



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Gina Gonzalez, Director of Economic Development and Legislative Affairs

Date: January 27, 2026

Subject: **Purchase of Real Property for Regional Community Park (APN 379-180-002)**
Recommendation

Approve the purchase of approximately 18.12 acres of real property located on Riverside Drive (APN 379-180-002) for \$2.1M and authorize the City Manager or designee to execute an assignment of the Purchase Agreement and such other ancillary documents as it relates to the land acquisition and grant approval, as may be necessary to complete the purchase once requirements have been satisfied, in such form as approved by the City Attorney.

Background

The subject property is located along the southerly side of Riverside Drive near Lakeshore Drive. The City has received a preliminary notice of grant award for a 50 percent matching grant from the Land and Water Conservation Fund (LWCF), administered by the California Natural Resources Agency, Department of Parks and Recreation, Office of Grants and Local Services. The grant is based on an application submitted by the City to support the relocation of a downtown park to accommodate the development of a new outdoor amphitheater.

The LWCF grant will fund the acquisition of park land, and the City has also been invited to apply for an additional Parks grant to support the design and construction of the expanded park facility. The proposed acquisition would expand the park from approximately seven acres to 18.12 acres, providing additional community and sports-related recreational opportunities.

Regional Community Park Land Acquisition

In accordance with grant requirements and timelines, the City is currently completing a Phase I Environmental Site Assessment and has received a willingness-to-sell letter from the property owner. Upon completion of the Phase I assessment, resolution of title issues related to a prior tax sale, and receipt of the official grant award, escrow will be completed. City Council approval of the purchase is required to comply with grant requirements and meet the established timeline.

Environmental Consideration

Approval of the property purchase does not constitute a “project” under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15004(b), as it does not confer development rights or result in a physical change to the environment.

However, the grant awarding agency requires CEQA compliance for the acquisition. Accordingly, a Notice of Exemption (NOE) will be filed with the State Clearinghouse pursuant to CEQA Guideline Section 15316 (Transfer of Ownership of Land in Order to Create Parks). This “Class 16” exemption consists of the acquisition, sale, or other transfer of land in order to establish a park where the land is in a natural condition or contains historical or archaeological resources and either:

- (a) The management plan for the park has not been prepared, or
- (b) The management plan proposes to keep the area in a natural condition or preserve the historic or archaeological resources.

CEQA will apply when a management plan is proposed that will change the area from its natural condition or cause substantial adverse change in the significance of the historic or archaeological resource. Accordingly, any future development of the property will be subject to full CEQA review.

Fiscal Impact

The total acquisition cost of \$2.1 million will be funded through a 50 percent matching grant, resulting in a net cost to the City of \$1,050,000, or approximately \$58,000 per acre.

Attachments

- Attachment 1 – Agreement
- Attachment 2 – Boundary Map