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OFFICE OF THE CITY CLERK  
OAKLAND

2017 AUG 29 PM 3:02

# AGENDA REPORT

**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** Jason Mitchell  
Director OPW

**SUBJECT:** Peralta Hacienda Historical Park  
Phase 4A Improvement Gifts

**DATE:** August 21, 2017

City Administrator Approval

Date:

*8/28/17*

## RECOMMENDATION

**Staff Recommends That The City Council Adopt a Resolution to Authorize the City Administrator or Designee To 1) Accept In-Kind Design Services Valued in An Amount of Approximately Three Hundred Fifty Thousand Dollars (\$350,000); 2) Accept, Appropriate and Allocate A Gift of Funds In the Amount of One Hundred Thousand Dollars (\$100,000) From The Friends of Peralta Hacienda Historical Park (Friends); and 3) Accept, Appropriate and Allocate Any Additional Funds Raised by Friends, Without Return to Council, To Be Used For The Peralta Hacienda Historical Park Phase 4A – Historic Core Improvement Project (No. 1000646).**

## EXECUTIVE SUMMARY

The proposed Phase 4A Historic Core Improvement Project is a continuation of the Master Plan implementation at the Peralta Hacienda Historical Park – a local landmark for the park, and a state and national landmark for the Peralta House. The Phase 4A construction project will provide a new accessible community gathering space with community dining tables, a communal adobe oven and a pavilion to house historical displays; thereby improving and augmenting existing function and programming within the park. See **Attachment A** Phase 4A Project Illustrative Plan.

The Friends of Peralta Hacienda Historical Park (Friends), a non-profit organization who operates the house museum and the historic site through an operating agreement with the City, have commissioned the design and preparation of the construction documents for the Phase 4A Improvements valued at \$350,000 and will provide the documents to the City as in-kind services.

In addition, Friends has committed to provide funds in the amount of \$100,000 for the construction of Phase 4A improvements at Peralta Hacienda Historical Park. The total project cost is estimated at approximately \$620,000. The \$100,000 gift being offered by the Friends will provide the remaining funds needed to implement the project.

Council approval is required to accept the in-kind services and to accept, appropriate and allocate the funds and any additional funds donated by Friends to complete the project.

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## **BACKGROUND / LEGISLATIVE HISTORY**

Peralta Hacienda Historical Park (PHHP) is an existing six-acre park located at 2465 34th Avenue in the Fruitvale area of Oakland. The 1870 Antonio Peralta house stands on the western edge of the site. PHHP is a unique park in the City of Oakland that combines historic interpretation and cultural programming with the traditional functions of a public park.

The Phase 4A project represents the fourth installment of improvements to PHHP in accordance with the 2002 Peralta Hacienda Historical Park Master Plan Update (Park Master Plan). The adopted Park Master Plan was the culmination of over a decade of community engagement and provided a vision for interpreting the rich history of the site, protecting historical artifacts that remain, and raising the community's and the region's awareness of the significance of the site to California and the western United States. The Park Master Plan incorporated the results of archeological investigations, historical research, and input from a series of community meetings organized by the Friends.

The Phase 4A project was developed in partnership between the City of Oakland, the site owner, and the Friends of PHHP, a nonprofit organization that operates the museum and historic site through an operating agreement with the City.

The Parks and Recreation Advisory Commission (PRAC) reviewed the Phase 4A Improvement Project in March 2017 and unanimously endorsed it. The Landmarks Preservation Advisory Board reviewed the project in April 2017 and recommended approval of the Regular Design Review. The Planning Department Approved the Regular Design Review and Minor Conditional Use Permit for the Peralta Hacienda Historical Park Phase 4A Improvements on July 5, 2017 (Case Number: PLN17062).

## **ANALYSIS AND POLICY ALTERNATIVES**

The Phase 4A improvements will bring to fruition three key features of the community vision for Peralta Hacienda Historical Park as described in the 2002 Master Plan: a Pavilion, a Community Banquet Table and a Community Oven. Together these features will provide a significant new community gathering space and enhance the interpretive performance of this significant historic site.

The Pavilion, is designed to be a symbolic open-air structure on the approximate original footprint of the vanished 1821 Peralta adobe. It will display interpretive exhibits, and provide visitor and child-friendly participatory elements. The Community Banquet Table will provide a place for all people to gather, eat and celebrate together, near the site of the old Peralta water well, which is a nearby archeological resource within the park. An Adobe Oven will be built near the Banquet Table for people to cook and share food together.

The City has secured existing funds in the total amount of \$526,000 from multiple funding sources for the implementation of Phase 4A improvements (see further details below). Without the gift of funds, the project will have insufficient funds to complete the construction. The

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Friends' funding gift of \$100,000 will close the construction cost gap and allow the project to be implemented; further strengthening and enhancing both the unique community resources of Park and the dynamic partnership between the City and Friends of Peralta Hacienda Historical Park.

