

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Parks	(2) MEETING DATE 10/30/2012	(3) CONTACT/PHONE Curtis Black 805 781-5204	
(4) SUBJECT Review Jack's Helping Hand, Inc., request for Park Public Facility Fee and/or Quimby Fee funding to assist in constructing Phase I of Jack Ready Imagination Park. District 4			
(5) RECOMMENDED ACTION It is recommended that the Board: 1) Review this report and determine if a total of \$532,500 or some other amount, if any, is an appropriate amount of Quimby Fee (\$426,000) and/or Park Public Facility Fee (\$106,500) funding to designate for construction of Phase I of Jack Ready Imagination Park in accordance with attached conceptual plans. 2) If funding is provided: a. Approve attached Resolution of findings for use of Quimby and Public Facilities Fees for the subject project and instruct Chair to sign; b. Amend the Public Facility Fund, Public Facilities Financing Plan Chapter 3.3 Park Facility Inventory to include Jack Ready Park as eligible for Public Facility Fee funding; c. Approve a Budget Adjustment Request of approved amount from the Public Facilities Fee Fund Center 24700 and Quimby Fee Fund Center 85700 to Parks-Land Fund Center 30504 to fund construction costs for subject project and 6.5% of the amount allocated for project oversight by Architectural Services; (four-fifths vote required) d. Instruct and authorize GSA Director to complete and sign a written agreement between General Services Agency and Jack's Helping Hand, Inc., to include all appropriate requirements for the use of public funding and the General Services Agency processes to review plans and specifications, accomplish construction inspections and authorize Director to approve the agreement and disburse funding for the project.			
(6) FUNDING SOURCE(S) Park Public Facility and/or Quimby Act Fees	(7) CURRENT YEAR FINANCIAL IMPACT \$532,500.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? No
(10) AGENDA PLACEMENT { } Consent { } Presentation { } Hearing (Time Est. _____) { X } Board Business (Time Est. <u>15 min.</u>)			
(11) EXECUTED DOCUMENTS { X } Resolutions { } Contracts { } Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) 19001216		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: 1213034 { X } 4/5th's Vote Required { } N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY { X } N/A Date _____	
(17) ADMINISTRATIVE OFFICE REVIEW Reviewed by Vincent Morici			
(18) SUPERVISOR DISTRICT(S) - District 4			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Parks / Curtis Black
805 781-5204

DATE: 10/30/2012

SUBJECT: Review Jack's Helping Hand, Inc., request for Park Public Facility Fee and/or Quimby Fee funding to assist in constructing Phase I of Jack Ready Imagination Park. District 4

RECOMMENDATION

It is recommended that the Board:

- 1) Review this report and determine if a total of \$532,500 or some other amount, if any, is an appropriate amount of Quimby Fee (\$426,000) and/or Park Public Facility Fee (\$106,500) funding to designate for construction of Phase I of Jack Ready Imagination Park in accordance with attached conceptual plans.
- 2) If funding is provided:
 - a. Approve attached Resolution of findings for use of Quimby and Public Facilities Fees for the subject project and instruct Chair to sign;
 - b. Amend the Public Facility Fund, Public Facilities Financing Plan Chapter 3.3 Park Facility Inventory to include Jack Ready Park as eligible for Public Facility Fee funding;
 - c. Approve a Budget Adjustment Request of approved amount from the Public Facilities Fee Fund Center 24700 and Quimby Fee Fund Center 85700 to Parks-Land Fund Center 30504 to fund construction costs for subject project and 6.5% of the amount allocated for project oversight by Architectural Services; (four-fifths vote required)
- d. Instruct and authorize GSA Director to complete and sign a written agreement between General Services Agency and Jack's Helping Hand, Inc., to include all appropriate requirements for the use of public funding and the General Services Agency processes to review plans and specifications, accomplish construction inspections and authorize Director to approve the agreement and disburse funding for the project.

