

---

---

**ITEM NO:**

**SUBJECT:** Consideration of a Rockwell Park Concept revision as presented by Developer at the City Council Special Meeting on Friday, January 22, 2021

---

---

**RECOMMENDATION:** Authorize staff to submit to the State Parks Office of Grants for a revision of portion of the Fresno County property and to instruct staff to keep Selma Grove developers informed of park progress and design development workshops so opportunities for future connectivity between the two projects may enhance development opportunities.

---

---

**DISCUSSION:** At the Special City Council meeting of January 22, 2021 City Council was presented a report on the Rockwell Park Project, including the Grant Guidelines and a concept that Developer Cliff Tutelian presented. Following the presentation, City Council directed staff to review the concept as presented, as well as gathering information on any proposed revision of the approved grant parkland and reporting to City Council at a future meeting.

Staff has researched the proposed concept and potential revision to the City's original grant application, which outlined the 28 acres. Outlined below are the results of the review:

**Purchase of County Property (APN 348-130-71ST)**

1. The State Parks Office of Grants would allow for a revision and the review would take three weeks to three months. Following the review, the City will be notified of State Parks decision. If denied, the original site plan would move forward.
2. Staff has discussed a revision of parkland with Fresno County staff and was told the County would work with the City and did not foresee any challenges. County staff is very excited for Selma and this project.
3. Staff has consulted with Vanir Construction and this potential change in the county property being purchased can be accommodated in the timeline.
4. Changing the parcels purchased would not change the price of the property but would have the following impacts: An updated Phase 1 report would be required evaluating the land not originally reviewed, estimated cost, not to exceed \$1,600.00. The current Appraisal Report on-file is sufficient.
5. By moving the property purchased boundaries, the park will not be as visible from SR99 but amenities will be closer to DeWolf Avenue.
6. Staff has reviewed the concept as presented by Cliff Tutelian. Staff agrees the synergy between the Park and Commercial Development is valuable.

## Amenities in Rockwell Pond

1. The areas in the concept referred to as the amphitheater and barbeque area and associated amenities, including the bridge and southern road, are proposed within the existing Rockwell Pond Basin footprint. Any modifications to the pond that reduces storage capacity will require equivalent expansion of the basin, approval by Consolidated Irrigation District, and acquisition of additional land needed to facilitate the expansion. The amenities shown on the concept would create substantial capacity reduction and trigger the requirement to expand the basin. The land costs and proposed amenities are not items covered by the grant funds. Staff recommends that a pedestrian and/or vehicular land bridge be assessed to provide for future connectivity to the commercial center and a corridor for routing utilities; however, if the developer desires the proposed amenities to be constructed, staff further recommends that the improvements be constructed on the developer's land.

### Review & Next Steps

From the review of the items as listed above, staff is recommending the following:

1. Attachment B is a revised site plan for the purchase of the county property for the City Park that based on the Conceptual Drawing presented by the developer at the Special Meeting, could be considered and applied for through the State Parks as a revision to our grant application. Please note that Staff recommends including a small strip of property north of the basin to SR99. This is important because it allows the City to place the Community Fact Finder (Attachments D & E) in the reasonably closest location to attain comparable demographics to the original grant application. The intent is to minimize the risk of the State denying this change so that we may continue work on the project while we proceed with the revision approval process with the State.
2. All amenities would remain as outlined in the grant application. Listed below are the steps that staff would need to complete for consideration of State approval:

Letter on City letterhead, signed by the Authorized Representative (City Manager), that:

- Describes the change, and explains why it is needed.
- Describes how local residents were notified of the proposed location change and given the opportunity to provide feedback about the proposed location change.
- Explains how the location change will impact the residents' ability to access the project compared to the original project location.
- Provide the increase or decrease in distance for the residents compared to the original project site location.
- Describe any new obstacles that may negatively impact the residents' ability to access the project. Explain how the demographics of the new location's surrounding community is reasonably equivalent to the project's original location.

