

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



170A

FROM: Economic Development Agency

SUBMITTAL DATE:
February 28, 2005

SUBJECT: County Service Area (CSA) 152 Zone B

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County of Riverside Park and Recreation Master Plan - County Service Area (CSA) 152 Zone B;
2. Apply 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 152 Zone B; and
3. Adopt Resolution No. 2005-086 establishing density classification numbers, minimum park standards fees, fair market value for vacant residential land and the amount for in-lieu fees in accordance with the provisions of chapter 10.35 of Ordinance 460.139 for County Service Area 152 Zone B.

BACKGROUND: See Page 2.

Departmental Concurrence

Bradley J. Hudson

BJH:RZ:SA

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Bradley J. Hudson
Assistant County Executive Officer/EDA

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	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature *Bronda King*

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: 7.2 1/25/00
7.1a 10/3/00, 3.2 11/20/01

District: 1 & 2

Agenda Number:

Background: On January 25, 2000 the Board of Supervisors authorized adding the extended powers of park and recreation services within County Service Area (CSA) 152 pursuant to California Government Code 25210.8 which enables the Board to establish zones within any CSA with tax rates, service charges or benefit assessments varying with the extent of benefit of each zone. On October 3, 2000 the Board of Supervisors adopted Resolution No. 2000-247 establishing two (2) park and recreation zones of benefit within CSA 152.

In November 2001, the County of Riverside obtained the services of Purkiss Rose - RSI to develop a Community Park and Recreation Master Plan for CSA 152 Zone B. The purpose of the Parks and Recreation Master Plan is twofold: (1) to identify recreational needs and demands of the current CSA residents; and (2) to provide the newly created CSA 152 Zone B with strategic plan for the acquisition of parkland and development of new recreation facilities.

Adoption of the Park and Recreation Master Plan for CSA 152 Zone B 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 public 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 152 Zone B.

To avoid using County funds to acquire parkland when future residential subdivisions are created within CSA 152 Zone B, in-lieu fees are recommended. Adoption of Resolution 2005-086 will establish in-lieu fees, specific categories and figures for CSA 152 Zone B.

2 RESOLUTION NO. 2005-086

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 CSA 152 ZONE B.

7 **WHEREAS**, Ordinance 460.139 of the Land Division Ordinance of the County of
8 Riverside, is hereby adopted for County Service Area 152 Zone B for purposes of requiring
9 parkland dedication and in-lieu fees;

10 **WHEREAS**, County Service Area 152 Zone B is a public agency designated to receive
11 land dedications and fees for park and recreational facilities pursuant to Section 10.35 of
12 Ordinance No. 460.139;

13 **WHEREAS**, County Service Area 152 Zone B has prepared a Community Parks and
14 Recreation Plan (hereinafter referred to as the "Master Plan") pursuant to Paragraph G(2) of
15 Section 10.35 of Ordinance No. 460.139;

16 **WHEREAS**, County Service Area 152 Zone B is hereby submitting the Master Plan to
17 the Board of Supervisors of the County of Riverside for review pursuant to Paragraph G(3) of
18 Section 10.35 of Ordinance No. 460.139;

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

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

1 **NOW, THEREFORE**, it is recommended that specific categories and figures be
2 established for CSA 152 Zone B as described in Exhibit "A," attached hereto.

3 The establishment of these categories and figures are necessary in order to determine the amount
4 of in-lieu fees a developer will be required to pay to the County of Riverside for acquisition of
5 new public parkland when a new residential subdivision is created within CSA 152 Zone B.
6

7 **BE IT FURTHER RESOLVED** that the recommendations regarding density
8 classification numbers, minimum park standard fee, residential fair market values, and proposed
9 in lieu fees from the Park and Recreation Master Plan for CSA 152 Zone B, as described in
10 Exhibit "A," attached hereto, is hereby adopted.
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FORM APPROVED
COUNTY COUNSEL

MAR 22 2005

BY Gordon V. Ubo

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)

- A. 0.4 - ≤ 2
- B. >2 - ≤ 5
- C. >5 - ≤ 8
- D. >8 - ≤ 14
- E. >14 - ≤ 20
- F. >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 of Riverside for dedication purposes is \$101,408 per acre.

SECTION 4. Fair Market Values.

