



Staff Report

TO: Honorable Mayor and Members of the City Council
FROM: Doug Story, Community Services Director
BY: Brittany Navas, Grants Analyst
DATE: May 5, 2026
SUBJECT: Stewart Park Update and Discussion May 2026

Description: Update to the City Council on the current status of the Stewart Park Revitalization Project, recent developments in the Outdoor Recreation Legacy Partnership (ORLP) post-award compliance process, related intergovernmental coordination efforts, and associated fiscal considerations.

Background and Analysis:

This staff report provides a focused status update on the Stewart Park Revitalization Project. A comprehensive project timeline is attached for reference; accordingly, this report is intended to summarize the current situation, recent developments, and next steps rather than restate the full project history.

The City was awarded \$3.1 million through the ORLP program to support Phase II improvements at Stewart Park. As previously reported to the City Council, construction activities were paused in June 2025 in order to preserve the City's eligibility for ORLP funding while the required federal environmental and cultural review processes are completed.

Through late 2025 and early 2026, staff continued coordinating with the California Department of Parks and Recreation Office of Grants and Local Services (OGALS), the National Park Service (NPS), and the Office of Historic Preservation (OHP) with the understanding that the City's submitted materials were under review and that the project was awaiting a final determination or approval letter.

On March 23, 2026, OGALS advised the City that additional information would be needed to support SHPO concurrence. Specifically, OGALS requested photographs or aerial imagery of the park from September 2024, confirmation of which park elements 50 years old or older were extant at that time, and an eligibility evaluation prepared by a qualified architectural historian for the baseball field based on its condition in September 2024.

This request represented a change in communications to the City regarding the status of the review. Based on prior coordination, staff had been advised that no further information was needed from the City and that the project was awaiting issuance of a determination letter. In response, City staff promptly provided available background information, including prior findings from the submitted Cultural Resources Assessment Report, which stated that no elements of the original park appeared extant and that no cultural resources were. Staff also began gathering historical aerials and other supporting documentation to assist in the updated review.

To respond cooperatively and avoid further delay, the City retained Statistical Research, Inc.(SRI) Cultural Resource Management, to prepare the requested historical evaluation and coordinate directly with OGALS regarding the required scope, methodology, and deliverables. The cost of this supplemental consultant work is \$8,500.00. SRI completed the requested forms and supporting documentation, and City staff submitted the materials to OGALS on April 23, 2026. OGALS indicated the materials would be reviewed and forwarded to OHP shortly thereafter, and City staff were advised that expedited processing would be requested.

City staff have also continued intergovernmental coordination to seek clarity regarding process and timeline. On April 17, 2026, Senator Rosilicie Ochoa Bogh's office formally requested a coordination meeting with the City, OGALS, and OHP. In addition, City Council members are coordinating with City Staff and NPS to schedule a meeting. Staff remain committed to working collaboratively with OGALS, OHP, NPS, and legislative partners to complete the remaining compliance requirements and preserve the ORLP grant award if feasible. Staff will continue to keep the City Council informed so that the Council can evaluate project options, costs, and timing in light of the ongoing delay.

Fiscal Impact:

The temporary suspension of construction activities and extended federal compliance review period have resulted in increased project costs associated with construction shutdown activities, site maintenance, and federal environmental compliance requirements necessary to preserve eligibility for the ORLP grant.

- **Current Construction Costs**

| Description | Amount |
|--------------------------------|-----------------|
| Original Construction Contract | \$11,369,148.00 |
| Total Approved Change Orders | \$522,593.21 |
| Revised Contract Amount | \$11,891,741.21 |

| | |
|-----------------------------------|-----------------------|
| Expenses to Date | \$6,135,435.43 |
| <i>Remaining Contract Balance</i> | <i>\$5,756,305.78</i> |

- **Cultural & Environmental Review Costs
(in accordance with ORLP Grant Compliance)**

| Description | Amount |
|---|--------------------|
| Initial Project Environmental Analysis | \$10,000.00 |
| NEPA/Section 106 Assessment and Reporting | \$28,765.00 |
| Additional Historical Assessment Forms | \$8,500.00 |
| Total Environmental Costs | \$47,265.00 |

- **Total Financial Impact – Grant Adjustment & Construction Pause**

| Description | Amount |
|---|-----------------------|
| Initial Temporary Shutdown Change Order | \$283,751.55 |
| Temporary Shutdown Extension Change Order | \$113,728.00 |
| Grant Reduction – Phase I/II Activities | \$591,059.00 |
| Cultural & Environmental Review | \$47,265.00 |
| Total Shutdown Change Orders to Date | \$1,035,803.55 |

Recommended Action:

Discuss and direct staff on whether to proceed with the ORLP grant process and associated federal compliance requirements, or to withdraw from the grant, pursue alternative funding for Phase II, and restart Phase I construction.

Attachments:

- A. Comprehensive Stewart Park Timeline Infographic
- B. Comprehensive Stewart Park Gantt Chart