- Revised Application Documents , reflecting the new location and parcel number(s):
  - Application Form
  - Grant Scope/Cost Estimate Form
  - Project Timeline
  - CEQA
  - Willing Seller letter
  - Parcel Map
  - Community Fact Finder Report
  - Project Location Map
  - Site Plan

Staff agrees the synergy between the Rockwell Park Project and Commercial Development could be very beneficial to both the City and Development. However, based on limited time and funding, staff recommends moving forward with a request to the State to revise its grant award to include the new county property purchase boundaries. This will allow the City to use the grant funding and develop its park in a timely fashion. Efforts to ensure the design of the park allows for future connectivity to the commercial development can be made. The commercial development can be designed to connect to the park in the future. Staff recommends not developing amenities in the Rockwell Pond basin but considering connectivity between the park and commercial development in connection with the commercial development.

Attachment A. Original Grant Site Plan Outlining Property

Attachment B. Proposed Site Plan of Update Park Property

Attachment C. Developer Conceptual Plan

Attachment D. Community Fact Finder – Grant Application

Attachment E. Updated Community Fact Finder – Proposed Revision Parkland

---



---

**RECOMMENDATION:** Authorize staff to submit to the State Parks Office of Grants for a revision of portion of the Fresno County property and to instruct staff to keep Selma Grove developers informed of park progress and design development workshops so opportunities for future connectivity between the two projects may enhance development opportunities.

