AGENDA ITEM NO. 8-B

MONTEREY PENINSULA REGIONAL PARK DISTRICT
BOARD REPORT

DATE:	**November 4, 2026**
TO:	**Board of Directors**
FROM:	**Eric Morgan, General Manager**
SUBJECT:	**Update on the Locke-Paddon Wetland Community Park Proposals for Planning/Permitting Wetland Enhancement and Terrestrial Conceptual Master Planning, and Direction to Proceed**

SUMMARY

The Monterey Peninsula Regional Park District (MPRPD) has been working with the City of Marina (City) on a planning process that would establish a shared vision for improvements at Locke Paddon Wetland Community Park and facilitate wetland enhancement.

On April 1, 2026 meeting, the MPRPD Board directed staff to prepare scopes of work and advance two distinct, parallel planning efforts for Locke-Paddon Wetland Community Park: Scope 1 – a Wetland / Riparian Habitat Enhancement Planning and CEQA Initial Study, informed by the recommendations from the CSU Monterey Bay ENV 660 report, and Scope 2 - a separate Conceptual Master Plan for the Upland / Terrestrial Portions of the Park, which will include robust public outreach and evaluation of all reasonable options, including the City's four proposed projects, to identify a preferred alternative for the Park.

On May 5, 2026, the Board reviewed the two draft scopes of work for the planning tracks and authorized staff to share the draft scopes with the City of Marina and initiate coordination and refinement of the two planning efforts. The planning tracks would proceed separately, but simultaneously, and in parallel. MPRPD and City began working together on a memorandum of understanding (MOU) for the planning effort that envisioned cost sharing of the wetland planning portion (Scope 1), however, that MOU was never finalized.

On August 5, 2026 the Board authorized the General Manager to release the two Request for Proposals (RFP's) substantially to form as presented. On September 2, 2026 MPRPD released the solicitations to the list of prequalified consultants and proposals were due by October 5, 2026. As a Qualification Based Selection under the Brooks Act, staff evaluated the proposals using the following criteria: Mandatory Elements, Technical Expertise, Project Related Experience, and Approach.

Evaluations for both scopes of work were completed by staff on October 20, 2026 and staff have identified the highest-ranked proposer for each independent scope. The ranking methodology was consistent with the District Purchasing Policy 3007. The RFP used the sealed bid approach, and the pricing proposals have been opened.

FUNDING SOURCE

Reprogrammed from Account #6147 Elections

FUNDING BALANCE

$517,000

DISCUSSION

Staff have been in discussion with the City on the proposals and whether there is the possibility of a cost-share commitment for the wetland planning proposal. Concurrently, the City is evaluating proposals for a consulting firm to provide a 30% and 60% design for the Asian American Garden that would be considered in one or more of MPRPD's alternatives for the terrestrial planning effort. At the time of this board report, the City is uncertain on whether they can contribute to the wetland planning. Below is a summary of the cost range of the MPRPD scopes of work.

SCOPE 1 – WETLAND/RIPARIAN ENHANCEMENT PLANNING, CEQA AND PERMITTING

The best-qualified wetland proposal is $329,000 for the core scope. Identified options in the RFP could increase the total to as much as $422,377 if staff and the agencies determine those services are necessary to further a shovel-ready wetland enhancement project that will include implementation and maintenance costs. Options would not be presumed necessary or automatically authorized; their use will be evaluated against project needs, regulatory requirements and available funding.

Staff requests direction to continue negotiating the final terms with the proposer on this planning element. Staff proposes using District funds set aside for Board elections, which are not necessary this year, to fund the planning effort. This direction would allow staff to advance negotiations and finalize the appropriate funding and contract documents.

SCOPE 2 – UPLAND/TERRESTRIAL CONCEPTUAL MASTER PLAN

The best-qualified terrestrial conceptual master plan proposal is $152,360 for the core scope, and there were no optional tasks identified in the proposal. This planning element is intended to establish a long-range vision for park uses, passive recreation, amenities and resource management, while considering the park's conservation values and the feasibility of alternatives. The City is expected to provide a design for the Asian American Garden that would be considered in one or more of the alternatives within the conceptual master plan. Staff requests direction to continue negotiating final terms with the proposer on this planning element. Staff proposes using District funds set aside for Board elections, which are not necessary this year, to fund the planning effort.

Furthermore, staff recommend that the two planning efforts continue to proceed separately yet simultaneously and in parallel. Scope 1 should remain focused on wetland habitat restoration, environmental review and permits, including opportunities for restoration-specific streamlining. Scope 2 should address upland/terrestrial uses and alternatives. Coordination and information-sharing are appropriate, but neither track should be delayed pending the other.

FISCAL IMPACT

Scope 1: $329,000 base proposal; up to $422,377 if identified options are determined necessary. If there was an equitable City/District cost share, each agency's share is $164,500 at the base level and approximately $211,189 at the upper level. The City's contribution remains subject to its own approval and appropriation and is unknown at this time.

Scope 2: $152,360. The District's anticipated Scope 2 costs and funding source should be handled through applicable procurement and budget approvals. Staff's proposed use of funds set aside for Board elections is based on the stated circumstance that those election funds are not needed this year.

RECOMMENDED ACTION

1. Provide direction to staff on whether the District should pursue negotiating and awarding contracts and proceed with both scopes of work in lieu of having a cost share agreement with the City for the Scope 1 project.
2. Confirm that staff's proposal to consider using budgeted, but unneeded, election funding to support the path forward is appropriate.
3. Confirm that Scope 2 terrestrial conceptual master planning will only proceed independently and simultaneously with Scope 1, with coordination to consider the City's Asian American Garden design/feasibility work in one or more alternatives.

ATTACHMENT(S)

None