

Kennedy Park/Kennedy Golf Course Conversion to Housing – The Kennedy Park Golf Course and Kennedy Park improvements were constructed on land formerly owned by the State of California that became surplus property. The park and golf course (roughly 340-acres) were purchased using Land & Water Conservation Fund Act (L&WCFA) funds which required the City to enter into grant agreements. In each of these agreements, the City has agreed, in perpetuity, to retain the land for: permanent open space; parks and recreational uses; and, conservation of land and other natural resources or historic/scenic purposes. The L&WCF Act requires that any conversion of L&WCFA land from the intended open space/recreational uses requires in part:

- Approval of the conversion by the National Parks Service (NPS) in consultation with, and upon recommendation from, the Department of Conservation and Recreation (DCR). The scope of the impact as a result of converting the current open space/recreational uses is determined by DCR before analysis commences.
- A suitable land exchange to replace the property removed from the original L&WCFA contract.
- Replacement property must be equal or greater in value and equal or greater in recreational usefulness as the area proposed to be converted.
- Replacement property must constitute or be a part of a viable recreation area which is determined based on a proposed outdoor recreation development plan and timetable for the development of the replacement parks.
- Land in public ownership is not eligible if already managed for recreation or open space uses.
- Conversion and substitution actions are subject to the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA) and the conversion is subject to consistency findings with the State-wide Comprehensive Outdoor Recreation Plan (SCORP).
- All costs for conversion/replacement are the responsibility of the local agency requesting the conversion/exchange. Costs would include, but not be limited to: preparation of appraisals for the land proposed for conversion and the replacement land; purchasing the replacement land; legal fees; environmental analysis and document preparation for both the conversion (loss of L&WCF land) and the replacement land and improvements; preparation of a recreation development plan for the replacement land; and, development of the replacement property.