



**Contra
Costa
County**

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: February 14, 2017

Subject: Urban Tilth Contract Amendment - Park Dedication/Impact Funds

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute a contract amendment with Urban Tilth, a 510(c)(3) nonprofit corporation, to provide electrical and security infrastructure, and to reapportion the existing contract budget for the development of an Urban Farm in North Richmond, with no change to the payment limit or the term December 31, 2015 through December 31, 2018.

FISCAL IMPACT:

No Impact to the County's General Funds. Funds are from the Park Dedication/Park Impact Trust Fund. No new funds will be allocated to the project as a result of the recommended action.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD
COMMITTEE

Action of Board On: **02/14/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: February 14, 2017

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Rolanda Hartfield, Deputy

Contact: Kristine Solseng (925)
674-7809

cc:

BACKGROUND:

Urban Tilth's Urban Farm Project: Urban Tilth's Roots and Restoration Farm ("Farm") is proposed to be a 3.1 acre Agricultural Park and Riparian Restoration Learning Center located at 323 Brookside Drive in North Richmond. The goal of the Farm is to provide the community a place to discover the power of the natural world by working, learning, playing, and cultivating an open, multi-functional site to grow healthy food while nurturing sustainable habitat and ecosystems. Potential components of the project include a working farm, a "You Pick It" learning garden, an outdoor kitchen, creek and garden classrooms, and a youth-run market stand. Supervisor Gioia's office has been working extensively with Urban Tilth on the development and implementation of this project. The idea came out of his visit to Zenger Farms, an urban farm partnership with the City of Portland. Park Dedication funds were previously approved for planning, design, other predevelopment activities, project management, and preparation/implementation of a soil management plan.

Proposed Amendment: As Urban Tilth has moved forward in implementing elements of the Farm, the need for electricity to help power the tools needed to make approved improvements along with the need to power a security system has become an urgent need. However, this particular task is not funded by Park Dedication or any other grant funding. The proposed Amendment will add an additional task to the contract to allow Urban Tilth to fund electrical and security infrastructure at the site. Funds will be moved from existing tasks (environmental and site analysis/studies and architect and engineering design) due to lower than expected costs associated with those activities combined with Urban Tilth's success in securing additional grant funding.

Project History:

- In 2013, the Board of Supervisors (Board) approved the conveyance of the Brookside Drive site from the Contra Costa County Flood Control and Water Conservation District to the County and approved allocating \$225,000 in park dedication funds for the County to purchase the subject site from Flood Control.
- On August 12, 2014 Urban Tilth signed a ten-year lease with the County for the subject property. The lease includes an option to extend for two additional 10-year terms.
- On October 7, 2014, the Board approved the recommendation from the Planning Commission to adopt a General Plan Amendment to add new policies in the Contra Costa County General Plan Land Use Element for the North Richmond Area to support and promote urban agriculture.
- On December 2, 2014, the Contra Costa County Board of Supervisors approved and authorized Urban Tilth to receive \$435,000 in Park Dedication Funds and enter into a contract for the implementation of those funds.
- On December 8, 2015, the Contra Costa County Board of Supervisors approved and authorized Urban Tilth to receive an additional \$22,000 to develop and implement a Soil Management Plan.
- On September 15, 2016, the Department of Conservation and Development approved a North Richmond Administrative Permit allowing for the establishment of the Urban Tilth North Richmond Farm.

The table below shows how the \$457,000 are currently programmed and the proposed modified budget with the new task included.

Proposed Modifications to Budget for Park Dedication/Park Impact Funds

Task	Amount - Approved Previously	Amount - Proposed
Environmental and Site Analysis/Studies	\$107,321	\$92,321

Architect and Engineering Design	\$195,520	\$170,520
Project Management/Coordination	\$102,159	\$102,159
Soil Management Plan and Implementation	\$52,000	\$52,000
NEW: Design and installation of Electrical and Security Infrastructure	\$ -	\$40,000
Total	\$457,000	\$457,000

Project Timeline: The project is anticipated to be completed by the end of 2018.

California Environmental Quality Act (CEQA): The proposed new task is consistent with the existing North Richmond Administrative Permit and does not require any CEQA review. Other, future developments at the Farm are currently under CEQA review. Urban Tilth has applied a Tree Permit and staff has recommended they submit a concurrent Land Use Permit application for the proposed caretaker mobile home. These elements, along with the proposed water and sewer infrastructure, are currently being reviewed for CEQA compliance.

It is policy of the County to utilize park dedication and park impact funds to meet local park needs. The use of park dedication/park impact funds to help finance the development of the Farm is consistent with that policy. No additional park dedication or park impact funds are requested at this time

CONSEQUENCE OF NEGATIVE ACTION:

Not approving the additional tasks will negatively impact the ability of Urban Tilth to proceed with the proposed Farm project and will jeopardize the security of their site.

CHILDREN'S IMPACT STATEMENT:

The proposed project will support the following community outcomes established in the Children's Report Card: 1) Children and youth are healthy and preparing for a productive adulthood; 2) Families are safe, stable and nurturing; 3) Communities are safe and provide a high quality of life for children and families.

ATTACHMENTS

Proposed Amendment Specifications