

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



**ITEM: 3.41
(ID # 11300)**

MEETING DATE:
Tuesday, December 17, 2019

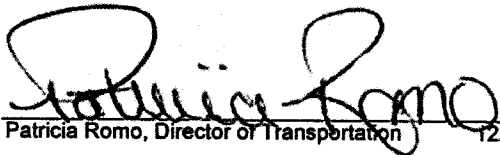
FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY: Approval of the Memorandum of Understanding between the County of Riverside and Valley-Wide Recreation and Park District for the establishment of protocols for coordinating developer initiated projects. Districts 3 and 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Memorandum of Understanding (MOU) by and between the County of Riverside and Valley-Wide Recreation and Park District for the establishment of protocols for coordinating developer initiated projects and authorize the Chairman of the Board to execute the same.

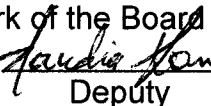
ACTION: Policy


Patricia Romo, Director of Transportation 12/9/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: December 17, 2019
xc: Transp.

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant fees 100%.			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Development projects have a variety of amenities that require ongoing maintenance to provide quality neighborhoods and livable communities. Community amenities that require maintenance can include street sweeping, lighting, water quality features, landscaping and irrigation, recreational or common areas and open space areas. Prior to homes being sold, a maintenance financing mechanism must be established for the on-going and continuous maintenance of these features within a development.

In southwest Riverside County, Valley-Wide Recreation and Park District is recognized by the Riverside County Local Agency Formation Commission (LAFCO) as the primary provider of recreation, public landscaping and park services, within an approximate 800 square mile area in southwestern Riverside County, as shown in Exhibit A. The District provides services to the unincorporated communities of Aguanga, French Valley, Homeland, Romoland, Sage, Valle Vista, and Winchester. The services provided by the District include the maintenance of parks, landscaping, and conservation and open space areas.

The County of Riverside also provides maintenance services of community amenities through the administration of Community Facilities Districts (CFDs), Landscape and Lighting Maintenance Districts (L&LMDs), and Community Service Areas (CSAs). The services provided include landscape maintenance, street sweeping, lighting maintenance, and the maintenance of water quality basins.

Over the last few years, as development projects were processed within Valley-Wide Recreation and Park District boundaries, multiple maintenance entities were formed to provide a perpetual funding mechanism for the variety of ongoing maintenance needs associated with the development. These maintenance entities consisted of L&LMDs, CFDs, CSAs, HOAs (Home Owner's Associations), and the Valley Wide Recreation and Parks District.

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

Multiple maintenance entities on a single development has led to confusion as to the division of duties and responsibility for the maintenance of specific features, particularly landscape features. County CFDs, L&LMDs, and HOAs include the maintenance of landscape features, similar to the work performed by Valley Wide. A single entity performing the maintenance of all landscape amenities, whether it's a park, parkway, or water quality BMP, would be the most cost effective method of performing maintenance services, and provides the greatest level of efficiency to benefit the local residents.

The Memorandum of Understanding by and between the County of Riverside and Valley-Wide Recreation and Park District for the establishment of protocols for coordinating developer-initiated development projects (MOU), establishes guidelines and clarifies maintenance roles of each agency as it relates to developer initiated land development projects. It is the desire of the County and Valley-Wide to have one entity responsible for the maintenance of all park and non-park landscape features associated with a development project, including water quality BMP's, to achieve greater efficiency and responsiveness for residents. The MOU provides Valley-Wide with the first right of refusal to accept all maintenance responsibility for all non-park landscape features within a development project. In the event that Valley-Wide does not accept all maintenance of all non-park landscape features, the County will work with the developer to establish an alternate maintenance mechanism.

In addition, the County wishes to adopt Valley-Wide's 2010 Master Plan via the MOU. Valley-Wide agrees to update the Master plan by July 1, 2020 to reflect the policies and procedures specified in the MOU.

The MOU was approved by the Valley-Wide Board of Directors on October 21, 2019.

Impact on Residents and Businesses

Having one entity responsible for the maintenance of all park and non-park landscape features associated with a development project, including water quality BMPs, will achieve greater efficiency, cost savings and improved responsiveness for residents.

Additional Fiscal Information:

All costs associated with establishing a maintenance mechanism for new development will be borne by the developer.

ATTACHMENTS:

Exhibit A – Valley Wide Service Area

Exhibit B – Master Plan 2010

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

Memorandum of Understanding (MOU)



Jason Farin, Senior Management Analyst 12/12/2019



Gregory L. Priamos, Director County Counsel 12/11/2019

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

**Memorandum of Understanding By and Between
the County of Riverside and
Valley-Wide Recreation and Park District for the
Establishment of Protocols for Coordinating
Developer-Initiated Development Projects**

This Memorandum of Understanding ("MOU") is entered into by and between the County of Riverside, ("County"), a political subdivision of the State of California, and the Valley-Wide Recreation and Park District ("Valley-Wide"), a special district created and operating pursuant to the Recreation and Park District Law (Pub. Res. Code §§ 5780 et seq), together, the Parties ("Parties"), for the establishment of protocols to coordinate developer-initiated development projects located within the unincorporated portions of the Valley-Wide Service Area as defined herein (hereinafter referred to as "Development Projects").

Recitals

- A. County is the local land use authority responsible for processing, reviewing and approving land use entitlement applications, including Development Projects within the unincorporated areas of Riverside County ("Unincorporated Area");
- B. County's Transportation and Land Management Agency ("TLMA") is the County agency responsible for processing land use entitlements, for reviewing final maps and street improvement plans, and for maintaining parkway and median landscaping throughout the Unincorporated Area where another agency with the same function is not operating;
- C. County's Economic Development Agency ("EDA") is the County agency responsible for establishing maintenance financing mechanisms for certain maintenance services throughout the Unincorporated Area;

DEC 17 2019
341

- 1 D. Valley-Wide was formed on July 27, 1972, and is recognized by the Riverside
2 County Local Area Formation Commission as the primary provider of recreation,
3 public landscaping, and park services to residents within an 800-square-mile area.
4 These boundaries and service area encompass the Cities of Hemet and San Jacinto, as
5 well as portions of the City of Menifee and the unincorporated areas of Valle Vista,
6 Sage, Aguanga, Winchester, Menifee, Murrieta, and French Valley, all as depicted in
7 the map attached hereto as Exhibit A and incorporated by reference herein (“Valley-
8 Wide Service Area”);
9
10 E. Valley-Wide establishes and administers various public financing mechanisms for the
11 funding of its recreation, public landscaping and park services, including community
12 facilities districts (“CFDs”);
13
14 F. Valley-Wide has provided the County with its 2010 Valley-Wide Recreation and Park
15 District Master-Plan (“Master Plan”) developed as a result of constituent outreach and
16 input, attached hereto as Exhibit B and incorporated herein by this reference. As part
17 of its Master Plan, Valley-Wide has recognized a minimum of 5-acres of usable park
18 space is needed to incorporate industry-standard recreation features necessary to
19 establish a site as active recreational parkland, of the type that Valley-Wide will
20 accept for maintenance, hereinafter referred to as “Large Parks” and as shown on
21 page 25 of the Master Plan;
22
23 G. County, through the exercise of its local land use authority, may choose to require
24 Development Projects to include parks that are less than 5-acres in size, hereinafter
25 referred to as “Small Parks”;
26
27
28

1 H. Valley-Wide maintains Small Parks and Large Parks as part of its Master Plan and
2 considering the needs and benefits determined through its park planning process.

