

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



**ITEM  
13.2  
(ID # 8585)**

**MEETING DATE:**

Tuesday, December 11, 2018

**FROM :** PARKS DEPARTMENT:

**SUBJECT:** PARKS DEPARTMENT: Dedication of Specified Fund Balance and Future Receipts for Mayflower Park Capital Improvements; District IV; [\$3,510,000, Solar Payments Fund 22840 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors dedicate existing fund balance and future revenue derived from the 25% community benefit share of the McCoy Solar Project fee paid into the solar payment fund to the Riverside Regional Park & Open-Space District specifically for further capital improvements at Mayflower Regional Park.

**ACTION:** Policy

Scott Bangle, Director, General Manager / Park Director 11/29/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Jeffries, Tavaglione, Washington, Perez and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** December 11, 2018  
**xc:** Parks

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$435,841	\$95,527	\$ 3,510,000	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS: Solar Payments Fund 22840 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Years:</b>	18/19–43/44

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

**BACKGROUND:**

**Summary**

The Riverside Regional Park & Open-Space District (District) owns and manages three parks and one reserve adjacent to the Colorado River near Blythe. Two of the parks are operated through long-term concession agreements and the third, Mayflower Regional Park, is operated by the District directly.

Mayflower Park includes fishing, picnic, day and overnight use, with 152 recreational vehicle (RV) sites with water and utilities, as well as 27 additional dry camping sites. As of 2018, \$5 million in improvements have been made, including a new entrance kiosk, maintenance building, paving, expanded RV storage area, shade structure, boat ramp, restrooms, potable water improvements and new electrical feed to the park.

Recently the District completed a 5-year capital improvement program and ADA Transition Plan for all District facilities. These plans identified a need of \$3 million for improvement projects at Mayflower Park for which no funding currently exists. Additionally, the District desires to expand the park on adjacent undeveloped land under District ownership at an estimated cost of \$7 million, for a total of \$10 million in unfunded capital improvement needs.

Working with the Fourth District Supervisor and Executive Office, the District developed several strategies to advance the Mayflower expansion project, provided funding is identified. One such funding source is the Solar Payment Fund. Of the two active solar projects currently contributing to this fund, the McCoy Solar Project is located a few miles northwest of Blythe.

The 25% community benefit portion from the McCoy project accumulated through this fiscal year totals \$435,841. The community benefit portion of their annual payment will be \$95,527 next fiscal year, escalating modestly each year thereafter on a payment schedule that runs through 2043, when the McCoy development agreement expires. The 25% community benefit portion derived from the McCoy payments is projected to total \$3.51 million over the entire 30-year term of that solar project's agreement.

The District requests that the Board of Supervisors dedicate existing fund balance and future annual revenue derived from the 25% community benefit share of the McCoy project payments to Solar Payment Fund 22840 toward the District specifically for capital improvements at

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Mayflower Park. The District will leverage this, together with development impact fees, to obtain grants and financing to realize the vision for Mayflower Park and the Palo Verde area.

The dedication of funds does not trigger the need for satisfying the requirements of CEQA as it is not a project or nor does it involve the approval of a project. Once a project has been identified and funded, the necessary CEQA actions will be completed.

**Impact on Citizens and Businesses**

Mayflower Park, while quite heavily used, lacks the amenities to accommodate large crowds and exist as a tourism draw for the Palo Verde Valley region. Improvements to the park will greatly enhance facilities available to surrounding communities in the Palo Verde Valley, as well as boost tourism opportunities in the immediate area. The District estimates expanding and improving Mayflower Park will triple its capacity to accommodate visiting tourists, increasing economic opportunities and taxable sales in the Blythe region.

  
Rahmi Basma, Principal Management Analyst 12/3/2018

  
Gregory T. Priamos, Director County Counsel 11/30/2018