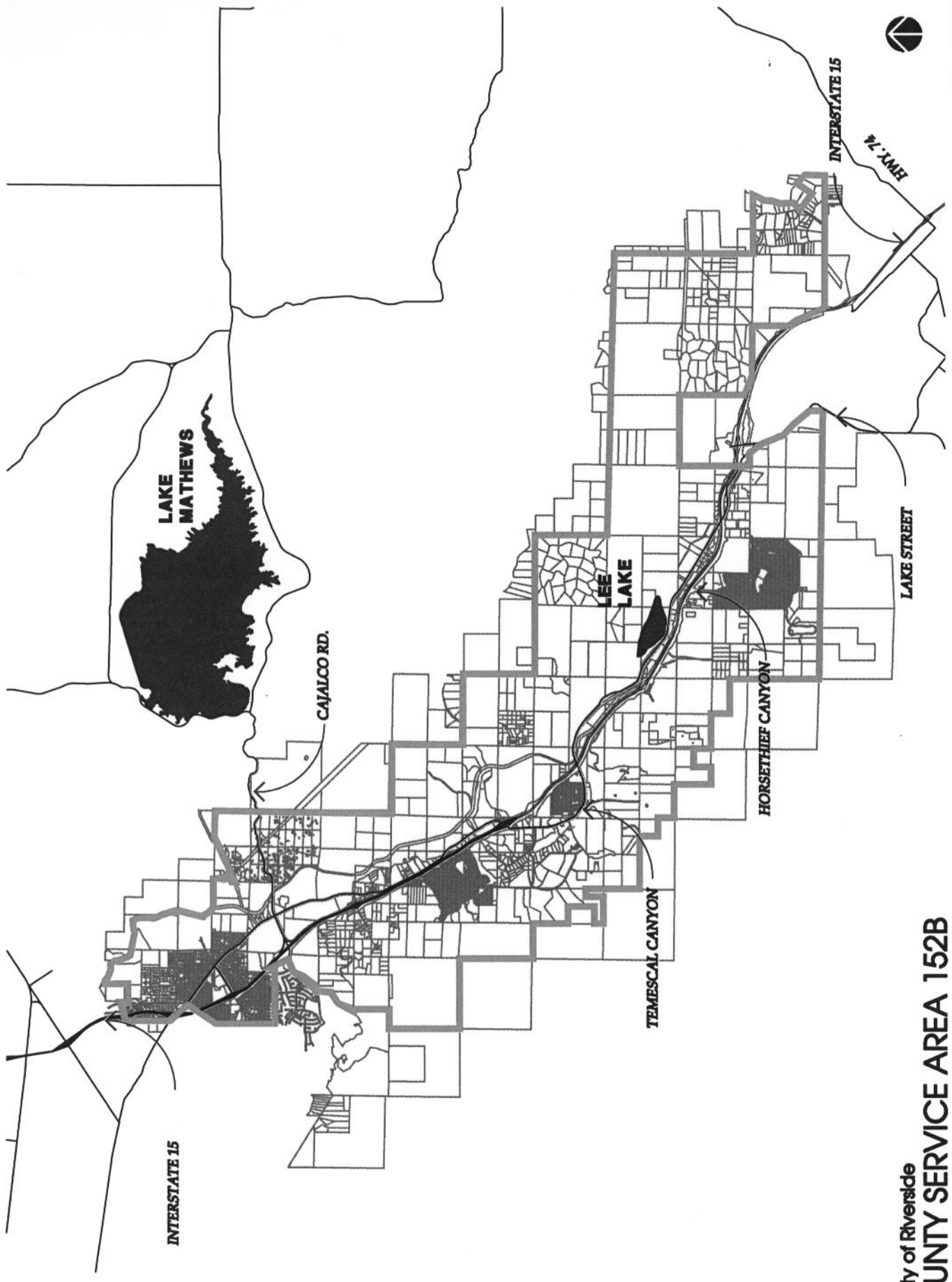
The fair market value for vacant residential properties (inclusive of the cost to provide such land with the minimum park standards) for each density classification is as follows:

<u>Density Classification</u> <u>(Dwelling Units/Gross Acre)</u>	<u>Fair Market Value (per acre)</u>
0.4 - \leq 2	\$166,748
>2 - \leq 5	\$166,748
>5 - \leq 8	\$188,528
>8 - \leq 14	\$210,308
>14 - \leq 20	\$232,088
> 20	\$275,648
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 152 Zone B. 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	\$2,485
>2 - \leq 5	\$2,168
>5 - \leq 8	\$2,489
>8 - \leq 14	\$2,608
>14 - \leq 20	\$2,715
> 20	\$3,225
Senior Housing	Subject to the appropriate density classification within which the new development is located.



County of Riverside
COUNTY SERVICE AREA 152B
Project Location Map

1" = 10,000'