### **FISCAL IMPACT**

Staff anticipates no new or additional fiscal impact to the City from the proposal. The estimated total project cost is \$620,000. This Capital Improvement Project is funded by \$170,000 from EBRPD Measure WW Bond fund, \$106,990 in FY17 CDBG funding, and \$250,000 from California Natural Resources Agency Museum Grant. The project will be fully funded by these funds and the addition of the Friends of Peralta Hacienda Historical Park gift.

The One Hundred Thousand Dollars (\$100,000) and any future gift of funds from Friends of Peralta Hacienda Park shall be placed in Private Grants Fund: 2190; Organization: 92270, Account: 57112 for Project: 1000646. The proposed improvements are anticipated to have a nominal increase to the existing on-going maintenance of the Park.

### **PUBLIC OUTREACH / INTEREST**

The Master Plan Update for the Park that was completed in 2002 was the culmination of over a decade of community engagement. Extensive community outreach was conducted throughout the development of the Park Master Plan. This included: four workshops in the early stages of the Master Plan to solicit community input and define priorities for the Plan; and four public meetings to present draft phases of the Master Plan and solicit community comments. The proposed Phase 4A improvements are a direct outcome of that community input and the Master Plan recommendations. In addition, outreach was further conducted through the PRAC review in March 2017.

### **COORDINATION**

The Phase 4A Improvement project was coordinated and reviewed by project stakeholders including City Departments: Public Works, Parks and Tree Services Division, Facilities Services Division, ADA Program Coordinator, and Oakland Parks and Recreation as well as the operator, Friends of Peralta Hacienda Historic Park. The Landmarks Preservation Advisory Board, Planning and Building Department and the Parks and Recreation Advisory Committee have reviewed and recommended approval of the project.

The Office of the City Attorney and the Budget Bureau has reviewed this report and legislation.

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### **SUSTAINABLE OPPORTUNITIES**

**Economic:** The Friends' gift will provide funds to implement the proposed capital project which in turn will contribute to the local economy through a construction contract.

**Environmental:** The Phase 4A improvements will improve the aesthetic and physical condition of the existing park.

**Social Equity:** Improvements to the existing facility and assets will improve and expand programs, educational opportunities for the community and users of City's recreational facilities. The project will improve existing City assets to provide equitable access to programs and facilities for seniors, youth and people of all ages in the Fruitvale community as well serve the entire City. The project will meet ADA requirements to provide equitable access for seniors and those who have mobility constraints.

### **CEQA**

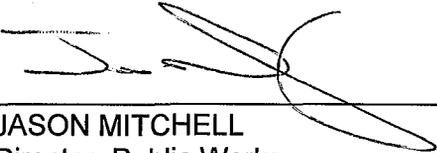
The California Environmental Quality Act (CEQA) Analysis prepared for the Project concluded that the Project qualifies for an addendum pursuant to CEQA Guidelines Sections 15162-15164 based on the previously adopted Mitigated Negative Declaration prepared for the 2002 Peralta Hacienda Historical Park Master Plan Update. On a separate and independent basis, the Project is also exempt per CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), CEQA Guidelines Section 15301 d, and e (Existing Facilities); and Section 15331 (Historical Resource Restoration/Rehabilitation). The Addendum was prepared and approved by the Planning Department as part of its project Design Review and Minor Conditional Use Permit approval process.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council adopt a resolution to authorize the City Administrator or designee to 1) accept in-kind design services valued in an amount of approximately three hundred fifty thousand dollars (\$350,000); 2) accept, appropriate and allocate a gift of funds in the amount of one hundred thousand dollars (\$100,000) from the Friends of Peralta Hacienda Historical Park (Friends); and 3) accept, appropriate and allocate any additional funds raised by Friends, without return to Council, to be used for the Peralta Hacienda Historical Park Phase 4a – Historic Core Improvement Project (No. 1000646).

For questions regarding this report, please contact Christine Reed, Capital Improvement Project Coordinator, Project Delivery Division, (510)-238-6540.

Respectfully submitted,



A handwritten signature in black ink, appearing to read 'Jason Mitchell', is written over a horizontal line. The signature is stylized and somewhat cursive.