DISCUSSION

When Paul and Bridget Ready lost their young son Jack to a rare form of brain cancer, they turned their unimaginable grief into a way to help others. In 2006, they formed Jack's Helping Hand, Inc. (JHH), a designated 501 (c) (3) nonprofit corporation. To date JHH has helped hundreds of disabled children and their families, has opened three toy lending libraries within San Luis Obispo County, sponsored support groups, and initiated special classes for disabled children. JHH has also partnered with the County to construct Jack Ready Imagination Park.

JHH's goal is to ensure that all children have a safe and beautiful place to play and thrive outside in the sunshine. This means that they will build a park that will accommodate all abilities, one that will offer a sensory garden for the hearing and sight impaired, playground equipment built especially for kids with disabilities and mobility issues, an equestrian center for therapeutic horseback riding and fields and picnic facilities for families to enjoy. This will be Jack Ready Imagination Park in Nipomo. Currently JHH has requested \$500,000 or more of Park Public Facility Fee (PPFF) and Quimby Fee funds to combine with existing and future private contributions and grant funds to complete the park. To date, JHH has secured \$200,000 of private contributions to construct the park.

In 2005, an undeveloped 30-acre parcel of land in Nipomo was donated by Nicholas and Kathleen Tompkins to the County of San Luis Obispo for purposes of establishing a park in memory of their nephew, Jack Ready. On April 21, 2009

JHH entered into a 99-year lease for that property with the County, for the express purpose of building Jack Ready Imagination Park, a universally accessible park for physically challenged children.

In 2010, JHH supporters created a site plan, complete with buildings, landscaping, playground, and equestrian center.

On December 14, 2010 the Board of Supervisors took actions to amend the South County Area Plan of the Land Use Element by changing the land use category for this parcel from Agriculture to Public Facilities. In addition the Board amended Title 22 to add planning area standards for the site, amended the Conservation and Open Space Element map from Agriculture to Multi-Use Public Land, disestablished the agricultural preserve on this thirty-acre parcel and approved a Negative Declaration according to the California Environmental Quality Act.

On April 14, 2011 The San Luis Obispo Planning Commission approved Conditional Use Permit DRC2009-00062 permitting the use of this parcel for a public park as described in the attached site plan.

On June 28, 2012 The Parks and Recreation Commission reviewed a report on this topic and recommended the Board of Supervisors provide \$500,000 of Park Public Facility Fee funds toward construction of Jack Ready Park.

On September 27, 2012 The Parks and Recreation Commission again reviewed a report on this topic and provided the following recommendation to the Board of Supervisors. "Based on the Commission recommendation of June 28, 2012 supporting \$500,000 towards Jack Ready Park, The Commission further strengthens the recommendation by designating \$400,000 from Quimby Act, Area 4 and \$100,000 from Park Public Facility Fee funds."

Throughout this period JHH has received generous community support both in addressing needs of children and families, and in preparing to construct Jack Ready Imagination Park. JHH leadership has stated that, upon its completion the park will be maintained at no cost to the County. JHH will provide for 100% of operating, maintenance, administrative and programming costs for Jack Ready Imagination Park.

Proposed Project

JHH's request for funding is attached and includes the project details and costs, received from JHH on October 11, 2012. This project would construct Phase I of Jack Ready Imagination Park in Nipomo, CA. Specifically, the project would include:

Staking	\$15,000
Grading	\$143,000
Erosion Control	\$25,000
Water Services	\$263,000
Sewer Services	\$10,000
Electrical	\$21,000
Storm Water	\$15,000
Hardscapes	\$226,000
Landscapes	\$110,000
Structures	\$84,000
Playground	\$912,000
Subtotal:	\$1,824,000
Contingencies	\$183,000
Total Budget	\$2,007,000

Project Oversight

Architectural Services Division (ASD) would provide oversight for use of the public portion of funding. ASD costs for these services (design review, inspection and payment approval) is 6.5% of the total expenditure. Funding to provide these ASD services would be provided from the associated funding source. The requested \$500,000 funding would provide approximately 25% of the total estimated Phase I budget. JHH has an additional \$200,000 in hand and anticipates significant private grants and contributions to accomplish construction of Phase I of Jack Ready Imagination Park. JHH anticipate breaking ground as early as spring 2013.

