



**Contra
Costa
County**

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: January 22, 2019

Subject: Park Dedication and Park Impact Fee Fund Authorization for El Sobrante Community Building

RECOMMENDATION(S):

AUTHORIZE the Auditor-Controller to transfer \$360,000 from Park Dedication/Park Impact Fund Accounts identified to Contra Costa County Public Works Department to help finance improvements at the El Sobrante Reading Garden Park and Community Building located at 4191 Appian Way in El Sobrante; and APPROVE Appropriations and Revenue Adjustment No. 5046 authorizing new revenue in the amount of \$360,000 from Park Dedication/Park Impact Funds and appropriating it to the Public Works Department to finance improvements at the El Sobrante Reading Garden Park and Community Building located at 4191 Appian Way in El Sobrante.

FISCAL IMPACT:

No Impact to the General Fund, 100% Park Dedication and Park Impact Fees that have accumulated in the El Sobrante census tracts will be used to finance the improvements.

BACKGROUND:

Proposed Improvements

Located next to the El Sobrante Reading Garden, the El Sobrante Community Building will serve as a community center for the unincorporated community of El Sobrante. Once the

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **01/22/2019** ☒ 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: January 22, 2019

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

By: Stephanie Mello, Deputy

Contact: Kristine Solseng (925)
674-7809

cc:

building meets current safety standards, it will provide a venue for community groups to hold meetings and host community events. The parking lot improvements will provide ADA access to the park and the community events

BACKGROUND: (CONT'D)

hosted at the El Sobrante Community Building. The ability to utilize the Community Building adjacent to the park will provide a synergy between community group gatherings, community events, and park activities.

The County has approved Building Improvements for 4191 Appian Way in El Sobrante Community Building and parking area for the Community Building and El Sobrante Reading Garden park. The project consists of parking area repairs, repairing the existing foundation of the Community Building, and American with Disability Act (ADA) improvements in both the parking area and the building.

The proposed park and recreational improvements will serve the residents of unincorporated El Sobrante.

Park Fund Background

The County imposes fees on residential development to fund park and recreational facilities under both the County's Park Dedication Ordinance and the County's Park Impact Fee Ordinance. Funds from these fees are deposited into accounts associated with the census tract where the residential development occurs to ensure the funds are directed to park and recreational facilities which serve the residents of the development. The following table outlines the El Sobrante Park Dedication and Park Impact fee accounts that will be used for the project. Use of the park fees identified are reasonably related to improvements at the Community Building adjacent to the Reading Garden and are consistent with government code section 6601(a)(3)-(4), because the Building serves the entire El Sobrante Community, including the areas from which the proposed expenditures were collected.

Park Account Number	Amount
8136 2757 03601	\$1.44
8136 2757 03602	\$4,586.64
8136 2757 03610	\$969.38
8136 2757 03620	\$58,916.72
8136 2757 03630	\$135,918.38
8136 2757 36011	\$2,033.49
8136 PI04 03690	\$1,160.30
8136 PI04 36902	\$7,514.26
8136 PI57 03630	\$109,215.33
8136 PI58 36020	\$39,684.06
Total	\$360,000

Applicable General Plan Goals and Policies

The proposed project implements the following General Plan Park and Recreation Facilities Goals:

- * To develop a sufficient amount of conveniently located, properly designed park and recreational facilities to serve the needs to all residents. (9-36)
- * To promote active and passive recreational enjoyment of the County's physical amenities for the continued health, safety and welfare of the citizens of the County. (9-38)

The proposed project implements the following General Plan Park and Recreation Facilities Policies:

- * A well-balanced distribution of local parks, based on character and density present and planned residential development and future recreational needs, shall be preserved. (9-41)
- * Park design shall be appropriate to the recreational needs and access capabilities of all residents in each locality. (9-42)

Parks Capital Improvement Plan Consistency

The proposed project support the development of the El Sobrante Reading Garden/Park identified in the Capital Improvement Program.

California Environmental Quality Act (CEQA)

The Board of Supervisor's determined the project is a CEQA, Class 1(d) Categorical Exemption, pursuant to Article 19, Section 15301 of the CEQA Guidelines on December 18, 2018

CONSEQUENCE OF NEGATIVE ACTION:

If the funds are not authorized to be used for the proposed project, there will not be sufficient funding to complete the project.

ATTACHMENTS

APOO 5046 EL SOBRANTE LIBRARY PLANT