---

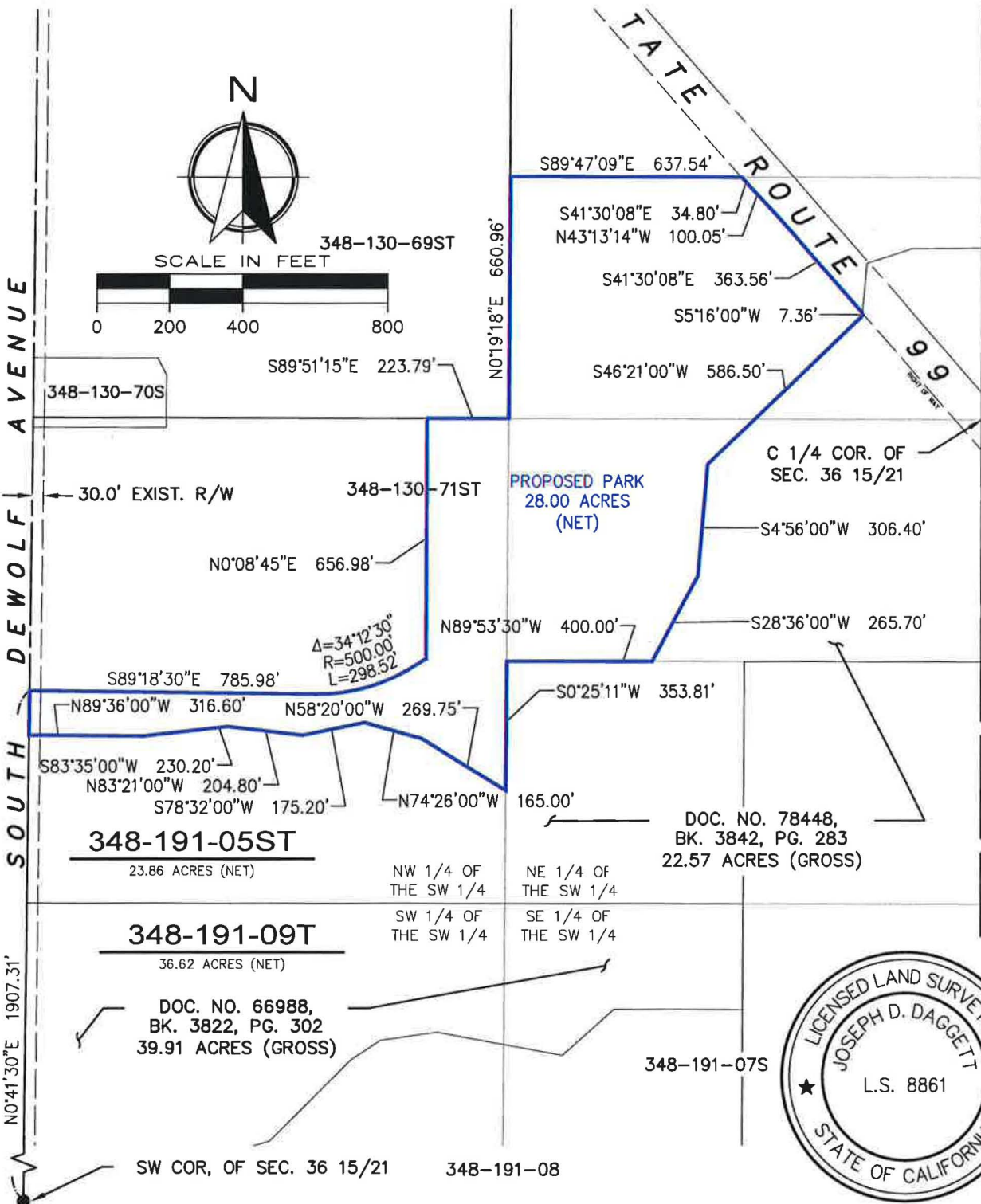


---

<u>/s/</u> Mikal Kirchner, Director of Recreation	<u>02/09/2021</u> Date
--	---------------------------

<u>/s/</u> Teresa Gallavan, City Manager	<u>02/09/2021</u> Date
---	---------------------------

12/29/2014 1:22 PM K:\GATEWAY PROJECTS\SELMA - CITY OF\CAD PROJECTS\ROCKWELL POND\DWG\PRELIMINARY\ROCKWELL PARK EXHIBIT - LEGAL DESCRIPTION.DWG-JOEY DAGGETT