3 Together, Large Parks and Small Parks are hereinafter referred to as "Public Parks";

4
5 I. Valley-Wide performs landscape maintenance services for medians, slopes and
6 parkways including within the public road right-of-way, and applicable public benefit
7 property, including numbered lots between right-of-way and tract walls within the
8 Valley-Wide service area. These landscape maintenance services are collectively
9 referred to herein as "Streetscape Landscaping";

10
11 J. Recently, County has assumed additional responsibilities to maintain features
12 necessary, as the permit holder, for meeting National Pollutant Discharge Elimination
13 System (NPDES) permit requirements for Development Projects that fall within the
14 public right-of-way, or common areas of Development Projects. This includes the
15 maintenance of certain features of water quality basins, such as inlet and outlet
16 structures, forebays and headwalls, rip rap, catch basins, inlet and outlet piping,
17 concrete access roads and curb inlet filters, as well as water quality reporting to meet
18 all regulatory requirements, collectively referred to herein as "Water Quality
19 Structures";

20
21 K. Other responsibilities including maintenance of other items related to water quality
22 such as basin fencing, slopes, desilting of forebays, maintenance easements, basin
23 bottoms, low-flow sub-drains, gravel, soil media, irrigation and vegetation, and slopes
24 meeting County and Valley-Wide Standards, are hereinafter collectively referred to as
25 "Water Quality Features";
26
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- L. Together, Streetscape Landscaping, and Water Quality Features are hereinafter referred to as “Non-Park Landscape Features”;
- M. In anticipation of several Development Projects progressing to the construction phase in the near future, the Parties have determined that there is a need for the establishment of clear processing protocols, as described in this MOU, in order to determine at the earliest possible stage in the development process whether County or Valley-Wide will be maintaining Non-Park Landscape Features for each new Development Project;
- N. As part of the County’s review and approval of Development Projects through its planning process, County shall provide Valley-Wide the opportunity to review Development Projects and provide comments to the County. Those comments will be taken into consideration by TLMA staff and considered by the appropriate County decision body in determining the Development Project design, location, and scope, as set more fully below;
- O. Consistent with Ordinance No. 460, County, through the exercise of its local land use authority, has the discretion to approve the size, location, phasing, and timing of the construction of park improvements required of Development Projects, subject to the provisions of state law, including, without limitation, the Quimby Act (Gov. Code section 66477). County desires to coordinate the size, location, phasing, and timing of Public Parks with Valley-Wide to ensure the recreational needs of each community, including financial mechanisms for Public Park maintenance needs, are met. In doing so, the County and Valley-Wide desire to collaborate on the types of

1 park improvements that are most suited for each Development Project, which may
2 include a combination of Large Parks and Small Parks;

3 P. The County anticipates increased development densities in certain Development
4 Projects to address the growing demand for housing, which enhances the need for
5 Public Parks that are spaced throughout Development Projects and situated closer to
6 residents, in locations that would minimize vandalism, excessive noise or other
7 unfavorable uses. County and Valley-Wide acknowledge that Public Parks should
8 ideally be centralized within communities whenever practicable, rather than located
9 in uninhabitable areas of otherwise unusable land, or land that does not provide for
10 adequate connectivity to residents;
11

12 Q. Additionally, as the County reviews and considers Development Project applications,
13 the County requires that Development Projects contribute towards the provision of
14 Public Parks as provided in Ordinance No. 460, or by paying in-lieu fees to Valley-
15 Wide, or a combination of the two;
16

17 R. It has been the desire of the County and Valley-Wide to have one entity responsible
18 for the maintenance of all Public Parks and Non-Park Landscape Features associated
19 with a Development Project, to achieve greater efficiency and responsiveness for
20 residents;
21

22 S. County and Valley-Wide recognize that by working together with developers through
23 thoughtful planning and clear communication, Non-Park Landscape Features and
24 Public Parks can be efficiently coordinated and collectively agreed upon to meet the
25 needs of each agency prior to the approval of entitlements;
26
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- T. Valley-Wide is in the process of updating its Master Plan (“Updated Master Plan”) to reflect the development trends, policies, and procedures described herein, including park development standards, as well as Quimby Act fee requirements as specified herein and in Ordinance No. 460. Valley-Wide agrees to complete the Updated Master Plan by July 1, 2020;
- U. In the interim, County wishes to adopt Valley-Wide’s 2010 Master Plan via this MOU;
- V. The Parties desire to adopt this MOU to memorialize certain policies and procedures as described herein.

NOW THEREFORE, in consideration of the mutual promises contained herein, the Parties agree as follows:

SECTION 1- COUNTY AGREES:

1. Valley-Wide shall have the right of first refusal to accept all maintenance responsibility for all Non-Park Landscape Features associated with any Development Project. Additionally, it is duly understood that Valley-Wide may elect to only accept maintenance responsibility of all Public Parks, if the Non-Park Landscape Features within a Development Project cannot meet Valley-Wide’s adopted Standards and Specifications, as may be amended from time to time, or if it is determined to be in the best interest of Valley-Wide or the Development Project. In any case, it is understood that Valley-Wide only accepts fully developed and improved land for maintenance.
2. TLMA shall be Valley-Wide’s point of contact for all Development Projects and will closely coordinate with Valley-Wide and the development community as described

1 herein. Nothing herein shall restrict Valley-Wide from directly engaging with
2 Development Project representatives; however, Valley-Wide shall provide copies of
3 all comments and meeting summaries to TLMA, to ensure clear communication and
4 project updates, and to confirm unified direction is given to developers.
5

6 3. Prior to the approval of any tentative map associated with a Development Project,
7 consistent with Ordinance No. 460, and as a condition thereto, TLMA shall require
8 developers to provide proposed park dedications to the County by written statement.
9 Upon receipt, County will then provide all proposed park dedications to Valley-Wide
10 for review and comment within ten working days. County agrees to follow the same
11 process for Specific Plan approvals to ensure Specific Plans will correspond with
12 future tentative maps, to help avoid the need for tentative map revisions.
13

14 4. Consistent with Ordinance No. 460, if County and Valley-Wide are unable to agree
15 on the appropriate park dedications or fees in lieu thereof for a Development Project,
16 the final decision shall be made by the Board of Supervisors.
17

18 5. Prior to approval of a tentative map associated with a Development Project, TLMA
19 will transmit preliminary maintenance exhibits to Valley-Wide for Valley-Wide's
20 consideration of its right of first refusal with respect to the maintenance of all Non-
21 Park Landscape Features and Public Parks associated with a Development Project.
22

23 6. Prior to approval of a tentative map associated with a Development Project, TLMA
24 will transmit conceptual designs for Non-Park Landscape Features, Public Parks or
25 Large Parks, as appropriate, to Valley-Wide for review and comment. County and
26 Valley-Wide agree to share all written correspondence for all conceptual park design-
27 related comments that may impact tentative map design via the appropriate sharing
28

1 mechanism, including but not limited to Bluebeam. TLMA will make every effort to
2 incorporate Valley-Wide's comments; however, the approval of tentative maps is
3 within the exclusive local land use authority of the County through TLMA.
4

5 7. Prior to approval of any final map associated with a Development Project, TLMA
6 will coordinate with the applicant to prepare detailed maintenance exhibits for Non-
7 Park Landscape Features and Public Parks, and will submit said detailed maintenance
8 exhibits to Valley-Wide for review and comment. TLMA will make every effort to
9 incorporate Valley-Wide's comments; however, the approval of final maps is within
10 the exclusive local land use authority of the County through TLMA.
11

12 8. Upon notification from Valley-Wide pursuant to Section 2.4 below, and in
13 consideration of Valley-Wide's comments, TLMA will specify in the Development
14 Project's conditions of approval if Valley-Wide will be the maintenance entity for all
15 Non-Park Landscape Features, or only for Public Parks.
16

17 9. Prior to approval of any final map associated with a Development Project, TLMA
18 will route any maps and street improvement plans associated with a Development
19 Project to Valley-Wide for review and comment. It is understood that both Parties
20 have adopted standard requirements for development and it is evident that at times
21 standard requirements will require revisions and updates, in order to meet industry
22 needs and changing regulatory requirements. County and Valley-Wide shall closely
23 communicate any revisions and updates. TLMA will make every effort to incorporate
24 Valley-Wide's comments; however, the final approval of maps and street
25 improvement plans is within the exclusive local land use authority of the County
26 through TLMA. Prior to approvals, TLMA will communicate to Valley-Wide any
27
28

1 review comments that will not be accepted and implemented, to consider alternate
2 opportunities to ensure sufficient effort is made to address Valley-Wide's concerns.