JASON MITCHELL  
Director, Public Works

Reviewed by:  
Danny Lau, Assistant Director  
Bureau of Design and Construction

Prepared by:  
Christine Reed, CIP Coordinator  
Project Delivery Division

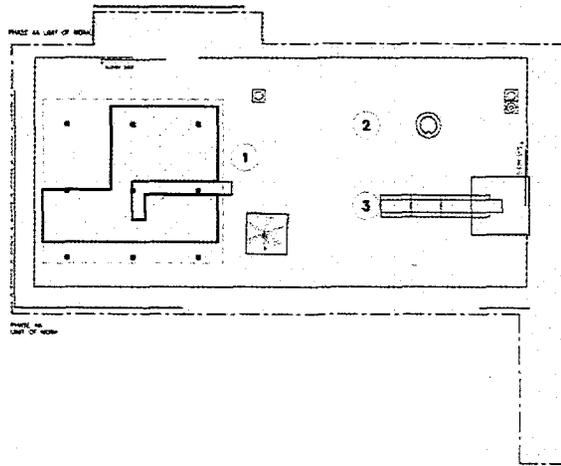
Attachment (1):  
A: Phase 4A Project Illustrative Plan

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LEGEND

- 1 Pavilion
- 2 Communal Adobe Oven
- 3 Community Banquet Table

34th Ave.



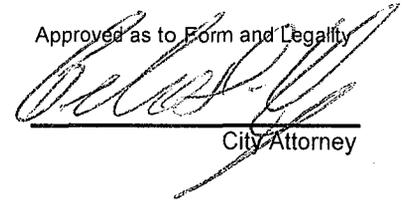
Peralta  
Creek

Peralta House  
Museum



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Approved as to Form and Legality



City Attorney

# OAKLAND CITY COUNCIL

RESOLUTION No. \_\_\_\_\_ C.M.S.

Introduced by Councilmember \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR DESIGNEE TO 1) ACCEPT IN-KIND DESIGN SERVICES VALUED IN AN AMOUNT OF APPROXIMATELY THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000); 2) ACCEPT, APPROPRIATE AND ALLOCATE A GIFT OF FUNDS IN THE AMOUNT OF ONE HUNDRED THOUSAND DOLLARS (\$100,000) FROM THE FRIENDS OF PERALTA HACIENDA HISTORICAL PARK (FRIENDS); AND 3) ACCEPT, APPROPRIATE AND ALLOCATE ANY ADDITIONAL FUNDS RAISED BY FRIENDS, WITHOUT RETURN TO COUNCIL, TO BE USED FOR THE PERALTA HACIENDA HISTORICAL PARK PHASE 4A - HISTORIC CORE IMPROVEMENT PROJECT (NO. 1000646).**

**WHEREAS**, Peralta Hacienda Historical Park (PHHP) is an existing six-acre park located at 2465 34th Avenue in the Fruitvale area of Oakland; and

**WHEREAS**, The Phase 4A project (Project) represents the fourth installment of improvements to PHHP in accordance with the 2002 Peralta Hacienda Historical Park Master Plan Update; and

**WHEREAS**, The Friends of Peralta Hacienda Historical Park (Friends) have commissioned the design and preparation of the construction documents for the Phase 4A Improvements valued at approximately \$350,000 and will provide the documents to the City as in-kind services; and

**WHEREAS**, Friends has committed to provide funds in the amount of \$100,000 for the construction of Phase 4A improvements at Peralta Hacienda Historical Park; and

**WHEREAS**, the total project cost is estimated at approximately \$620,000, and the City has committed \$526,000 from multiple funding sources for the implementation of Phase 4A improvements; and

**WHEREAS**, The Friends' funding gift will close the construction funding gap, and allow the project to be implemented; and

**WHEREAS**, Council approval is required to accept the in-kind services and to accept, appropriate and allocate the funds to complete the project; now, therefore, be it

**RESOLVED**, That the City Council hereby authorizes the City Administrator, or designee, to accept in-kind design services valued in an amount of approximately three hundred fifty

thousand dollars (\$350,000); and be it

**FURTHER RESOLVED**, That the City Council hereby authorizes the City Administrator, or designee, to accept and appropriate a gift of funds in an amount not to exceed one hundred thousand dollars (\$100,000) from the Friends of Peralta Hacienda Historical Park to be used for the Peralta Hacienda Historical Park Phase 4A – Historic Core Improvement Project (no. 1000646); and be it

**FURTHER RESOLVED**, That the City Council hereby authorizes the City Administrator, or designee, to accept, appropriate and allocate any additional funds raised by Friends of Peralta Hacienda Historical Park for the Peralta Hacienda Historical Park Phase 4A – Historic Core Improvement Project 1000646 within fiscal year FY2017 - 2019 without return to council; and be it

**FURTHER RESOLVED**, That the City Council hereby authorizes the City Administrator to appropriate all funds received from Friends of Peralta Hacienda Historical Park for Peralta Hacienda Historical Park Phase 4A– Historic Core Improvement Project to an Award number to be established under Private Grants Fund: 2190 ; Organization 92270, and Account:57112 for Project No. 1000646.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN, and PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_  
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California