



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

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DATE: April 23, 2025

01

TO: Board of Supervisors

SUBJECT

ESTABLISH APPROPRIATIONS AND AUTHORITY TO ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR THE JESS MARTIN COUNTY PARK BASKETBALL HALF-COURT AND RELATED CEQA EXEMPTION (DISTRICT: 2)

OVERVIEW

The County of San Diego's (County) Jess Martin County Park (JMCP) is located within the unincorporated community of Julian and encompasses approximately nine acres of land east of Highway 79. JMCP is a multi-use recreational area that offers a variety of amenities, including three ballfields, a playground, a skatepark, exercise paths and equipment, picnic tables, and restrooms. In Fiscal Year 2007-08, the Landscape Maintenance District Zone No. 2 was formed to ensure funds for the maintenance, repair, and operations of the park. The Jess Martin Park Advisory Committee (JMPAC), formed in July 2008, provides information and recommendations to the County Department of Parks and Recreation (DPR) regarding the annual operations and maintenance budget for JMCP on behalf of the community and performs other duties as the County Board of Supervisors may assign. During the JMPAC meeting on November 4, 2024, the committee confirmed their support for the Jess Martin County Park Basketball Half-Court Project to fulfill a recreation need identified by the Julian community. On November 18, 2024, the Julian Community Planning Group voted unanimously to prioritize and support the allocation of Park Land Dedication Ordinance (PLDO) funds in Fiscal Year 2024-25 for the construction of the Jess Martin County Park Basketball Half-Court. One of the ways the County provides parks is through its PLDO, which requires new residential development projects to dedicate park land for its residents and/or pay park impact fees to the County so that park amenities can be developed. Originally adopted on December 19, 1972, the County Board of Supervisors adopted a comprehensive update to the PLDO on July 25, 2018 (4). Community planning and sponsor groups advise and assist in recommending priorities, site selection, and development of park amenities within their community. DPR considers PLDO priority requests, as well as general community park needs and needs identified by DPR staff, when determining whether to bring PLDO funding recommendations forward to the County Board of Supervisors for approval.

Today's requested actions will authorize the Director of the Department of Purchasing and Contracting to advertise, bid, and award a construction contract estimated at \$315,000 including

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contingency for the Capital Project 1027585, Jess Martin County Park Basketball Half-Court Project and to establish total appropriations in the Project of \$425,000, based on a transfer from Julian PLDO funds. The total project cost is \$425,000, which includes construction costs estimated at \$315,000 and project costs with contingency. The remaining project funds of \$110,000 will be used for project costs, including design, environmental analysis, inspection services, and project administration. If approved, construction is anticipated to begin in Winter 2025 with anticipated completion in Summer 2026.

**RECOMMENDATION(S)
CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Jess Martin County Park Basketball Half-Court Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures).
2. Establish appropriations of \$370,000 in the Park Land Dedication Ordinance (PLDO) Area 40 Palomar Julian, Operating Transfers Out; *and* establish appropriations of \$55,000 in the PLDO Julian Improvement Impact Fee, Operating Transfers Out, based on available prior year PLDO Area 40 Palomar Julian and PLDO Julian Improvement Impact Fee Fund fund balance for Capital Project 1027585, Jess Martin County Park Basketball Half-Court Project. **(4 VOTES)**
3. Establish appropriations of \$425,000 in the Capital Outlay Fund for Capital Project 1027585, Jess Martin County Park Basketball Half-Court Project, based on Operating Transfer In from PLDO Area 40 Palomar Julian (\$370,000) and PLDO Julian Improvement Impact Fee Fund (\$55,000). **(4 VOTES)**
4. Authorize the Director, Department of Purchasing and Contracting to advertise and award a construction contract and take any other action authorized by Section 401 et seq. of the County Administrative Code with respect to contracting for the construction of the Jess Martin County Park Basketball Half-Court Project.
5. Designate the Director, Department of Parks and Recreation as the County Officer responsible for administering the construction contract, in accordance with Board Policy F-41, Public Works Construction Contracts.

EQUITY IMPACT STATEMENT

The proposed Jess Martin County Park Basketball Half-Court Project is anticipated to result in a positive impact for the nearly 1,768 town residents and approximately 52,165 annual park visitors by providing a venue to exercise and improve health. Currently, the outdoor basketball court at the Julian Elementary, Junior High, and High School is the only publicly accessible court within Julian. The next closest courts are located at Descanso Elementary School, 21 miles away. The addition of the basketball court at Jess Martin County Park will increase access to recreational

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sports and provide new opportunities to build connections for residents of all ages, backgrounds, and abilities.

SUSTAINABILITY IMPACT STATEMENT

The proposed project will contribute to several of the County of San Diego’s Sustainability Goals, including Goal No. 2: providing equitable access, and Goal No. 4: protecting health and well-being. This project will improve access to safe recreational facilities through design compliant with the Americans with Disabilities Act, as well as contribute to the health and well-being of Julian by expanding opportunities for community members to use outdoor recreation and green space. The project will also have no significant adverse impacts on endangered, rare, or threatened species or their habitat, and there are no hazardous materials at or around the project site. The project will not result in any significant demand for water or other resources since it only requires the construction of concrete pavement. With only one court within Julian and the next closest 21 miles away, the new court will also reduce travel time, fossil fuel consumption, and pollution.