3 10. To the extent that Valley-Wide does not accept maintenance of all Non-Park
4 Landscape Features associated with a Development Project, EDA will work with the
5 developer to establish an alternative maintenance mechanism for such Non-Park
6 Landscape Features.
7

8 11. Notwithstanding any other paragraph herein, County will remain the NPDES permit
9 holder, water quality basin property owner, and maintenance entity of Water Quality
10 Structures within a Development Project.
11

12 12. Upon Valley-Wide's adoption of the Updated Master Plan, the County's
13 Transportation and Land Management Agency agrees to submit the plan to the Board
14 of Supervisors for consideration in accordance with provisions as set forth in
15 Ordinance No. 460.
16

17 13. County has reviewed, and as part of the adoption of this MOU, adopts the Master
18 Plan, attached as Exhibit B to this MOU, including the park ratio of 5 acres per 1000
19 persons, subject to the following:

20 a. In the event that County approves a Development Project that contains only
21 Large Parks, Large Parks shall be designed to Valley-Wide standards. Valley-
22 Wide shall count the construction of these parks towards the dedication
23 requirement in accordance with the Quimby Act provisions set forth in the
24 Master Plan at the ratio of 5.0 acres per 1000 persons.
25

26 b. In the event that County approves a Development Project that contains Public
27 Parks, said Development Project will be required to meet the Master Plan park
28

1 ratio of 5.0 acres per 1000 persons (“Master Plan Park Ratio”) in accordance
2 with the Quimby Act, the Master Plan, and Ordinance No. 460. When Valley-
3 Wide has agreed to accept maintenance responsibility for Public Parks by the
4 protocols set herein, County and Valley-Wide agree to coordinate prior to
5 tentative map approvals and ensure that Public Parks are designed to Valley-
6 Wide’s most current Standards and Specifications..
7

8 **SECTION 2 –VALLEY-WIDE AGREES:**

- 9
- 10 1. Valley-Wide shall have the right of first refusal to maintain all Non-Park Landscape
11 Features and all Public Parks associated with Development Projects as defined herein.
 - 12 2. As provided in Section 1 of this MOU, as part of the County’s land use entitlement
13 process, Valley-Wide shall review and comment on Development Projects that are
14 submitted to Valley-Wide by TLMA.
 - 15 3. Within ten working days of receiving written proposed park dedications from County,
16 Valley-Wide shall provide comments to TLMA indicating approval or disapproval of
17 the proposed park dedications.
 - 18 4. Within ten working days of receipt of a preliminary maintenance exhibit from the
19 County, Valley-Wide shall notify EDA and TLMA in writing whether Valley-Wide
20 intends to maintain all Non-Park Landscape Features associated with a Development
21 Project. It is understood that some complex Development Projects may require
22 progress engineered designs prior to the determination of maintenance and upon
23 request from Valley-Wide, County will provide progress engineered designs.
 - 24 5. In the event that Valley-Wide exercises its right of first refusal and accepts
25 maintenance of all Non-Park Landscape Features associated with a Development
26
27
28

1 Project, Valley-Wide shall cause annexation of the Non-Park Landscape Features into
2 a Valley-Wide CFD or similar maintenance mechanism.

3 6. Within ten working days of receiving from County engineered designs prepared in
4 accordance with Valley-Wide standards, final maps, or street improvement plans,
5 Valley-Wide shall provide a response, if any, to the appropriate County department,
6 and shall provide complete written comments, if any, to the appropriate County
7 department within thirty calendar days of initial receipt.
8

9 7. Notwithstanding any other paragraph herein, when Valley-Wide shall be responsible
10 for the maintenance of Non-Park Landscape Features, this shall include all Water
11 Quality Features associated with a Development Project.
12

13 8. Valley-Wide shall submit its Updated Master Plan, reflecting the protocol's identified
14 herein, to the County by July 1, 2020.
15

16 **SECTION 3 - IT IS FURTHER MUTUALLY AGREED AS FOLLOWS:**

17 1. Although the desire by both Parties to have one entity responsible for maintenance of
18 all Non-Park Landscape Features, nothing within the MOU shall restrict either Party
19 from mutually agreeing to both Parties sharing maintenance responsibilities.

20 2. It is mutually agreed that the timing and sequence of submittals and reviews may be
21 adjusted by mutual agreement of the parties as necessary to facilitate development.
22

23 3. In the event of any dispute arising under this MOU, the staff of the respective parties
24 shall attempt in good faith to resolve the dispute. Either party may call a conference
25 to review the matter. In the event a dispute cannot be resolved by the respective
26 staffs, then the parties agree to submit the matter to the County Board of Supervisors
27
28

1 for resolution. The decision of the Board of Supervisors shall be the final
2 administrative decision of the County.

3 4. This MOU is subject to termination, by either party, with a written notice of 90 days
4 given prior to the effective termination date.

5
6 5. All notices shall be given in writing and shall be addressed as provided below for the
7 respective party:

8 TLMA: Riverside County Planning Department
9 4080 Lemon Street, 12th Floor
10 Riverside, CA 92507
11 Attn: Charissa Leach, Assistant TLMA Director

12 Valley-Wide: Valley-Wide Recreation and Park District
13 P.O. Box 907
14 San Jacinto, CA 92581-0907
15 Attn: Dean Wetter, General Manager

16 6. This MOU may be amended only by written agreement signed by the Parties hereto,
17 or their respective successor(s)-in-interest or assign(s), or by court order.

18 7. This MOU is the result of negotiations between the Parties hereto, and the advice and
19 assistance of their respective counsel. The fact that this MOU was prepared as a
20 matter of convenience by the County shall have no import or significance. Any
21 uncertainty or ambiguity in this MOU shall not be construed against the County
22 because the County prepared this MOU in its final form.

23
24 8. This MOU shall be effective upon signature by all Parties. If the MOU is signed on
25 different dates, then the last date the MOU is signed by a Party shall be the effective
26 date of the MOU. ///

1 IN WITNESS WHEREOF, the parties hereto have executed this Agreement on

2 DEC 17 2019

3 (to be filled in by Clerk of the Board)

4 COUNTY OF RIVERSIDE
5 RECOMMENDED FOR APPROVAL:

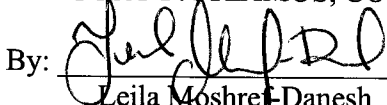
6 Juan C. Perez

7 

Dated: 12/11/19

8 Asst. CEO/TLMA Director

9
10
11
12 APPROVED AS TO FORM:
13 GREGORY P. PRIAMOS, COUNTY COUNSEL

14 By: 

Dated: 12/11/19

15 Leila Moshref-Danesh
Deputy County Counsel

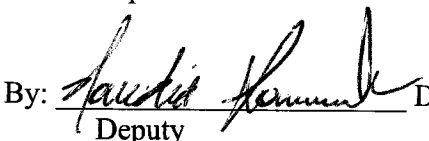
16 APPROVAL BY THE BOARD OF SUPERVISORS

17 

Dated: DEC 17 2019

18 Kevin Jeffries, Chairman

19
20 ATTEST:
21 Kecia Harper

22 By: 

Dated: DEC 17 2019

23 Deputy

1 **APPROVAL BY Valley-Wide Recreation and Parks District**
2 **RECOMMENDED FOR APPROVAL:**


