



**Contra  
Costa  
County**

To: Board of Supervisors  
From: John Kopchik, Director, Conservation & Development Department  
Date: July 11, 2017

Subject: Contract with Urban Tilth for the Development of an Urban Farm Park in the North Richmond Area - North Richmond waste and Recovery Mitigation Fund

**RECOMMENDATION(S):**

APPROVE and AUTHORIZE the Conservation and Development Director, or designee to execute a contract with Urban Tilth in an amount not to exceed \$105,000 for the development of an urban farm community park in the North Richmond Area for the term July 11, 2017 through December 31, 2018.

**FISCAL IMPACT:**

No impact to the County General Fund. 100% North Richmond Mitigation fund.

**BACKGROUND:**

On June 20, 2017, Contra Costa County Board of Supervisors approved the North Richmond Waste and Recovery Mitigation Fee Expenditure Plans – 2015-16 (amended) and 2017-18. The 2017-18 Expenditure Plan allocates \$105,000 for a new strategy – Urban Farm Park Dedication Project - to help fund the development of the North Richmond Urban Farm project. The North Richmond Mitigation Fund \$105,000 allocation leverages other County funds directed to the project including \$457,000 from the Park Dedication/Park Impact Fee Trust Fund.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **07/11/2017** ☒ 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: July 11, 2017

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

By: June McHuen, Deputy

Contact: Kristine Solseng (925)  
674-7809

cc:



## BACKGROUND: (CONT'D)

### Urban Tilth's North Richmond 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.

### **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.
- On June 20, 2017, Contra Costa County Board of Supervisors approved the North Richmond Waste and Recovery Mitigation Fee Expenditure Plans – 2015-16 (amended) and 2017-18. The 2017-18 Expenditure Plan allocates \$105,000 for a new strategy – Urban Farm Park Dedication Project - to help fund the development of the North Richmond Urban Farm project.

### **Proposed Use of North Richmond Mitigation Funds**

The table below shows how the \$105,000 will be programmed.

<b>Task</b>	<b>Amount</b>
Environmental and Site Analysis/Studies	\$ 11,000
Community Outreach and Engagement	\$ 35,600
Capital Improvements – Interim Farm Build	\$ 58,400
<b>Total Funds</b>	<b>\$105,000</b>

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

**California Environmental Quality Act (CEQA):** The proposed tasks are consistent with the existing North Richmond Administrative Permit and does not require any CEQA review. Other, proposed future developments at the Farm are currently under CEQA review. Urban Tilth has applied for 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 in compliance with CEQA.

#### CONSEQUENCE OF NEGATIVE ACTION:

Not approving the additional tasks will negatively impact the ability of Urban Tilth to proceed with the proposed Farm project.

#### 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.