Ongoing Maintenance

Ongoing maintenance of this park is a topic as important as its construction. Should a park be constructed it is critical to

provide adequate operational funding to maintain a safe, usable and attractive park. JHH has provided a strong commitment to maintain this park and provide both administrative and programming support at no cost to the County. Recently a golf tournament was held to establish a Maintenance Fund for Jack Ready Imagination Park. To date \$34,000 has been placed into this fund for this purpose.

To date JHH has maintained the thirty-acre parcel, improved Illinois Way and provided significant public services to children and families at no cost to the County. County Park staff believes that this unique group has the wherewithal to meet their stated commitment of constructing, maintaining and programming this park at no cost to the County. If at some future date JHH failed to continue maintenance and our agreement terminated, the County would retain ownership of all improvements including playgrounds, picnic sites, restrooms and facilities.

Use of Quimby and PPF Funds

A summary of Quimby Fee and Park Public Facility Fee (PPFF) accounts as of July 1, 2012 is found in Attachment D. It is not unusual for County Parks to provide PPF and Quimby funds to other agencies for purchase of land and/or development of recreational facilities for public good. Recent dedication of Quimby and PPF funds to assist in purchase of lands adjacent to Dana Adobe; and, PPF funds for San Luis Obispo Botanical Gardens landscapes and Wild Cherry Canyon purchase are examples of such use of these funds.

Quimby fees are collected from subdivision efforts and placed into five separate areas related to their source. Quimby Area 4 includes: South County (coastal and inland) Planning Area. County Parks located in Area 4 are limited to Nipomo Community Park and Jack Ready Imagination Park. Park Public Facility Fee funds are collected through residential development and are placed into one countywide fund.

County Counsel has reviewed Title 18 - Public Facility Fees Ordinance and the related Public Facility Fee Financing Plan and finds that the amendment to Chapter 3.3 Park Facilities Inventory of the Public Facility Fee Financing Plan, through the attached resolution, enables the use of PFF funds for this project.

High Priority Park Projects

Below is a list of current High Priority projects in various stages of planning and development that are eligible for funding with Park Fees. It should be noted that the funds available as shown on Attachment D, are not adequate to fund all of the high priority projects. Therefore, it is necessary to review these projects and focus funding on those that best meet community needs. The High Priority projects are ranked below, from highest priority to lowest priority, based on the criteria, contained in the Parks and Recreation Element of the San Luis Obispo County General Plan. According to these criteria, Jack Ready Imagination Park ranked number 10 of 17.

Project Title	BOS District	Project Description	Rating Per PRE Criteria	Ranking
Bob Jones Pathway – SLO to Ontario Road	3	Multi-use class I pathway from Octagon Barn to Ontario Road- EIR in process- construction partially funded w/ PFF and Grants	33.3	1
Morro Bay to Cayucos Connector	2	Multi-use class I pathway and class III bike route between Morro Bay and Cayucos (California Coastal Trial)- in the permitting process, plans, specifications and estimates funded with grants, grant application submitted for construction	31.3	2
San Miguel Community Park Expansion	1	Expand park by removing K St. & expanding to adjacent parcel. Improvements include: new ball field; and repair of existing facilities - K St. mitigation partially grant funded, additional funding needed for improvements	31	3