3 Dean Wetter

4 

Dated: 12-3-19

5 General Manager

6
7 **APPROVED BY**

8 

Dated: 12-3-19

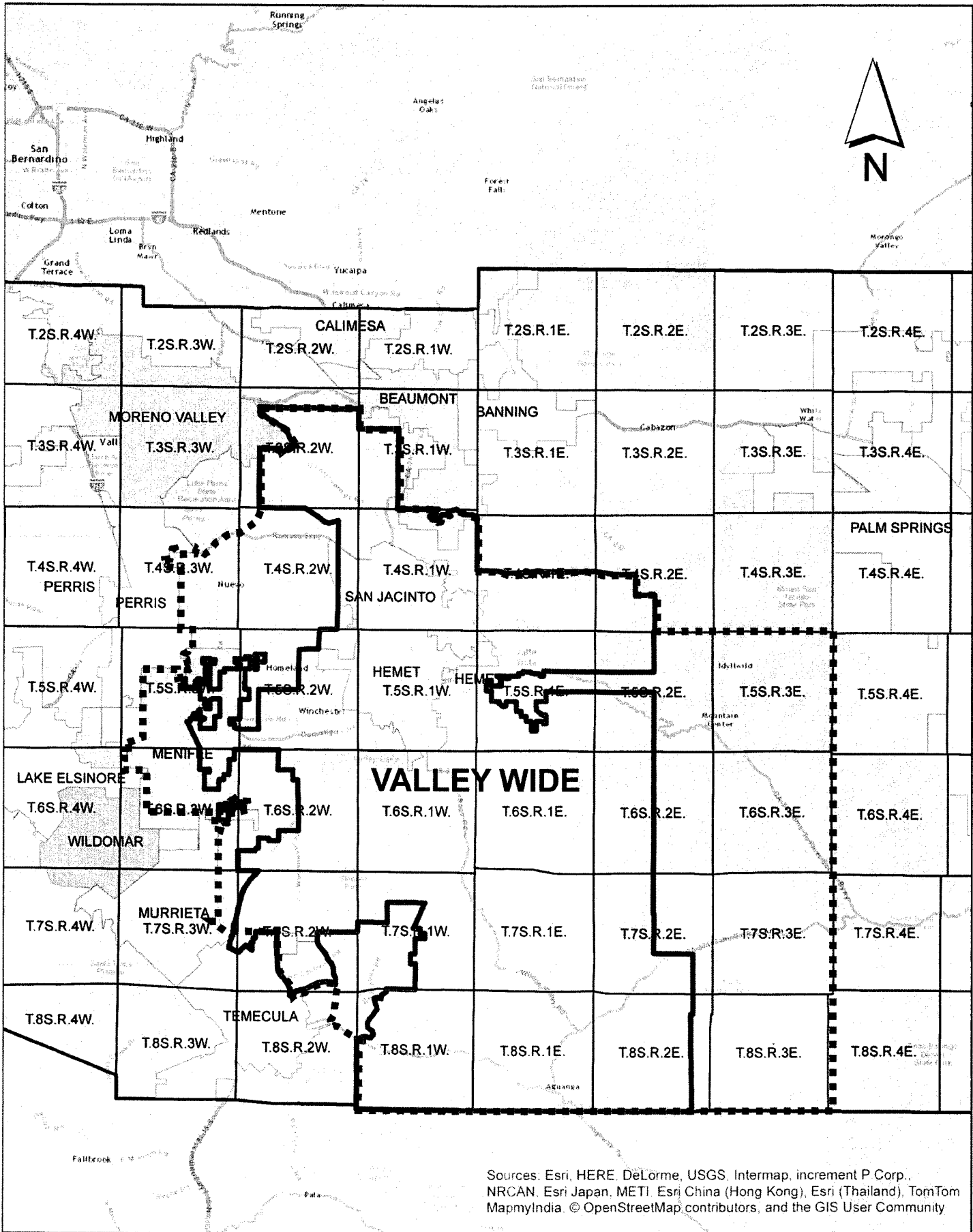
9 Nick Schouten, President

- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

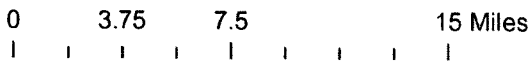
Valley-Wide Recreation & Park District Boundaries

LAFCO 2014-04-3&5 - VWRPD MSR

Exhibit A



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Valley-Wide Recreation & Park District

Master Plan

2010



“Creating Community...Since 1972”

**Valley-Wide Recreation & Park District
901 W. Esplanade Ave. San Jacinto, CA
951-654-1505
951-654-5279 FAX**



Executive Summary

Valley-Wide Recreation and Park District enjoys a long history of service to the community through recreation and park services. The supporters and founders of Valley-Wide have stressed the importance of a business and community minded government agency that enhances the quality of life for all ages. On any given day Valley-Wide facilities are packed with community members enjoying a variety of recreation opportunities in one of the many parks and community centers throughout the District.

The 2010 Master Plan is crafted to serve as a working document for the community, Board of Directors, and Staff over the next 10 years. Included are current recreation trends, existing facilities, and future goals of the District and its Board of Directors. This plan will be reviewed from time to time to ensure the District is on the most appropriate course that will best serve the community.

Enjoy!

Jeffrey R. Leatherman

General Manager, Valley-Wide Recreation and Park District



Master Plan Introduction

Valley-Wide Recreation and Park District's (Valley-Wide) Master Plan is developed to provide a guide for the district over the next 10 years. The plan will identify current and future needs of the 800 square mile district by providing parks, recreation and community services that reach all residents regardless of age, gender, race, or economic status. The master plan was developed as a collaborative effort by the District Board of Directors, District Staff, and input from the community.

Purpose

The purpose of this Master Plan is to provide a working document that focuses the District to meet current needs and position ourselves for future expansion, changing demographics, and future recreation trends.

Development objectives:

Throughout the development process overarching themes were identified,

Those themes included:

Existing Conditions

Analyze the population growth over the past 10 years

Identify existing needs within our community

Inventory existing district, public, and private recreation facilities within the District

Future Development

Provide for park acquisition, design and development standards

Identify funding mechanisms for the implementation of the Master Plan

Adhere to the County of Riverside ordinance for park planning

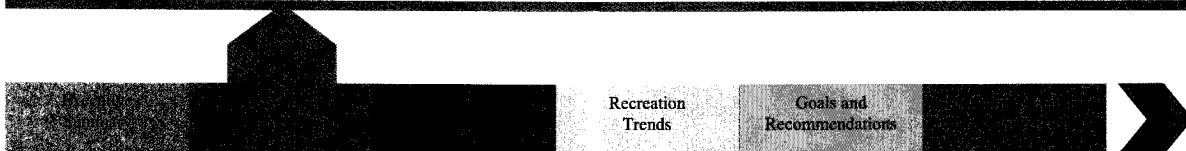
Allow community input for citizens throughout the District

Forecast future demographic and recreational trends in the community

Why a Master Plan?

In January, 1987 the Board of Supervisors of Riverside County adopted an amendment to the County's General Plan that would govern the implementation of the Quimby Act, which was established by the State of California in 1965 to allow local jurisdictions to accept dedications of land, payment of fees in lieu thereof, or a combination of both for park and recreation purposes.