**GATEWAY**  
**ENGINEERING, INC.**

P. 559-320-0344 F. 559-320-0345 WWW.GEFRESNO.COM  
5811 E. PRINCETON AVENUE, FRESNO, CA 93727-1377

PROJECT:

PROPOSED PARK, SELMA, CA

DESCRIPTION:

AREA TO BE PURCHASED FROM  
FRESNO COUNTY

JOB NO.:

N/A

DATE:

09/12/18

SCALE:

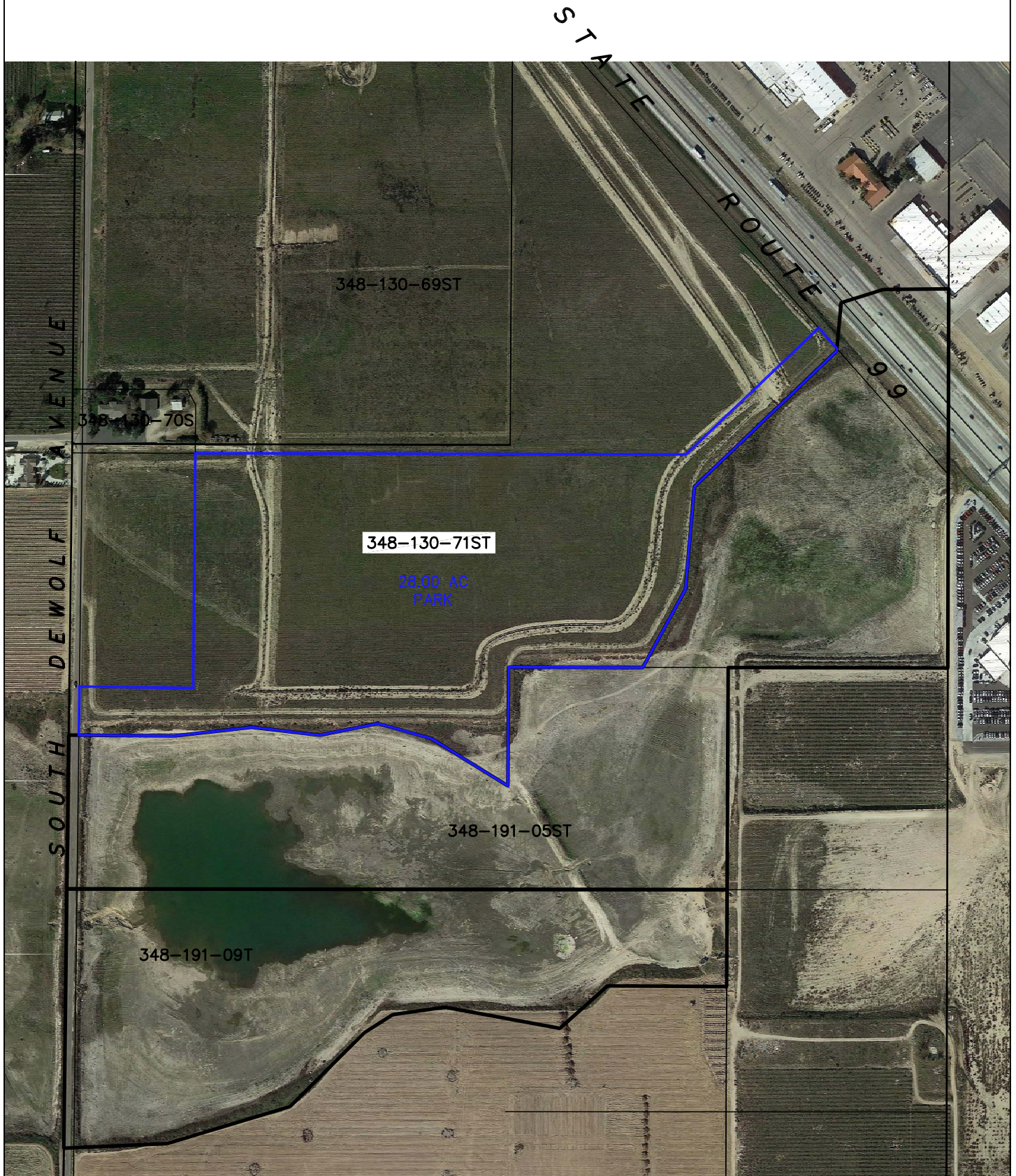
1"=400'

