



Staff Report

TO: Parks and Recreation Committee Members
FROM: Doug Story, Community Services Director
DATE October 27, 2025
SUBJECT: Parks Updates

Description The Strategic Plan Target 5 - Quality of Life and Community Well Being – Goal 1- Advance the Sports Park Turf and Lighting Project and Goal 2 Complete the Construction of Stewart Park. This report briefly updates the progress of those projects on others.

Background and Analysis:

Stewart Park

City staff met with the California State Parks Office of Grants and Local Services (OGALS) and Outdoor Recreation Legacy Partnership (ORLP) representatives on April 29, 2025, to discuss the Stewart Park project. At that meeting, OGALS formally requested that the City pause all construction activity within Stewart Park until National Environmental Policy Act (NEPA) and Section 106 compliance reviews are complete. The City remains committed to working collaboratively with OGALS and the National Park Service (NPS) to preserve the \$3.1 million ORLP grant. OGALS staff have also committed to working with the City to ensure all grant requirements are fulfilled.

On May 23, 2025, City staff, in collaboration with environmental consultant PlaceWorks, submitted the required NEPA and Section 106 documentation to OGALS. This submission included the Cultural Assessment Report, Environmental Evaluation, and the Notice of Exemption (NOE). OGALS has completed this review and has forwarded these materials to the appropriate federal agencies. The current estimated timeline for federal review and clearance is 60–90 days, depending on staffing and agency workload.

On June 3, 2025, the City Council directed staff to temporarily pause construction activities within the Stewart Park boundary, effective June 4. This decision maximizes the City's ability to retain the \$3.1 million ORLP grant but will result in project delays and an estimated \$280,000 in additional costs related to Phase I contractor demobilization and scheduling impacts.

Once OGALS receives the Notices of Award and clearance from federal partners, they will prepare a state contract to be sent promptly to the City for execution. OGALS has confirmed that once the City executes the agreement, construction can resume. The turnaround time for contract processing can be as short as two weeks.

Timeline Summary

- **November 2023:** City Council approves splitting the Stewart Park project into two phases to accommodate budgetary limitations.
- **December 2023:** ORLP funding opportunity is announced; City staff begins pursuing the grant in alignment with the phased project approach.
- **April 2024:** Grant application submitted for ORLP Round 7.
- **June 2024:** City Council allocates funding for Phase II.
- **July 2024:** Phase I construction begins.
- **October 2024:** City selected by NPS and enters the post-award process.
- **November 2024:** Environmental contract approved with PlaceWorks.
- **April 29, 2025:** OGALS requests a construction pause.
- **May 22, 2025:** City Manager meets with the OGALS team to discuss options.
- **May 23, 2025:** NEPA and Section 106 documents submitted to OGALS.
- **July 2025:** OGALS completed their review of NEPA and Section 106 documents
- **August 1, 2025:** NEPA and Section 106 documents submitted to NPS for federal review
- **September 9, 2025:** Staff attended a mandatory Grant Administration meeting with OGALS
- **October 14, 2025:** City Manager and staff met with the OGALS Project Team for Action Plan Review and introduction to the team for grant execution.
- **Pending meeting:** OGALS Chief has requested a meeting with the City Manager, date to be determined based on calendar coordination.

Staff is monitoring the progress of the document review with NPS. The current government shutdown has affected the response from NPS staff and most likely the review period of the Section 106 document from the federal partners.

Sports Park Turf Improvement

On August 19, 2025, the City Council awarded a Public Works Agreement to Zeco Inc. in the amount of \$3,957,661 for the construction of Capital Improvement Project (CIP) P-04: Sports Park Field Lighting and Expansion. The scope of work includes demolition and grading, landscaping and irrigation improvements, lighting expansion, turf installation, and a drainage system.

Following the contract award, the City and the Contractor have diligently advanced submittals and procurement for critical items with long lead times. With these

administrative steps nearing completion, the Contractor is expected to mobilize on November 17, with construction to begin immediately thereafter. The construction duration is 140 days, targeting completion around May 29, 2026, pending weather or other unforeseen delays.

Sports leagues have been made aware of the construction project, and plans are being made to assist in the field allocation process for the Spring 2026 season, which may affect AYSO. There are plans to use other parks and fields if registration necessitates additional space.

Future discussions about adjusting the field use fees for the new synthetic fields will come to the January Parks and Recreation Committee for discussion, and then the item will be presented to City Council if an adjustment or increase in fees is desired.

New Fairway Canyon Park

Meritage Homes has completed the construction of the City's 19th park. The final building inspections are being conducted this week. Community Services staff are in receipt of the certified playground inspections and safety surfacing inspections.

Amenities for the park include a large grass area, playground with swings, pickleball courts, basketball courts, restrooms, pavilion with tables, rentable spaces for parties and events, walking path, and onsite parking.

The construction fences should come down at the beginning of November. City Staff are coordinating with Meritage Homes to plan a ribbon-cutting ceremony and a formal grand opening event after the holidays.

The park will be maintained by Meritage Homes for one year before it is officially dedicated to the City, when our staff will take over maintenance and ownership of the park, which is estimated to be in October 2026.

Recommended Action:

Receive and file.