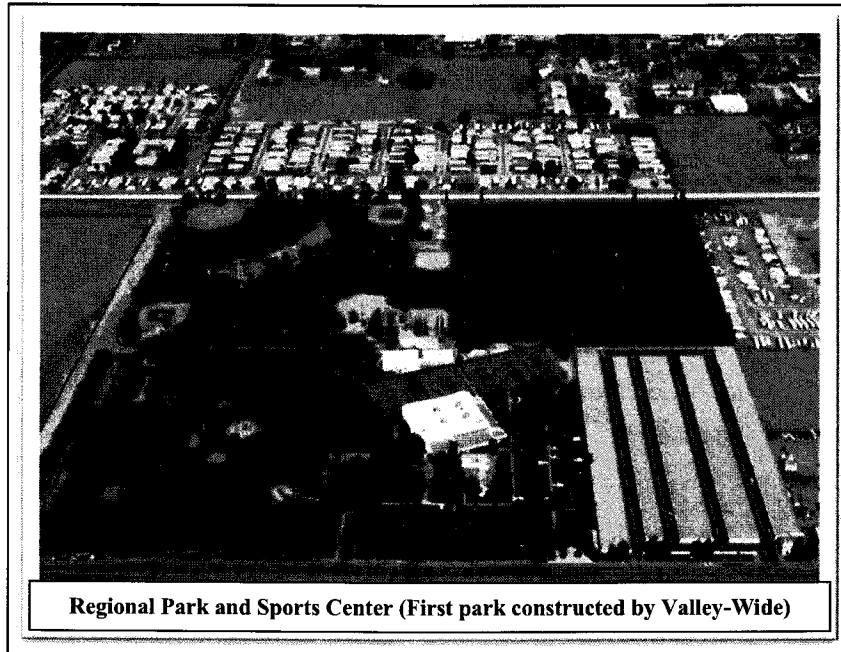
The District's initial Master Plan was prepared in 1987, in part to serve as a mechanism in which to acquire parkland dedications and or payments of fees for the subdivision of land within the District Boundaries. In 1999 the updated master plan focused on the growth and development of park and recreation needs for the next 10 years including the establishment of the Landscape Maintenance Districts (LMD's).



Valley-Wide Recreation and Park District was formed on July 27, 1972, in the County of Riverside under the provisions of the Public Resource Code Section 5780 et, seq. for the purpose of providing recreation and park services to the District residents.

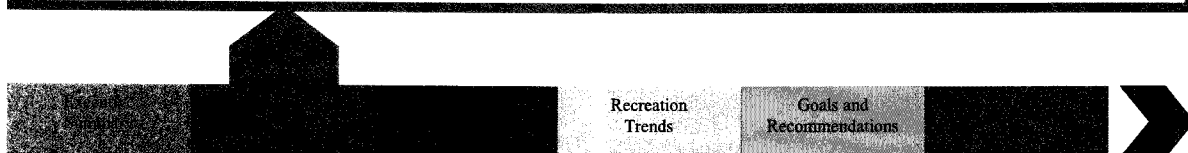
The District is governed by a five member elected, at large, board of directors. Each member is elected to a four year term by the electorate within the District boundaries.

The 2010/11 adopted budget reflects our current operating budget of \$12 million



The District's Mission

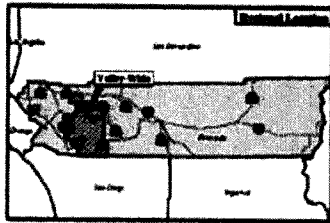
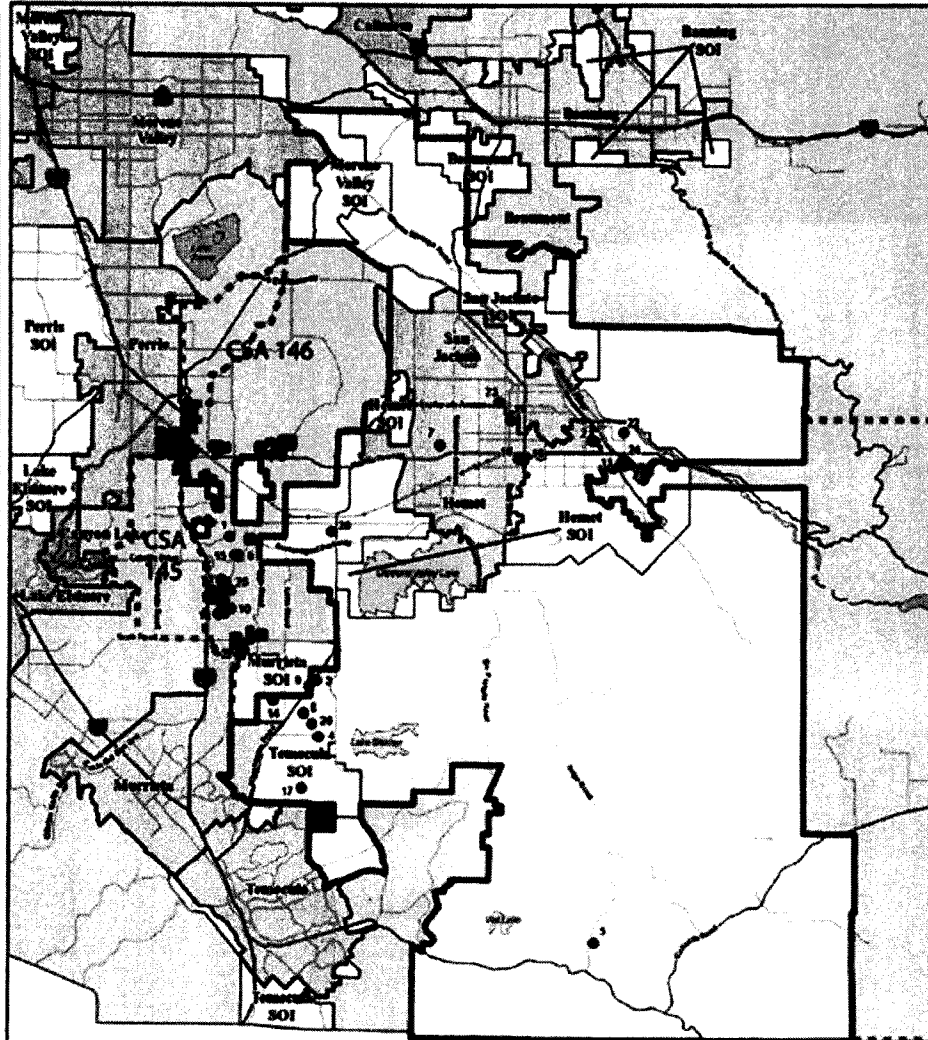
Strengthen our communities through providing quality, efficiently maintained recreation and park facilities, and comprehensive programs that promote community involvement, healthy lifestyles, cultural awareness, fiscal responsibility, and environmental stewardship.



District Boundaries

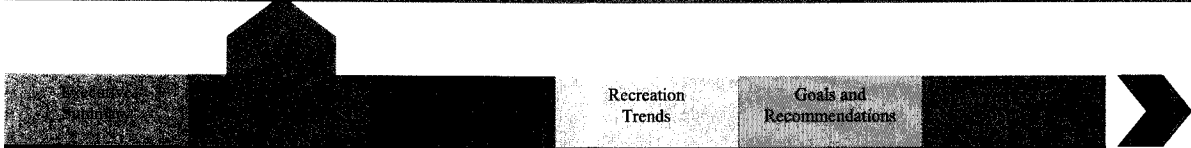
Exhibit 1

Includes the Cities of Hemet, Menifee and San Jacinto as well as the unincorporated areas of Winchester, French Valley, Homeland, Valle Vista, Sage, Aguanga and The Soboba Band of Luiseño Indian Reservation.



