation to existing lower parking
- Renovation to the existing playground

- Dog park(s) reconfiguration
- Enhancements to the existing perimeter fencing (Park signage at the corner of Fourth Ave & C Street)
- Bio-retention basins within existing swale/ drainage corridor (more natural aesthetics)
- Connectivity throughout the entire park
- New access point along Fourth Avenue

Funding for Eucalyptus Park Renovation

KTUA estimates the total cost to construct the Park Master Plan for renovation of Eucalyptus Park at \$8,722,558. Of this amount, \$5.2 million will be funded by the previously described Statewide Park Program grant, leaving a funding shortfall of \$3,522,558, as summarized in Table 1 below. Reallocating previously appropriated ARPA funds in an equal amount to fully fund the Master Plan is recommended.


**Table 1 – Budget and Funding Sources**

<b>Description</b>	<b>Amount</b>
Parks Program Grant Funds Awarded	\$ 7,140,000
Less Casa Casillas Funds	(750,000)
Less Project Design & Other Pre-Construction Expenses	(1,190,000)
<b>Grant Funds Available for Construction</b>	<b>\$ 5,200,000</b>
Construction Cost Estimate	8,722,558
Less Grant Funds Available for Construction	(5,200,000)
<b>Proposed ARPA Fund Reallocation</b>	<b>\$ 3,522,558</b>

On May 10, 2021, the U.S. Department of the Treasury announced the launch of the Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021, to provide \$350 billion in emergency funding for eligible state, local, territorial, and Tribal governments. The Coronavirus State and Local Fiscal Recovery Funds provide substantial flexibility for each jurisdiction to meet local needs—including support for households, small businesses, impacted industries, essential workers, and the communities hardest-hit by the crisis.

The City received a total of \$57.5 million, which was appropriated by the City Council with the initial plan presented on August 24, 2021 and the Fiscal Year 2023-24 adopted budget. This action proposes to reallocate \$3,522,558 in previously appropriated ARPA funds towards the Eucalyptus Park renovation by amending the Spending Plan to reallocate \$3,522,558 from the Revenue Recovery Category to the Negative Economic Impacts Category, as detailed in Table 2 below.

## Table 2 – ARPA Spending Plan



Construction costs will be further refined during the construction bidding process. Should the project funds be insufficient to complete the full Master Plan scope, value engineering may be employed by staff to keep the project within budget.

### **DECISION-MAKER CONFLICT**

Staff has reviewed the property holdings of the City Council members and has found that, Mayor John McCann has real property holdings within 1,000 feet, but beyond 500 feet, of the boundaries of the property which is the subject of this action. Staff has determined that the decision would change the parcel's development potential, income-producing potential, highest and best use, character, and/or market value. Consequently, pursuant to California Code of Regulations Title 2, sections 18700 and 18702.2(a)(8), 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**

Approving a resolution adopting the Eucalyptus Park Master Plan and reallocating ARPA Funds has no net fiscal impact in the current-year.

Approval of the resolution reallocates \$3,522,558 in previously appropriated ARPA funds from the Revenue Recovery category to the Negative Economic Impacts category and increasing the Eucalyptus Park CIP (PRK0340). Grant funds totaling \$6,390,000 were previously appropriated to the project.

Final construction costs are not yet known. Should the project funds be insufficient to complete the full Master Plan scope, value engineering may be employed by staff to keep the project within budget.

### **ONGOING FISCAL IMPACT**

Upon completion of the proposed improvements, the City will incur park operation and maintenance costs.

As an existing park, the operation and maintenance of the existing amenities are included in the current Public Works Department budget. The City will incur incremental additional operation and maintenance costs associated with new park amenities (e.g., interactive water feature). Funds to provide this additional maintenance will be included in future operating budgets.

### **ATTACHMENTS**

1. Project Location Map
2. Park Master Plan

*Staff Contact: Bethany McDonnell, Landscape Architect  
Laura C. Black, AICP, Director of Development Services*