



Monterey County

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Board Report

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- a. Approve concept plans for Tatum's Garden Foundation (TGF) project to use 25,000 square feet of Quail Meadows in Toro Park
- b. Authorize the RMA Director to process plans, including the Development Review Committee (DRC), to address technical details.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve concept plans for Tatum's Garden Foundation (TGF) project to use 25,000 square feet of Quail Meadows in Toro Park
- b. Authorize the RMA Director to process plans, including the Development Review Committee (DRC), to address technical details.

SUMMARY:

Parks Department received a proposal from the TGF to renovate an existing playground at Toro Park and develop an accessible, Inclusive Playground with play opportunities for children of all abilities. An Inclusive Playground provides children with a greater opportunity to learn, develop and improve their physical, cognitive and social skills in a playground setting, instead of being dependent on the typical handicapped playground designs, that can often become physical or social barriers.

Tatum's Garden Foundation (TGF) has provided an update that includes information on their preparatory site work required for the planning and design work necessary for the project, a site survey providing information on topography, existing features, site elements and boundary area. This update also provides information on their community outreach and project fund raising activities, proposals for a donor recognition program and the proposed design concept and renderings for an inclusive accessible playground (**Attachment A - TGF Cover Letter and Project Update**).

TGF has presented their update to the Board of Supervisors Park Committee, which received the update, supported their proposed project concept and supported the staff recommendation for the TGF to bring the project forward to the RMA - Planning Department's Development Review Committee (DRC) for proposal review and feedback.

DISCUSSION:

A series of design workshops were hosted in Salinas, Gonzales and Carmel Valley where children had the opportunity to provide their ideas for a playground. TGF also received design ideas from online submittals. These design workshops were facilitated by TGF and their consultants, Leathers and Associates, a firm specializing in community-based public playground design and development. The firm, receiving direction from TGF has completed their design proposal.

The proposal calls for additional improvements to the Quail Meadows use area at Toro Park that will help improve and renovate existing park amenities within and adjacent to the Quail Meadows Group BBQ Area. These renovations include repaving and striping of the asphalt entry road and parking lot at Quail Meadows, renovation of the existing restroom building, the addition of new accessible BBQ units and picnic tables and an accessible path of travel between these areas, the restroom, around the Inclusive Playground and to and from the parking lot.

On July 10, 2017 the TGF provided an update to the Board of Supervisor's Park Committee, which received their update report and supported their proposal. The Park Committee also supported the staff recommendation to bring the proposal forward to the DRC for further review and project feedback. Representatives with TGF expressed that they are very familiar with Toro Park and understand the need to comply with the park's Use Permit, the need to address any intensification in use and address identified impacts, the importance of their proposal fitting within the overall, existing character of the park facility and the importance of preserving and enhancing the park's natural, cultural and recreational resources. TGF is also aware that costs associated with the project shall be at their expense, unless other agreements have been approved by the Board of Supervisors.

As noted in their update material, TGF relies on the generous donations and contributions of willing sponsors. Their submittal material includes images of their existing fundraising program such as murals, signs, logos incorporated into various site features, ceramic artwork, bricks and picket fence slats that would include the names of those who contributed. The greater the donation or contribution, the more prominent the recognition would be.

TGF has proposed that the playground would be named "Tatum's Treehouse". A logo for the project has also been developed, and is intended to be prominently displayed at the playground area and used in promotional or outreach material related to the project.

ENVIRONMENTAL REVIEW:

The proposed project is exempt from review under the California Environmental Quality Act (CEQA) as a minor alteration of land (CEQA Guidelines Section 15304). The Resolution of Intention No. 16-329 states the Board's intent to proceed with the project and includes the finding and determination of this exemption.

OTHER AGENCY INVOLVEMENT:

RMA-Building Services, RMA-Environmental Services, RMA-Parks, Monterey County Water Resource Agency and County Counsel will be involved in the effort to develop an Inclusive Accessible Playground at Toro Park. TGF is developing a base of private sector supporters.

FINANCING:

The construction cost and seed money to establish a fund to care for the long-term maintenance of the inclusive play structure will be funded by TGF and their private sector supporters.

Because there is no long-term warranty or contractual agreements (this project is a community design/build project), there could be a potential impact to the General Fund for any unforeseen future building or structural issues, vandalism and long term maintenance that would not be covered by the fund established by TGF.

As noted above, TGF proposal calls for additional improvements to the Quail Meadows use area at Toro Park, which will help improve and renovate existing park amenities at the Quail Meadows Group BBQ Area.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This project represents improvement to a county facility that will provide inclusive accessible playground facilities at Toro Park. This project reflects the following Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: John Akeman, Parks Planning Manager, Ext. 4911
Reviewed by: John Guertin, RMA Land Use and Community Development Deputy Director
Approved by: Carl P. Holm, AICP, Resources Management Agency Director

The following attachments are on file with the Clerk of the Board:

- Attachment A - Cover Letter
- Attachment B - Update Material
- Attachment C - Topographical Plan

cc: TGF, Toro Land Use Advisory Committee, Mike Dove, Save Toro Park, Toro Park Trails Working Group