Existing Public Facility Names

1- Margarita Park	13- Marlowe South Tot Lot
2- Bill Gray Park	14- Leam Park
3- Broadfield Park	15- Poplar Square
4- Butterfield Park	16- R.C. Truck
5- Catherwood Park/ Keller-Harris Community Center	17- Rancho Santa Vista
6- Desert Green Park	18- Santa Fe Field
7- Devonshire Park	19- Scott Youth Sports Park
8- Emerald Park	20- Sheffield Park
9- French Valley Park	21- The Exchange Club Park
10- La Paloma Park	22- Valle Vista Fire Station Park
11- Louis Jackson Park/ Valle Vista Community Center	23- Valley-Wide Regional Park
12- Marlowe Community Center	24- Valle Vista Community Center
	25- Wilcox Field Park
	26- Winchester Park
	27- Woodbine Park



District Demographics and Populations

The population of the Valley-Wide District has increased considerably since its creation in 1972. The population increase in the District mirrors that of Riverside County. According to the US Census Bureau State and County QuickFacts, Riverside County has experienced a 37.5% population change from April 1, 2000 to July 1, 2009 as shown in Table 1:

Table 1

Valley-Wide Recreation and Park District Population Growth		
Estimated Population 1980-2009		
Year	Population	Percent Increase
1980	69,516	0%
1990	113,154	62.8%
1999	146,757	29.7%
2009	201,791	37.5%

Source: US Census Bureau State and County QuickFacts

The 2010 census data was not yet available for the development of this Master Plan. An estimated 201,791 persons reside within the Valley-Wide District. The rapid growth has brought a number of young families to the District and consequently the percent of the population over 55 years of age has decreased dramatically from 34 percent in 1990 to 20 percent in 2008 as shown in Table 2:



Table 2

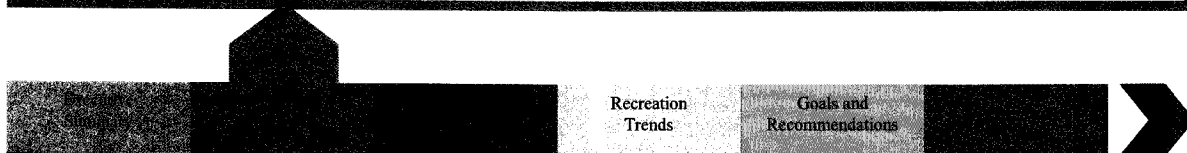
Valley-Wide Recreation and Park District Age	
Age of Population – 2008	
Age Group	Percentage
0 – 17 years	30%
18 – 54 years	49%
55 years and older	20%

Source: Cities of Hemet & San Jacinto and US Census Bureau State & County Quick Facts

Average household size is 3.1 persons per unit with larger households still concentrated in the Hemet area.

Among cultural minorities, the strongest showing of non-whites is Hispanic at 44 percent. Approximately 3 percent are Indian/Asian and 4 percent are African American.

The unemployment rate in the District is approximately 18 percent; significantly higher than the State of California at 12.2%. In good economic times as well as in difficult economic times recreation plays a vital role in the quality of life. The difference is in the types of recreational activities that people choose. For example, in these current economic times on any given weekend at any one of our parks, families are taking advantage of no cost recreation in the form of family barbeques, pick-up games of basketball, use of playground equipment, etc. We have also seen a trend in our youth sports leagues where families are making an outing of attending practices and games. In 1997, based on a growing number of youth participants who could not afford to participate in our sports programs, Valley-Wide Recreation and Park District implemented a youth sports scholarship program. Over the last decade, requests for scholarships have increased 300% to what is now an average of 400 scholarships provided each year. The need for low cost and no cost recreational opportunities provided by the District is further substantiated by the percentage of students receiving free or reduced lunches in the following school districts within our District boundaries; Hemet Unified School District – 67%, San Jacinto Unified School District – 76% and Romoland School District – 80% for a Valley-Wide Recreation and Park District average of 74.3%.



Population Trends and Projections

Demands placed upon park and recreation needs are primarily dependent upon population. Historically, Riverside County has grown at a moderate to rapid pace. In 1986, the County's population was 838,474. By 2009, the population had nearly tripled, rising to 2,125,440.

Much of the population increase can be attributed to in-migration from such areas as Los Angeles, Orange and San Diego Counties where housing costs have skyrocketed and open space lands have been severely reduced. It is because of these factors that Riverside County's housing industry surged in the past decade. Valley-Wide Recreation's park standards have kept up with the growth, but cities within surrounding communities have not, further impacting our facilities.

Accomplishments (represents the past 10 years)

In 1999 the District set out to accomplish a number of goals. Many of the accomplishments are represented in the facilities and activities that were added over the past ten years. Notably, the District added 38 parks and 2 community centers to serve our growing communities. The landscape maintenance districts have grown considerably over the past ten years adding valuable improved parkland, open space areas, and several miles of improved streetscape maintenance responsibilities to the District.

Community Development and Recreation

Annual events such as 4th of July, Oldlympics and Turkey Trot continue to be successful and grow in participation. Over the past 10 years we have added Movies in the Park, Breakfast with Santa, Halloween Extravaganza, Farmers Market, and many others. The foundation that has been created to position the District as a vital community resource continues to be reinforced by creating new, innovative programs and events. Valley-Wide remains a positive influence on the community and sets an example for responsible government management.

Facility Development Standards

With the creation of Menifee Parks Landscape Maintenance District, Valley-Wide recognized the need for park and streetscape standards to ensure quality parks and community streetscapes. Responsible spending of taxpayers' dollars has always been a priority for Valley-Wide, and the creation of standards reflected the District's desire to be as efficient as possible. Consistent park and irrigation design allows the District to build facilities that can be maintained as opposed to the common practice of using any new product that companies sell to make a quick dollar. Generally, communities that allow multiple irrigation systems, products or services find over time they are more costly to maintain, train staff, and manage. Valley-Wide however, created standards prior to the large development boom in Riverside County that have since been adopted by agencies across the state.

One benefit from the creation of these standards is the District's ability to be on the cutting edge of water saving technology and techniques. As one of Eastern Municipal Water District's largest customer, Valley-Wide has been instrumental in the creation of water efficiency systems; The use of Recycled Water, and the implementation of comprehensive planning that brings the water purveyor (EMWD) and the end user (Valley-Wide) together before a community is approved to ensure the most efficient system is installed for the community.

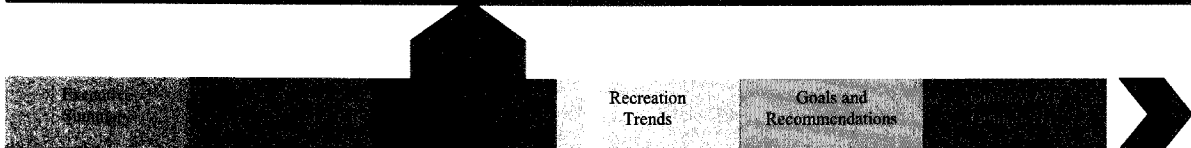


Administration

The diversification of revenue, use of partnerships and maintaining a group of qualified dedicated full-time staff has been the long standing value base for the administration of the District. Historically, our Board of Directors has been a group of volunteers from education and business background with an entrepreneurial spirit that drove the District to be run more like a business than typical government. By practice we do not spend excess resources on administrative functions, leaving resources available to directly serve the community. We have established partnerships with local community organizations that allow the community and Valley-Wide to be mutually beneficial to each other. Similar to private enterprise, the District has diversified generating multiple revenue sources and relationships to promote community involvement which has allowed the District to remain solvent during difficult economic times.

Facility Management

Over the past 10 years, the District has been very careful not to over promise and under deliver our services to the community. Careful attention has been given to maintaining the facilities that we have through contract maintenance which dramatically reduces costs. Valley-Wide does not own equipment, manage a large full-time staff or have a costly administrative office. These only serve to waste resources and effort in the long run. Through contracting services we are able to focus our efforts in building and maintaining facilities that the community uses and has ownership over instead of large administrative office buildings.