FISCAL IMPACT

Funds for this request are not included in the Fiscal Year (FY) 2024-25 Operational Plan in the Department of Parks and Recreation (DPR) and Capital Outlay Fund. If approved, these requests would establish appropriations of \$425,000 in the Capital Outlay Fund for Capital Project 1027585, Jess Martin County Park Basketball Half-Court Project in FY 2024-25. This includes construction costs estimated at \$315,000 with contingency and \$110,000 for design, environmental analysis, inspection services, and project administration. The funding source is available prior year fund balance in the Park Land Dedication Ordinance (PLDO) Area 40 Palomar Julian and PLDO Julian Improvement Impact Fee Fund. There is no change in net General Fund cost and no additional staff years in FY 2024-25.

Upon project completion, funds for the maintenance of the Jess Martin County Park Basketball Half-Court are included in the FY 2025-26 CAO Recommended Operational Plan in DPR as this will be performed by existing DPR operations staff. If approved, this request will result in estimated maintenance costs and revenue of \$113,160 annually in FY 2025-26. The funding source is the Landscape Maintenance District Zone No. 2 and existing General Purpose Revenue in DPR. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

During the Jess Martin Park Advisory Committee (JMPAC) meeting on November 4, 2024, the JMPAC confirmed their support for the Jess Martin County Park Basketball Half-Court Project. On November 18, 2024, the Julian Community Planning Group voted unanimously to prioritize and support the allocation of Park Land Dedication Ordinance funding in Fiscal Year 2024-25 for the design and construction of the Jess Martin County Park Basketball Half-Court.

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BACKGROUND

Jess Martin County Park (JMCP) is a nine-acre multi-use recreational area containing a playground, skatepark, three ballfields, exercise paths and equipment, picnic tables, and restrooms. The Park is located in the unincorporated community of Julian and encompasses approximately nine acres of land east of Highway 79, as shown in the Julian Vicinity Map (Attachment A). JMCP is owned by the County of San Diego (County) and was historically maintained by Intermountain Park & Recreation, Inc., (IPR) a California non-profit benefit corporation. On April 25, 2006, the County Board of Supervisors (Board) recommended exploring the viability of creating a County Service Area to manage and maintain JMCP upon learning that IPR no longer had the funding available to maintain the park. On July 23, 2008, the Board determined that it would be beneficial to establish a committee of interested citizens to advise the County Department of Parks and Recreation (DPR) on the annual operations and maintenance budget for Landscape and Maintenance District Zone No. 2 — Julian (Jess Martin Park) and created the Jess Martin Park Advisory Committee (JMPAC). One of the ways the County provides park and recreation amenities for its growing population is through its Park Land Dedication Ordinance (PLDO), which requires new private residential development projects to dedicate park land or contribute funds for future park investments to the County so that parks can be developed. On an annual basis, DPR requests a five-year priority list from each planning and sponsor group or other approved entity within the unincorporated county for purposes of defining community recommendations for the use of PLDO funds.

The JMPAC was approached by the Julian Basketball Association, a non-profit organization that provides basketball programs for local youth in Julian, about the possibility of adding a basketball court within JMCP. During the Julian Community Planning Group meeting in August 2022, with representatives from JMPAC, it was unanimously approved that a basketball half-court at JMCP be included on their PLDO Priority List in FY 2023-24. In early 2024, DPR conducted a site assessment to determine the feasibility of constructing an outdoor basketball half-court within JMCP. On November 4, 2024, DPR presented the Site Assessment Report to the JMPAC, showing the proposed court location on the open space adjacent to the existing skatepark. During the meeting, the JMPAC confirmed their support for the Basketball Half-Court Project and had a member attend the Julian Community Planning Group meeting on November 18, 2024, to advocate for the use of PLDO funds for the project. The Julian Community Planning Group then voted unanimously to prioritize and support the allocation of PLDO funds in FY 2024-25 for the construction of the Jess Martin County Park Basketball Half-Court.

Today's requested action will establish appropriations of \$425,000 for the Capital Project 1027585, Jess Martin County Park Basketball Half-Court Project, and authorize the advertisement and award of a construction contract estimated at \$315,000. Today's action will designate the Director of DPR as the County Officer responsible for administering the construction contract in accordance with Board Policy F-41, Public Works Construction Projects. If approved, construction is anticipated to begin in Winter 2025 with anticipated completion in Summer 2026.

ENVIRONMENTAL STATEMENT

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The proposed Jess Martin County Park Basketball Half-Court Project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 Existing Facilities because the project involves construction at an existing park. The project also qualifies for the Section 15303 New Construction or Conversion of Small Structures exemption because the project includes construction of a small facility basketball half-court that is approximately 2,100 square feet at an existing County park. There will be no significant adverse impacts on endangered, rare, or threatened species or their habitat, there are no hazardous materials at or around the project site, and there are no significant cumulative conditions.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's proposed actions to establish appropriations and authorize the advertisement and award of a construction contract for the Jess Martin County Park Basketball Half-Court Project support the Sustainability and Community Initiatives in the County of San Diego's 2025-2030 Strategic Plan by promoting an environment where residents can enjoy parks, open spaces, and outdoor experiences.

Respectfully submitted,



DAHVIA LYNCH
Deputy Chief Administrative Officer

ATTACHMENT(S)

Attachment A - Julian Vicinity Map