



**Contra  
Costa  
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: May 26, 2020

Subject: Park Dedication and Park Impact Fee Fund Authorization for Walden Green and Fox Creek Park Improvements

**RECOMMENDATION(S):**

AUTHORIZE the Auditor-Controller to transfer \$1,200,000 from certain Park Dedication/Park Impact Fund Accounts to the Contra Costa County Public Works Department to help finance improvements at Fox Creek Park, located at 118 Anthony Way, Walnut Creek; Walden Green 1, located along the Iron Horse Trail between Treat Blvd. and Coggins Drive, Walnut Creek; and Walden Green 2, located along the Iron Horse Trail between Coggins Drive and Mayhew Way in Pleasant Hill; and APPROVE Appropriations and Revenue Adjustment No. 5072 authorizing new revenue in the amount of \$1,200,000 from Park Dedication/Park Impact Funds and appropriating it to the Public Works Department to finance the subject improvements.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **05/26/2020** ☒ 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: May 26, 2020

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

By: Stacey M. Boyd, Deputy

Contact: Kristine Solseng,  
(925) 674-7809

cc:

## FISCAL IMPACT:

No Impact to the General Fund. 100% Park Dedication and Park Impact Fees deposited in the Contra Costa Centre area census tracts will be used to finance the improvements.

## BACKGROUND:

### **Proposed Improvements**

The Walden Green 1 (between Treat Boulevard and Coggins Drive) portion of the project is a green open space area along the Iron Horse Trail managed by Contra Costa County Public Works (CCCPWD) - Special Districts. The Walden Green 2 (between Coggins Drive and Mayhew Way) portion of the project is along the Iron Horse trail, just north of the Walden 1 area. These two segments, comprise approximately a half-mile stretch of the Iron Horse Trail Corridor. The vegetation plan was selected as a way to reduce maintenance and water use moving forward. The landscape maintenance fund for Walden Green I is limited to funding through conditions of approval from one apartment project and proposed to increase with another project. Walden Green II was completed in 2018 without designated funding for ongoing maintenance.

The project involves the installation of new landscaping/hardscaping at Walden Green that will require less water and maintenance than the existing vegetation (Figure 3).

Walden I and 2 are approximately 5.2 acres in area, of which approximately 2.8 acres is irrigated lawn. Approximately 500 linear feet of non-native shrubs may be removed along the Walden Green I and II to allow better visibility of and along the trail in response to public concerns about safety along the trail corridor. Existing shrubs, bushes, and trees may also be trimmed to increase visibility. The project will remove trees that are in poor condition and those entangled with power lines. Walden I and II contain 166 trees greater than 6-inches in diameter that were evaluated by a licensed arborist. Approximately 31 mature trees and 18 trees with a diameter less than 6-inches will be removed. An arborists report from March 2019 deemed all but three of these trees to have "low" suitability for preservation based the health, age, and structural condition of the tree species and they are expected to continue to decline regardless of treatment. Three trees were rated as "moderate" suitability for preservation, but one was noted to be nearly dead and the other two were young trees in good condition but in locations determined to be a safety concern. Excavation of up to two feet of soil is required for root removal.

Landscaping/hardscaping elements will include mulching, placement of decomposed granite and stone, steel edging to contain these elements, and renovation of the existing irrigation system. Six 650-gallon in-ground trash systems may be installed, which hold large volumes of trash in order to reduce trash removal trips. Excavation of up to five feet of earth is required to install the trash systems. Other minor alternatives such as removal of broken water fountains, short trail connections, or benches and tables may be implemented.

The Fox Creek Park portion of the project will enhance the park by replacing some of the landscaping with more sustainable landscaping and increasing American with Disability Act (ADA) accessibility. The project consists of removing non-native vegetation and

removing approximately 20 trees that have either reached the end of their life spans, grow irregularly due to trimming for building clearance, or have been stunted by more mature trees, at the recommendation of an arborists report. The project will install more sustainable landscape that will require less maintenance and water. Lastly, features that impede ADA accessibility including railings and park furniture will be replaced.

### **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 Contra Costa Centre Park Dedication and Park Impact fee accounts that will be used for the project. Use of the park fees identified are reasonably related to proposed improvements at Walden Green 1 and 2 and Fox Creek Park and are consistent with government code section 66001(a)(3)-(4), because the proposed park improvements will serve the Contra Costa Centre Community, including the areas from which the proposed expenditures were collected.

<b>Park Account Number</b>	<b>Amount</b>
8136 275503381	\$ 42,275.32*
8136 275533822	\$ 104,686.02*
8136 373503381	\$ 246.83*
8136 PI5532401	\$ 1,029,756.30
9136 PI5533823	\$ 23,035.53*
<b>Total</b>	<b>\$1,200,000.00</b>

\* Amounts reflect fund balance as of 3/31/2020 and balances may increase due to interest earning and accounts designated with an asterisk (\*) in h table will be spent down in their entirety, including future interest earning. Park account 8136 PI15532401 will fund the remainder of the balance, not to exceed \$1,029,756.30.

### **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 of all residents (9-H)
  - \* To develop a system of interconnected bicycle, pedestrian, and riding trails and paths suitable for both active recreational use and transportation/circulation (9-I)
  - \* 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-J)
- 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. (9-33)
- \* Park design shall be appropriate to the recreational needs and access capabilities of all residents in each locality. (9-34)
- \* Public trail facilities shall be integrated into the design of flood control facilities and other public works whenever possible (9-38)

### **Parks Capital Improvement Plan Consistency**

The proposed improvements support the development of pocket parks along the Iron Horse Corridor identified in the Capital Improvement Program

### **California Environmental Quality Act (CEQA)**

The Board of Supervisors determined both projects are California Environmental Quality Act (CEQA) Class 1(h) and 4(b) Categorical Exemptions pursuant to Article 19, Section 15301 and 15304 of the CEQA guidelines on January 21, 2020.

### **CONSEQUENCE OF NEGATIVE ACTION:**

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

### **ATTACHMENTS**

TC 24/27 #5072 Park Dedication Funds