

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

454A



FROM: Economic Development Agency

SUBMITTAL DATE:
July 7, 2004

SUBJECT: County Service Area 145

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County of Riverside Park and Recreation Master Plan – County Service Area 145;
2. Adopt existing Ordinance 460.139, Section 10.35 titled "Park and Recreation Fees and Dedication" as the park dedication and fee ordinance for County Service Area 145; and
3. Adopt Resolution No. 2004-284 establishing density classifications numbers, figures for the minimum park standards fee, fair market value for vacant residential land and the amount of the in-lieu fees in accordance with the provisions of chapter 10.35 of Ordinance 460.139 for County Service Area 145.

BACKGROUND: See Page 2.

Departmental Concurrence

FORM APPROVED
COUNTY COUNSEL

JUL 20 2004
BY Gordon V. Ubo

Bradley J. Hudson
Bradley J. Hudson
Assistant County Executive Officer/EDA

BJH:RZ:BJH:SH
F:\Shared\CSA\CSA 145\Master Park Plan F11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	NA
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	NA

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature Delia Courgel

- Policy
- Policy
- Consent
- Consent
- Dept' Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: 11-20-01, 3.2 **District:** 3 **Agenda Number:**

3.11

BACKGROUND: In November 2001, the County of Riverside obtained the services of Purkiss Rose - RSI to develop a Community Park and Recreation Master Plan for County Service Area 145. The purpose of the Parks and Recreation Master Plan is twofold: (1) identify recreational needs of the current County Service Area residents and prepare for new residential development; and (2) provide the newly created CSA with strategic plans for the acquisition of parkland development of new recreation facilities.

Adoption of the Park and Recreation Master Plan for CSA 145 will facilitate the development of parks and recreation facilities by providing guidance to the County of Riverside in the planning, designing, building and financing of new facilities and parks.

Adoption of Ordinance 460.139 , Section 10.35 as the regulatory document will allow the County of Riverside to achieve an organized and structured development for new park and recreational facilities when new subdivisions are proposed within CSA 145.

To avoid using County funds to acquire parkland when future residential subdivisions are created within CSA 145, in lieu fees are recommended. Adoption of Resolution 2004-284 will establish in lieu fees, specific categories and figures for CSA 145.

2 RESOLUTION NO. 2004-284

3 ESTABLISHMENT OF DENSITY CLASSIFICATION NUMBERS, FIGURES FOR THE
4 MINIMUM PARK STANDARDS FEE, FAIR MARKET VALUE FOR VACANT
5 RESIDENTIAL LAND, AND THE AMOUNT OF THE IN-LIEU FEES FOR
6 COUNTY SERVICE AREA 145.

7 **WHEREAS**, Ordinance 460.139 of the Land Division Ordinance of the County of
8 Riverside, is hereby adopted for CSA 145 for purposes of requiring parkland dedication and in-
9 lieu fees; and

10 **WHEREAS**, CSA 145 is a public agency designated to receive land dedications and fees
11 for park and recreational facilities pursuant to Section 10.35 of Ordinance No. 460.139; and

12 **WHEREAS**, CSA 145 has prepared a Community Parks and Recreation Plan
13 (hereinafter referred to as "Master Plan") pursuant to Paragraph G(2) of Section 10.35 of
14 Ordinance No. 460.139; and

15 **WHEREAS**, CSA 145 is hereby submitting the Master Plan to the Board of Supervisors
16 of the County of Riverside for review pursuant to Paragraph G(3) of Section 10.35 of Ordinance
17 No. 460.139; and

18 **WHEREAS**, the Board of Supervisors has adopted Ordinance 460.139, establishing a
19 formula for determining parkland dedication and in-lieu fee requirements for the County of
20 Riverside in accordance with Government Code Section 66477; and

21 **WHEREAS**, the aforementioned ordinance calls for the Board of Supervisors to adopt
22 by resolution certain criteria to be utilized to implement said ordinance, and the Board of
23 Supervisors hereby desires to make the determinations required by said ordinance by the
24 adoption of this resolution; and
25

EXHIBIT A

SECTION 1. Purpose.

The purpose of this resolution is to establish the minimum park standards fee, fair market value, and in-lieu fees per density classification. The establishment of these figures are necessary in order to determine the amount of land or in-lieu fee that a sub-divider will be required to dedicate or pay to the county for acquisition of public parkland and/or the rehabilitation of parkland when a new residential subdivision is created.

SECTION 2. Density Classification Numbers.

The residential density classification categories to be utilized for establishment of park in-lieu fees are as follows:

Density Classification
(Dwelling Units/Gross Acre)

0.4 - \leq 2
>2 - \leq 5
>5 - \leq 8
>8 - \leq 14
>14 - \leq 20
>20

SECTION 3. Minimum Park Standards Fee.

The Board of Supervisors hereby finds and determines that the cost to provide vacant residential land with the Minimum Park Standards acceptable to the County for dedication purposes is \$101,408 per acre.

SECTION 4. Fair Market Values.

The fair market value for vacant residential properties (inclusive of the cost to provide such land with the minimum park standards) for each density classification is as follows:

<u>Density Classification</u> <u>(Dwelling Units/Gross Acre)</u>	<u>Fair Market Value (per acre)</u>
0.4 - \leq 2	\$144,968
>2 - \leq 5	\$166,748
>5 - \leq 8	\$188,528
>8 - \leq 14	\$210,308
>14 - \leq 20	\$232,088
> 20	\$297,428
Senior Housing	Subject to land value for the appropriate density within which the new development is located.

SECTION 5. In-Lieu Fee Schedule.

The following fees shall be applied to all residential subdivisions that are regulated in CSA 145. Such fees shall be required as a condition of development of each dwelling unit or parcel within the following residential density classifications, and shall be as follows:

<u>Density Classification</u> <u>(Dwelling Units/Gross Acre)</u>	<u>In-Lieu Fee/Dwelling Unit</u>
0.4 - \leq 2	\$2,160
>2 - \leq 5	\$2,168
>5 - \leq 8	\$2,489
>8 - \leq 14	\$2,608
>14 - \leq 20	\$2,970
> 20	\$3,480
Senior Housing	Subject to the appropriate density classification within which the new development is located.