SHEET:

1 OF 1

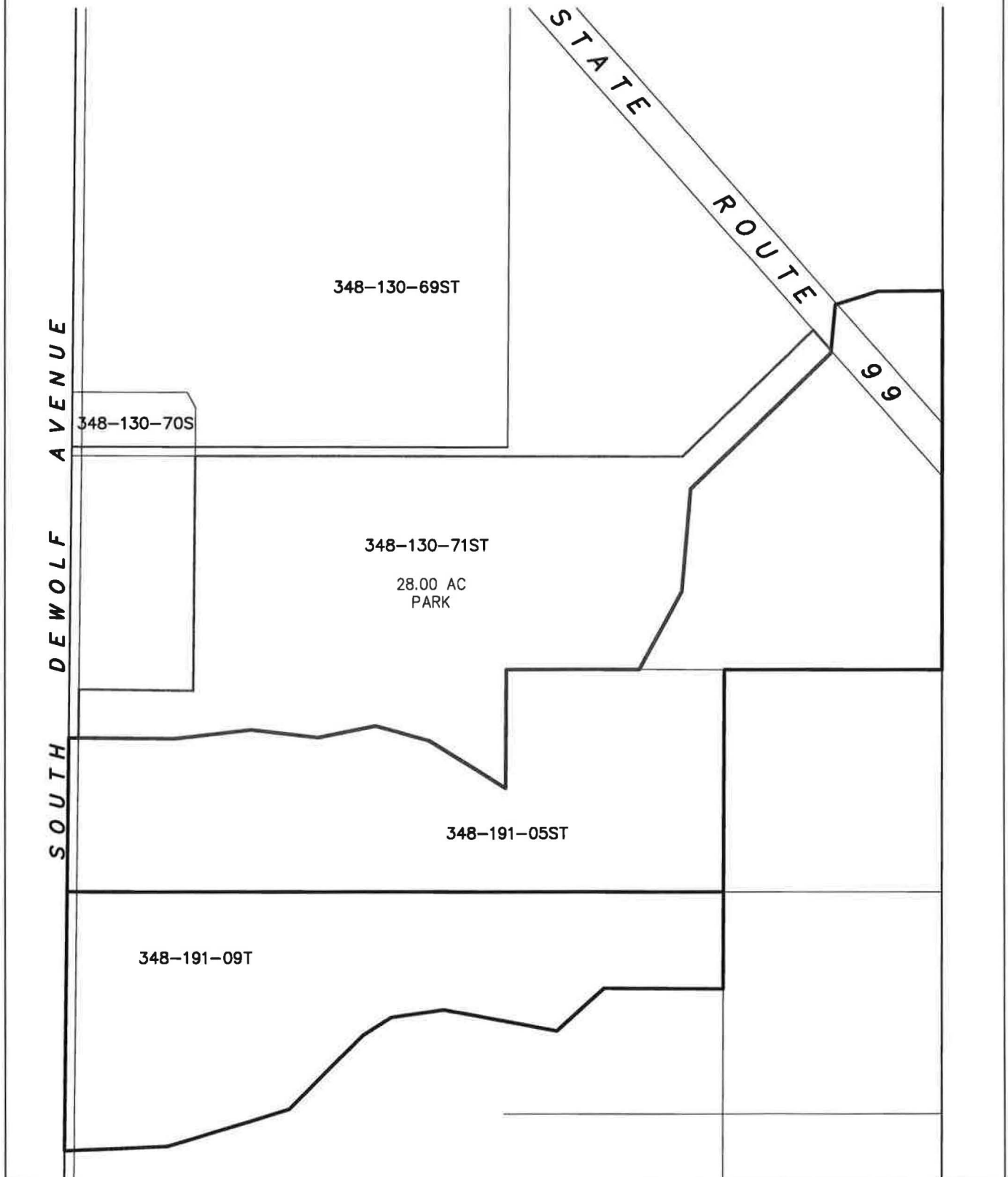


# ROCKWELL PARK





# ROCKWELL PARK





# Selma Site Plan

Site summary | TUTELIAN

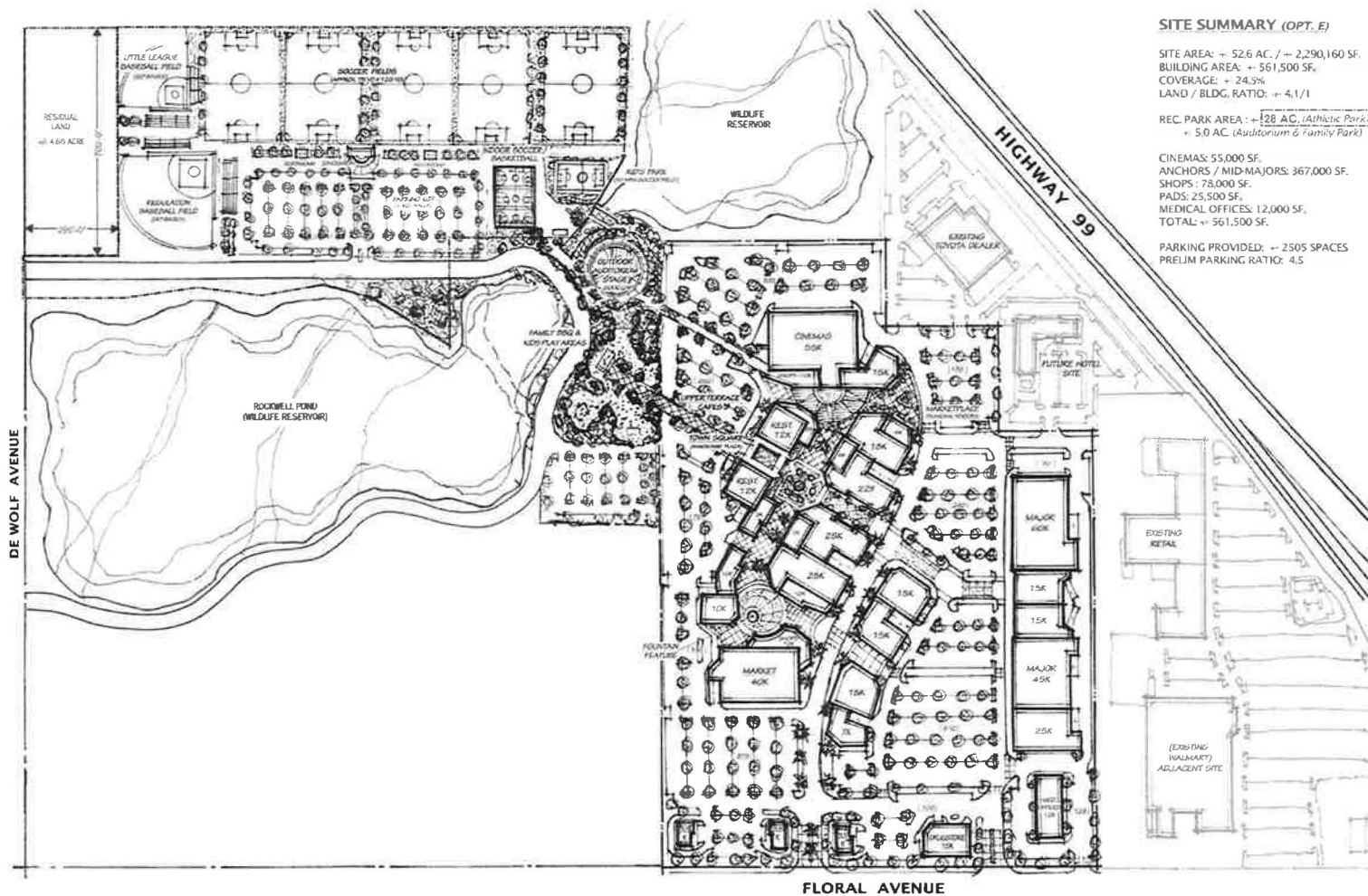
[illegible]



