



Board Agenda Item 45

DATE: January 6, 2026

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Agreement with the City of Sanger for the Sanger Medrano Park Improvements (CDBG 24611)

RECOMMENDED ACTION(S):

- 1. Approve and authorize the Chairman to execute Agreement with the City of Sanger for the Sanger Medrano Park Improvements Community Development Block Grant (CDBG) Project No. 24611, which consists of installation of landscaping, park benches, and related improvements to amenities in the existing Medrano Park, effective upon execution through August 31, 2027, total CDBG funding amount not to exceed \$441,724; and**
- 2. Approve and authorize the Director of Public Works and Planning to evaluate and grant timeline extensions and scope modifications for completion of the Project, as requested by the City of Sanger, in compliance with the Federal CDBG regulations, and so long as the modifications do not change the fundamental nature of the project.**

There is no Net County Cost associated with the recommended actions. Approval of the recommended action will provide CDBG funding for the Sanger Medrano Park Improvements (Project), included in the County's 2024-2025 and 2025-2026 Annual Action Plans approved by your Board on June 18, 2024, and August 5, 2025. The Project cost is estimated at \$441,724. If additional funding is necessary, the City of Sanger (City) will provide a local financial contribution to complete the project. This item pertains to a location in District 4.

ALTERNATIVE ACTION(S):

Your Board may elect to not approve recommended action one, and direct the City to propose a different eligible use for its CDBG funds. However, a different use would require an amendment to the 2024-2025 and 2025-2026 Annual Action Plans and may impact the County's ability to meet its CDBG expenditure timelines, set by the U.S. Department of Housing and Urban Development (HUD). Your Board may also elect not to approve recommended action two, requiring any modifications to the timeline or scope to come to your Board for approval, resulting in delays to the Project. In such an event, the recommended agreement would need to be modified to delete those provisions.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended actions. The total estimated Project cost is \$441,724. CDBG funds in the amount of \$441,724 are included in the Department of Public Works and Planning (Department) - CDBG Org 7205 FY 2025-26 Adopted Budget. The County provides the funds on a reimbursement basis. The City shall provide any and all local financial contribution in excess of the CDBG

funds that may be necessary to complete the Project.

DISCUSSION:

HUD annually allocates CDBG funding to the County using a formula based on census data for the County and its partner cities. Using the same formula, the County then reallocates a portion of the CDBG funds to its partner cities through a Joint Powers Agreement (JPA) for the purpose of carrying out housing and community development activities. The JPA permits the partner cities to select eligible projects for submission to the County for consideration. Under the JPA, the County is responsible for the overall administration of the CDBG Program and for the contract management of each project receiving CDBG funds. The recommended agreement contains a mutual indemnity clause consistent with the JPA. The JPA governing this Project was approved by the Board on August 8, 2023.

This Project, which was approved by the Board for inclusion in the 2024-2025 and 2025-2026 Annual Action Plans, consists of numerous park improvements in the existing Medrano Park, on 8th Street and Quality Avenue in the City of Sanger. The park improvements include the installation of new garbage cans, park benches and similar amenities. Additional landscape and irrigation will be installed in unfinished portions of the park, and finally, screening landscape will be installed around the new water well site that was recently constructed. Improved lighting will be considered for evening and night use. The option of including a trail and installing fitness elements will also be considered.

In addition to providing local funds in excess of the CDBG funds should it be necessary for the Project, the recommended agreement requires the City to prepare design plans and specifications that conform to Federal and State regulations governing Federally-assisted projects. The City will also be responsible for advertising and awarding of the Project to the lowest responsible bidder, and completion of the necessary construction engineering. The County agrees to review and approve the plans and specifications for compliance with Federal and State regulations prior to the City advertising the Project for bid. The City agrees to maintain the Project after completion.

CDBG regulations at 24 CFR 570.200(h) permit the City, as a subrecipient, to incur pre-award costs for the Project beginning with the start of the 2025-26 program year on July 1, 2025, and submit such costs for payment under the recommended agreement. As the payment of such incurred costs is dependent on the approval of the recommended agreement, any pre-award costs have been incurred by the City at its own risk.

Environmental Review No. CD24611 was completed for the Project under the provisions of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Based on the environmental review, the Project is categorically exempt from the provisions of the CEQA Guidelines under Section 15303, Class 3 - New Construction or Conversion of Small Structures, and 15304, Class 4 - Minor Alterations to Land. Under Section 15303, a Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures, and under Section 15304, a Class 4(a) exemption consists of minor grading, and a Class 4(b) exemption consists of new landscaping. It has also been determined that the Project is exempt per Section 58.34 (a)(12) of the NEPA Guidelines because the Project meets the requirements for a categorical exclusion under Section 58.35 (a)(1).

The Project is expected to be completed by August 31, 2027. In the event the City requires additional time to complete the Project for a reason beyond the control of either party to the agreement, your Board's approval of the recommended agreement and recommended action two authorizes the Director of the Department to grant such an extension. In the event the City requests to modify the scope of the Project, your Board's approval of the recommended agreement and recommended action two authorizes the Director of the Department to grant such a modification, so long as the modification complies with the Federal CDBG regulations and does not change the fundamental nature of the Project.

REFERENCE MATERIAL:

BAI #16, August 5, 2025

BAI #8, June 18, 2024

BAI #40, August 8, 2023

ATTACHMENTS INCLUDED AND/OR ON FILE:

Location Map

On file with Clerk - Agreement with City of Sanger

CAO ANALYST:

Dylan McCully