



Meeting Date: April 20, 2020

Agenda Item: 4.1

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Approval of the El Rancho Verde Park Concept Plan

Executive Summary:

The Board of Directors will consider approval of the El Rancho Verde Park concept plan.

Financial Impact:

The Three-Year Capital Improvement Plan includes \$3 million in funding for the El Rancho Verde Park project (CIP No. 2-218A).

Staff Recommendation:

Approve the El Rancho Verde Park concept plan.

Description of Item:

El Rancho Verde Park is an existing 3.1-acre park located on Trevor Avenue in Union City within the southern-most border of the District and the Hayward city limit. This park consists of three ball fields with diamonds situated along the park perimeter; and a snack bar and restroom building that has outlived its useful and serviceable life. This site is used primarily by the Treeview Little League. El Rancho Verde Park is surrounded by New Haven Unified School District property to the north; the Chapel of the Chimes Cemetery to the south; and single-family homes to the east across Trevor Avenue.

On June 20, July 18, and August 22, 2019, the District held community meetings to gather feedback from neighbors about improvements they want to see in their park. Two concept plans were developed and presented at the August 22 community meeting. There was unanimous support for the "Option 2" concept plan which retains its primary use as sports fields, which includes one major, one minor and one t-ball field clustered around a central plaza; scoreboard and score keeper booths; batting cages; sports lighting; shaded bleachers and dugouts; outfield viewing lawn; picnic areas; and new restroom/snack bar building. The concept plan also includes a children's play area, which is a new neighborhood amenity that would attract other park users to El Rancho Verde Park.

Upon the Board's approval of the concept plan, Staff will proceed with the CEQA review. Union City also requested presentations to its City Council and Planning Commission. The concept plan will then be modified as necessary in response to the CEQA review and Union City input to develop the final park master plan. It is anticipated that Staff will present the CEQA determination and final El Rancho Verde Park Master Plan to the Board for approval later this year.

ATTACHMENTS:

Description	Upload Date	Type
El Rancho Verde Park Concept Plan	4/9/2020	Exhibit