Recreation Trends Throughout California

The number of days adult respondents visited outdoor recreation area during the past 12 months						
Outdoor Recreation Area	0 Days	1-5 Days	6-10 Days	11-20 Days	21-50 Days	>50 Days
Highly developed parks and recreation areas: Urban areas that include playgrounds and sports facilities	9.9%	31.8%	14.0%	13.3%	14.9%	16.1%
Developed nature-oriented parks and recreation areas: Located outside or on the fringe of urban areas, including trails, picnic areas, campgrounds	12.3%	41.5%	15%	11.5%	9.0%	10.0%
Historical or cultural buildings sites or areas	22.2%	47.9%	13.3%	6%	2.6%	8%
Natural and undeveloped areas	21.9%	42.2%	11.4%	9.74%	6.2%	9.9%

Source: California State Parks State Wide Recreation Survey 2009

Travel time from adult respondents residence to place they most often go for recreation.					
Distance in Minutes	5 minutes or less	6-10 minutes	11-20 minutes	21-60 minutes	More than 60 minutes
Driving	30%	20%	21.8%	19%	9.2%
Walking	37.6%	20.9%	22.6%	17.0%	1.8%
Other					
Bicycle	24.7%	35.1%	22.1%	14.3%	3.9%
Public Transportation	11.6%	9.3%	23.3%	39.5%	16.3%
Wheelchair/Cart	5%	2.5%	2.5%		
Skateboard	5%		2.5%		

Source: California State Parks State Wide Recreation Survey 2009

The above results from the State Parks survey show that adults prefer parks that are near their home and spend a great deal of their recreation and leisure time in urban and developed park settings. Valley-Wide is positioned as a community recreation agency within medium to medium high density developed areas. We also have a number of square miles of undeveloped land with very low density. Based on this, Valley-Wide needs to be vigilant in providing recreation services that are highly developed and within each community we serve and further position the district over the next 10 years to develop more recreation and park space as development continues into the low density areas of the District.



Youth Recreation Trends Throughout California

Recreation activity participation of youth respondents during the past 12 months. (Listed the top 20 answers only)	
Activity	Percent Participated in the past 12 months
Walking on streets, sidewalks paths or trails in your community	85.9%
Swimming in a pool	82.9%
Jogging or running	79.8%
Playing in a park (non-sports play)	75.1%
Beach Activities	69.8%
Attending outdoor events	67.8%
Swimming in ocean, lakes, rivers and streams	67.8%
Visiting historical or cultural sites, museums, zoos, and gardens	64.7%
Team sports (baseball, soccer, softball etc.)	62.5%
Bicycling (on paved surfaces)	54.7%
Day hiking	51.1%
Picnicking	50.6%
Scenic drive with someone	47.9%
Camping (tent, RV or trailer)	45.1%
Wildlife viewing and watching	37.3%
Surfing or boogie boarding	34.5%
Tennis	34.3%
Skateboarding	33.8%
Sledding, ice skating, snow play	33.5%
Fishing	29.2%

Source: California State Parks State Wide Recreation Survey 2009

California's youth across the state are active in a diverse range of activities. According to the survey question outlined above, a majority of the recreation time (top 7) are either free or low cost activities. Generally they can be found close to home or within driving distance from home or school.



Actions that could help youth respondents participate in Outdoor Activities More Often.	
Provide more recreation areas closer to my home (sports fields, skateboard parks, open space areas)	65.2%
Provide areas for these activities that are just for kids my age	56.4%
Provide equipment (sports equipment, playground equipment)	55.7%
Provide instruction or lessons	45.8%
Provide transportation to recreation areas and activities	41.3%
Provide safer ways to get to recreation areas close to my home	37.3%

Source: California State Parks State Wide Recreation Survey 2009


The youth respondents in this survey provided very valuable information for our park and facility development standards. It is important for our District to recognize that 65.2% of the youth in our communities want access to parks close to home. We must continue to be proactive with our park standards in order to meet the needs of our community. Dedication of land, development of parks and creating recreation space within our communities is very important to the well-being of our youth and adults District wide.

District Goals and Recommendations

In order for the District to continue to fulfill our mission we have categorized the goals into four sections. The goals are benchmarked by realistic projections for successful accomplishment over the next ten years. The District's goals must take into account the following two statements in order to continue to be effective over the next 10 years.

1. The resources required to accomplish our goals must come from within the community. Our existing economy and unbalanced state budget limits the possibility of outside funding.
2. Our program and facilities must equally distribute the cost of the goals among existing residents and future residents.

Categories	Benchmarks
Community Development and Recreation Facility Development Standards Administration Facility Management	0-3 years: Short-Term Priorities 3-6 years: Intermediate Priorities 6-10 years: Future Positioning

 This icon represents goals that are environmentally beneficial for the community.

Community Development and Recreation

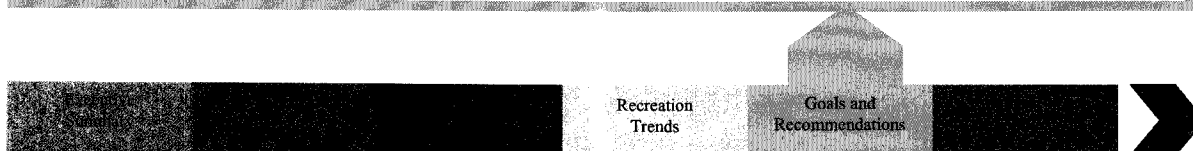
Within 3 years

Goal: To enhance access to recreation and community services through social media, web sites, mobile devices and co-mingling information with other agencies within the District.

Explanation: Over the past 10 years technology has drastically changed, making it cheaper to be creative and innovative with information dissemination. Access to web sites and other media outlets are simple with no real boundaries to the possibilities they offer. As our community becomes more "plugged in" Valley-Wide needs to provide dynamic interactive sites that communicate our activities and events directly to the end user regardless of age or circumstances. The creation of new websites and keeping up with the constant evolution of technology will allow the District to position ourselves as a community information stakeholder, providing valuable information and activities.

Goal: To Expand our indoor sports capacity through partnerships with other organizations and agencies to provide additional active recreation and sports facilities throughout the District.

Explanation: The District has done an outstanding job during the past 30 years partnering with agencies and private groups to use and share facilities. As local budgets continue to be stretched and the State of California continues to struggle to balance a budget we must rely on local partnerships to expand our ability to offer indoor recreation activities. Currently, our gymnasiums are jam-packed with games leaving little time for practice and open recreation opportunities. By partnering with local schools, churches and other organizations we can offer more practice and game facilities and enhance our programs as well as District wide capacity.



Goal: Develop an online registration program

♻️ Explanation: As technology develops, our habits and expectations as a society change. As current economic times send mothers back to work or fathers adding a second job, their ability to drive to a community center to sign up for a class or register for a sport decreases. The District needs to make it as easy as possible for parents to register for classes, receive reminders or review rules and regulations from their office or home. We also must be aware that online registration does not take the place of face to face contact with staff or a receptionist picking up the phone to answer questions. The balance between ease of access and customer service must be met by trained helpful staff and quick easy access to registration and information. The online registration should also help hold staff and our community to deadlines so that we are able to maximize the use of our facilities and time District wide.

Goal: To track, identify and implement new programs that meet the needs of our changing communities.

Explanation: As reviewed in the demographics section of this report, our community is changing. A once largely rural area, it was host to a retirement community supplemented by families and young adults. During the recent development boom and subsequent decline the District has added communities like French Valley and Menifee. The Hemet and San Jacinto communities have grown adding many new housing tracts populated by families. Our retirement community has also grown and changed with the baby boomer generation seeking active recreation opportunities. Valley-Wide has the responsibility to create innovative programs that meet the needs of our community through research, community outreach and creativity.