TUTELIAN & COMPANY  
1421 Fulton Street, Suite 210,  
Fremont, CA 94521 (415) 854-2290

TUTELIAN





#### SITE SUMMARY (OPT. E)

SITE AREA: + 52.6 AC. / = 2,290,160 SF.  
 BUILDING AREA: + 561,500 SF.  
 COVERAGE: + 24.5%  
 LAND / BLDG. RATIO: + 4.1/1

REC. PARK AREA: +128 AC. (Athletic Park)  
 + 5.0 AC. (Auditorium & Family Park)

CINEMAS: 55,000 SF.  
 ANCHORS / MID-MAJORS: 367,000 SF.  
 SHOPS: 78,000 SF.  
 PADS: 25,500 SF.  
 MEDICAL OFFICES: 12,000 SF.  
 TOTAL: + 561,500 SF.

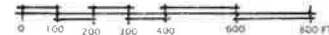
PARKING PROVIDED: + 2505 SPACES  
 PRELIM PARKING RATIO: 4.5

**TUTELIAN**  
 TUTELIAN & COMPANY  
 1801 Fulton Street, Suite 210  
 Fremont, CA 94721 (415) 553-2200



**SELMA DEVELOPMENT - OPT. E**

REV 01.07.21





This is your project report for the site you have defined. Please refer to your **Project ID** above in any future communications about the project.

## PROJECT AREA STATISTICS

County:	Fresno
City:	Unincorporated
Total Population:	497
Youth Population:	182
Senior Population:	50
Households Without Access to a Car:	1
Number of People in Poverty:	158
Median Household Income:	\$33,119
Per Capita Income:	\$14,667
Park Acres:	0.00
Park Acres per 1,000 Residents:	0.00

## PROJECT AREA MAP



## REPORT BACKGROUND

The project statistics have been calculated based on half mile radius around the point location selected. Only park acres within the project area's half mile radius are reported. Population and people in poverty are calculated by determining the percent of any census block-groups that intersect with the project area. The project area is then assigned the sum of all the census block-group portions. An equal distribution in census block-groups is assumed. Rural areas are calculated at a census block level to improve results.

Median household and per capita income are calculated as a weighted average of the census block-group values that fall within the project area.

More information on the calculations is available on the [methods page »](#)

**Demographics**—American Community Survey (ACS) 5-year estimates 2012-2016; Decennial 2010 Census; the margin of error (MOE) was not analyzed.

**Parks**—California Protected Areas Database 2017a CFF adjusted (5/2018) - more information at <http://www.CALands.org>. Parks and park acres area based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks are defined further in the 2015 SCORP (pg. 4).

