



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: March 19, 2019

Subject: Urban Tilth Contract and Park Fee Allocation

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute a contract in the amount of \$246,000 with Urban Tilth, a 501(c)(3) nonprofit corporation, to complete the Design Phase and begin Phase I Construction at the North Richmond Urban Farm for the period January 1, 2019 through December 31, 2019.

FISCAL IMPACT:

No Impact to the County's General Fund. Funds are from the Park Dedication/Park Impact Trust Fund.

BACKGROUND:

Urban Tilth's Urban Farm Project

The North Richmond Farm is a 3.1-acre Agricultural Park and Riparian Restoration Learning Center providing rich outdoor experiences for children, youth and adults. The Farm will offer "You Pick It" learning gardens, a community kitchen, a cooperative youth-run cafe, a simple outdoor amphitheater, multipurpose gathering space, garden and creek classrooms, and a working farm providing fresh produce and eggs. The North Richmond Farm will also provide an outdoor hub to provide education, training,

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **03/19/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I
Supervisor
Candace Andersen, District II
Supervisor
Federal D. Glover, District V
Supervisor

ABSENT: Diane Burgis, District III
Supervisor
Karen Mitchoff, District IV
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: March 19, 2019

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

By: Laura Cassell, Deputy

Contact: Kristine Solseng (925)
674-7809

cc:

employment, locally produced food, and daily, hands-on, beneficial outdoor experience in a neighborhood that offers few opportunities for engagement with safe green spaces.

BACKGROUND: (CONT'D)

Contra Costa County has been a fiscal supporter to the North Richmond Farm since 2013 and championed by Supervisor Gioia after his visit to Zenger Farm, an urban farm partnership with the City of Portland. The County has provided \$256,307 of Park Dedication fees towards site acquisition and \$457,000 of Park Impact/Park Dedication fees towards project development. In addition, \$623,187 of the County's Measure WW funds have been allocated to the North Richmond Farm for utility installation.

Proposed Contract

The contract amount is for \$246,000, which includes \$46,000 from a previous contract with Urban Tilth plus an additional \$200,000 in Park Dedication and Park Impact Fees. The contract will help fund the final design phase and Phase I Construction of the North Richmond Farm. Phase I Construction will include the construction of all production areas of the North Richmond Farm. The Park Fees will be used for the following tasks: (i) additional geotechnical and site surveys, (ii) architect and engineering design, (iii) project management/coordination, (iv) removal of diseased and non-native trees, (v) construction of farm buildings, greenhouses, hoop houses, washing pack area, and other approved improvements as needed, and (vi) additional permitting fees.

The table below shows the estimated use of these funds:

Task 1: Environmental and Site Analysis/Studies	\$ 30,000
Task 2: Architect and Engineering Design	\$ 44,880
Task 3: Project Management/Coordination	\$ 31,120
Task 4: Tree Removal	\$ 5,000
Task 5: Construction of Approved Improvements	\$ 100,000
Task 6: Permitting	\$ 35,000
Total	\$ 246,000

Project Timeline

The project is anticipated to be completed by the end of 2021.

California Environmental Quality Act (CEQA)

A Mitigated Negative Declaration was adopted as part of the land use entitlements on November 13, 2018.

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 North Richmond Dedication and Park Impact fee accounts that will be used for the project. Use of the park fees identified are reasonably related to the development of the North Richmond Urban Farm park, consistent with Government Code section 66001(a)(3). There is a reasonable relationship between the increase in housing units and the need for additional park improvements, consistent with Government Code section 66001(a)(4).

Account	Amount
PI1336502	\$ 135,790.64
421335602	\$ 110,209.36
Total	\$ 246,000.00

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)
- To achieve a level of park facilities of four acres per 1,000 population (9-39)

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)

The proposed project also implements section 3-194 of the Land User Element which outlines policies "to promote and support the development of urban agricultural in North Richmond including an Urban Agricultural Demonstration/Educational Garden. The Urban Tilth North Richmond Garden provides a demonstration and educational urban farm in North Richmond.

Park Capital Improvement Plan Consistency

The proposed project supports the development of a Park in the North Richmond Community, identified in the Capital Improvement Program.

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.