Nipomo Community Park Master Plan	4	Master Plan adoption and EIR certification planned for 2012. PFF Funds allocated for playground replacement. Master plan improvements include: restrooms; picnic areas; sports; fields; trails; etc.- unfunded	30	4
Templeton to Atascadero Connector	1 & 5	Multi-use trail connecting Templeton and Atascadero- Design funded by grant, construction unfunded	29.3	5
Cave Landing Trail and Improvements	3	Multi-use trail connecting Pismo Beach to Avila Beach, parking lot improvements, and beach access to pirates cove- - in the permit process, construction fully grant funded	28	6
Avila to Harford Pier Pathway	3	Multi-use class I pathway between Avila Beach and Harford Pier (California Coastal Trail) -design and permits funded with grant funds, construction partially grant funded	27.7	7
Santa Margarita to Garden Farm Connector	5	Multi-use class I pathway connecting Santa Margarita and Garden Farm-easement to be donated, remaining phases unfunded	26	8
Salinas River Corridor Anza Trail	1	Plan for multi-use trail funded with grant. Remaining phases, including construction, unfunded	25	9
Jack Ready Imagination Park	4	Assist Jack's Helping Hand with new park development for people with special needs. Improvements include: playground; parking; picnic areas; equestrian facilities; and trails - Jack's Helping Hand has funded park design and access improvements and is striving to raise funds for construction - partially funded	23.3	10 tie
Biddle Park Master Plan	4	Master Plan adoption and environmental review completion planned for 2012. PFF funds allocated for playground replacement. Master plan improvements include: parking; restrooms; picnic areas; ball fields; playgrounds; trails; etc.- unfunded	23.3	10 tie
Dana Adobe Park	4	Acquisition and development of a new park adjacent to the Dana Adobe, in Nipomo. Improvements include: community center; trails; picnic areas; playgrounds; and interpretive garden - unfunded	23	12
Norma Rose Park Development	2	New park in Cayucos. Improvements include: parking; playground; basketball court; skate park- partially funded with PFF	22	13
North Coast Coastal Trail	2	Plan for multi-use trail funded through grant. Remaining phases, including construction, unfunded	20	14
SLO Botanical Garden Improvements	2	Assist the SLO Botanical Garden with the improvements to the garden and facilities. Improvements include: paving; and amphitheater construction- PFF funded	19.7	15
San Juan Bautista De Anza Trail Property Acquisition in Edna	3	Acquisition of parcels that may become part of the multi-use class I pathway segment between Pismo Beach and San Luis Obispo - unfunded	17.7	16

Pismo Beach to Bob Jones Trail Connector	3	Multi-use class one pathway connecting Pismo Beach to Bob Jones trail - unfunded	11.3	17
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OTHER AGENCY INVOLVEMENT/IMPACT

On June 28, 2012 and again on September 27, 2012 the County Parks and Recreation Commission supported the construction of Jack Ready Imagination Park and on September 27, 2012 The Parks and Recreation Commission recommended that the Board of Supervisors “Based on the Commission recommendation of June 28, 2012 supporting \$500,000 towards Jack Ready Park, The Commission further strengthens the recommendation by designating \$400,000 from Quimby Act, Area 4 and \$100,000 from Park Public Facility Fee funds.”

FINANCIAL CONSIDERATIONS

Financial impacts would vary by the amount of PPF and/or Quimby funding determined appropriate by the Board of Supervisors. Per JHH construction estimates, the total Phase I project costs are \$2,007,000. The JHH request is for \$500,000 or more to combine with other funding sources to construct Phase I of the park. County Parks and Recreation Commission has recommended that the Board approve \$400,000 of Area 4 Quimby Fee funds and \$100,000 of PPF funds for this project.

In addition, project oversight services provided by Architectural Service Division are estimated at 6.5% of the funding. If \$500,000 is approved there would be \$32,500, in addition to the project costs and would be paid proportionately from Quimby and PPF funds.

The July 1, 2012 balance of undesignated Quimby funds in Area is \$571,230. If the requested \$400,000 of Quimby Fee funds and related \$26,000 funding for Architectural Services Division work are provided there will be \$145,230 of undesignated Quimby funds remaining.

The July 1, 2012 balance of undesignated PPF funds is \$1,816,331. If the requested \$100,000 of PPF funds and related \$6,500 funding for Architectural Services work are provided there will be \$1,709,831 of undesignated PPF funds remaining.

RESULTS

Providing funds to assist in the construction of Jack Ready Park would help to provide unique parklands suitable for children and families of all physical capabilities with no ongoing costs to the County. Construction of Jack Ready Imagination Park would help provide a healthy community, a livable community and a well governed community.

ATTACHMENTS

- A. Jack’s Helping Hand Request for Funding
- B. Vicinity Map
- C. Site Plan
- D. July 1, 2012 Quimby and Public Facility Fee Funds Detail
- E. Resolution