Users can send updated information on parks to [SCORP@parks.ca.gov](mailto:SCORP@parks.ca.gov)



SCORP Community FactFinder is a service of the  
California Department of Parks and Recreation  
[www.parks.ca.gov](http://www.parks.ca.gov)

SCORP Community FactFinder created by  
[GreenInfo Network](http://www.greeninfo.org) [www.greeninfo.org](http://www.greeninfo.org)  
in consultation with CA Dept. of Parks and Rec



# California State Parks Community FactFinder Report

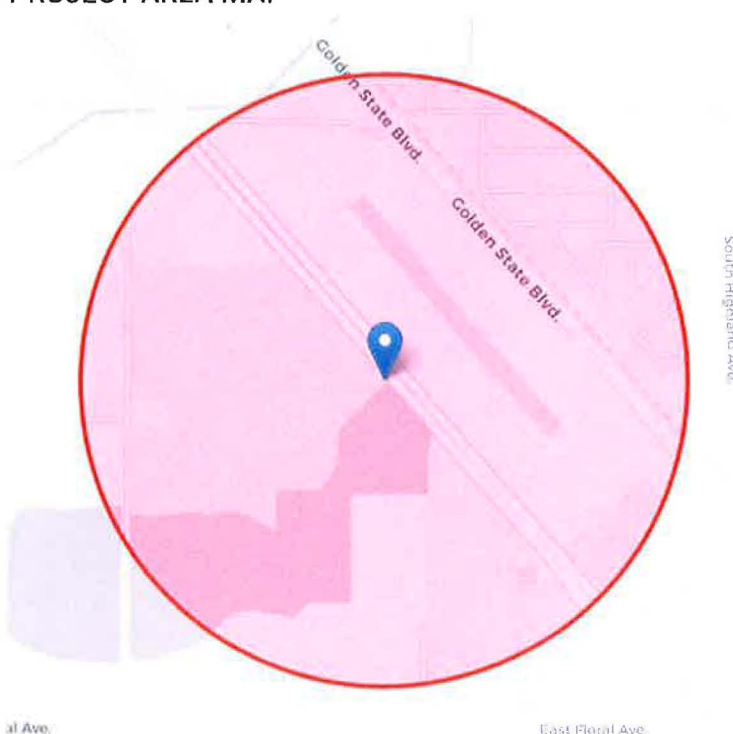
Project ID: 101720  
Coordinates: 36.5845, -119.6389  
Date: 2/3/2021

This is your project report for the site you have defined. Please refer to your Project ID above in any future communications about the project.

## PROJECT AREA STATISTICS

County	Fresno
City	Unincorporated
Total Population	585
Youth Population	165
Senior Population	62
Households Without Access to a Car	0
Number of People in Poverty	137
Median Household Income	\$36,113
Per Capita Income	\$12,929
Park Acres	0.00
Park Acres per 1,000 Residents	0.00

## PROJECT AREA MAP



## REPORT BACKGROUND

The project statistics have been calculated based on half mile radius around the point location selected. Only park acres within the project area's half mile radius are reported.

Population and people in poverty are calculated by determining the percent of any census block-groups that intersect with the project area. The project area is then assigned the sum of all the census block-group portions. An equal distribution in census block-groups is assumed. Rural areas are calculated at a census block level to improve results.

Median household and per capita income are calculated as a weighted average of the census block- group values that fall within the project area.

More information on the calculations is available on the methods page.

**Demographics**—American Community Survey (ACS) 5-year estimates 2014-2018; Decennial 2010 Census; the margin of error (MOE) was not analyzed.

**Parks**—California Protected Areas Database 2020a CFF adjusted (6/2020) - more information at <http://www.CALands.org>. Parks and park acres area based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks are defined further in the 2015 SCORP (pg. 4).

Users can send updated information on parks to [SCORP@parks.ca.gov](mailto:SCORP@parks.ca.gov)



SCORP Community FactFinder is a service of the California Department of Parks and Recreation  
[www.parks.ca.gov](http://www.parks.ca.gov)

February 12, 2021  
Council Packet

SCORP Community FactFinder created by  
GreenInfo Network [www.greeninfo.org](http://www.greeninfo.org)  
in consultation with CA Dept. of Parks and Rec