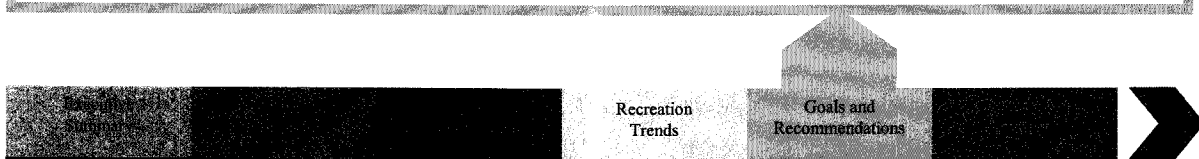
Goal: Develop recreation programs for special populations.

Explanation: Special populations are, at times, overlooked in many communities. Valley-Wide must be creative in meeting the needs of all members of our community. Developing recreation programs through partnerships with impacted community members, caretakers, and family members is necessary in order to provide needed, successful programs, events and sport activities. We must identify the existing and future needs of our special population community and develop opportunities that meet those needs.

Within 5 years

Goal: Analyze existing and future trends in the community and recreation industry and position the District to meet those trends.

Explanation: Sports, cultural and recreation crazes come and go from year to year as product developers try to diversify equipment and facilities. Unlike many Cities, Counties and Special Districts, Riverside County and specifically the Inland Empire is still growing. The potential for new equipment and facilities will continue to allow the District the ability to provide new innovative ideas, facilities and construction concepts that function for the community and are cost effective to maintain.



Goal: Grow our special event programs and expand existing successful programs District Wide.

Explanation: The communities we serve are very distinct and have specific demographics that should assist in the creation of special events that fit every community. Historically events like the 4th of July, Turkey Trot, Movies in the Park, and Breakfast with Santa have been isolated to individual communities. As the District continues to grow, we will expand successful events that logically fit in our communities, and create new special events the community can appreciate for the future.

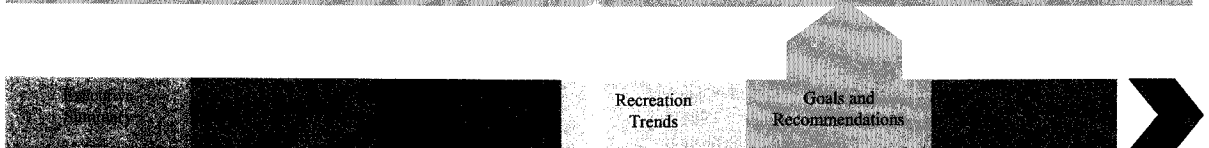
Goal: Create and maintain partnerships with outside organizations such as P.A.L, Exceed, Local School Districts, Soboba Band of Luiseño Indians, and the Cities of Menifee, Hemet, and San Jacinto.

Explanation: Pooling resources within the community allows for maximum use of public and private facilities and land. Buildings and schools that are traditionally empty in the afternoons can be used as facilities for Valley-Wide leagues and events. Providing reciprocating partnerships is also important for Valley-Wide. We have resources and facilities that organizations are able to benefit from when available. The more partnerships that Valley-Wide can create, the better suited we are to serve the community.

Within 10 years

Goal: Implement new advertising technology that allow the community to be effectively informed about activities, events and sports.


Explanation: The decline and cost of print media has become a hindrance to Valley-Wide's ability to effectively communicate with our communities. Technology will provide opportunities for customized communication with our many communities and Valley-Wide will need to remain as flexible as possible to be on the innovative edge of advertising and communication.




Facility Development Standards

Within 3 years

Goal: Release updated and improved Standards and Specifications

 Explanation: Every two years Valley-Wide must commit to reviewing our park construction Standards and Specifications. Through that review process, the analysis will determine if a new version is necessary for publication. The review will analyze changing construction trends, state and federal mandates, and community use of park improvements. The Standards and Specifications will provide the standards for parks, community centers and other facilities within the District.

Goal: Anticipate future development standards including recycled water standards, electrical efficiency standards and “green” standards.

 Explanation: Recycled water will continue to be used as the “norm” in Riverside County for parks, golf courses and other developed green space. In order to best serve our community Valley-Wide will need to be on the cutting edge of the use, regulations, and availability of recycled water throughout the District. Other efficiency models will be beneficial to the District in the form of night time electrical rates, solar rebates and green building standards. With each advance, Valley-Wide must be prepared to take advantage of any opportunity to save money, resources and time.

Goal: Implement a comprehensive security plan that includes parks, facilities and law enforcement partners.

Explanation: As Valley-Wide continues to grow, and our communities and cities change, we need to be aware of the unfortunate reality that Valley-Wide is prone to crime against facilities, participants and children. A comprehensive security plan will provide security monitoring in our facilities and parks through a number of personnel and technological solutions. Including this plan in our new facilities will allow Valley-Wide to protect the community and community assets by being proactive.

Goal: Modify Valley-Wide’s average household per 1000 to match actual community demographics.

Explanation: Through the development of this Master Plan and comparing our Quimby act calculations Valley-Wide has determined that a new population per household calculation is required to adequately reflect the real conditions of our community.

Goal: Continue to annex new developments within our Sphere of Influence (SOI) and District Boundaries.

Explanation: The unincorporated areas of Riverside County will continue to be developed. Valley-Wide is uniquely positioned to provide parks, recreation and community maintenance services throughout our District. Our intent is to continue to annex appropriate developments that are within the District’s Boundaries or Sphere of Influence.

Within 5 years


Goal: Analyze existing facilities and identify shortfalls for specific park amenities.

Explanation: Through utilizing and monitoring our existing facilities it is the District's responsibility to provide new or renovate outdated equipment with new innovative design and construction methods to provide an attractive, safe, usable environment for our communities. Through observation, research and community forums Valley-Wide will continue to update facilities according to the needs of our community.

Goal: Work with local cities and Riverside County to develop consistent standards and specifications in effort to streamline the development process and avoid duplication of services.

Explanation: Valley-Wide specializes in Recreation and Park services. We have developed irrigation and construction standards that work effectively for building parks and community centers. By working with other local governments we are able to streamline the development process to provide the very best service to the community as possible. Creating standards that can be adopted by other local government agencies will promote consistency with facilities, irrigation, water consumption and maintenance.

Goal: Continually re-define our water efficiency standards and environmentally responsible design throughout our parks and facilities.

 Explanation: Water is a limited, valuable resource in Riverside County. Technology and realistic maintenance requirements will converge to provide diverse water efficiency products and equipment to limit the amount of waste in older irrigation systems. Converting existing facilities to accommodate the delivery of recycled water is the new mean in water efficiency. Valley-Wide must be on the leading edge of any water efficiency standards to keep costs in control for our communities.

Goal: Partner with local, county and state officials to increase development standards from 5 acres per 1,000 to 7 acres per 1,000 population.

Explanation: We only have one chance to do it right with new development in Riverside County. Land will always be a premium in California and as less and less is available along the coast, developers will move east looking for the best deal at the cheapest price. The lack of foresight is evident in established cities in Riverside County and developers were allowed to forgo their responsibilities to develop park space in the communities they built. Money was diverted and siphoned off for other projects. As open land disappears cities are scrambling to make up for lost time and land. Valley-Wide and local government must be proactive in securing park land before development is allowed to proceed.

Within 10 Years

Goal: Secure more parkland at Diamond Valley Lake

Explanation: Valley-Wide has an opportunity to continue development of the Diamond Valley Lake facility. The original land dedication from MWD was listed at 129 acres in early documents. This would have allowed Valley-Wide to create a true regional park facility including ballfields, community centers, campgrounds, soccer fields, trails, and other recreation amenities. The final land dedication was 85 acres in total limiting Valley-Wide's ability to create a true regional park. Valley-Wide seeks to position ourselves in a way that would allow for future dedication of park land around our existing facility.

Administration

Within 3 years

Goal: Identify long term needs for administrative facilities and position the District to purchase an existing facility, build a new facility or expand a District owned facility.

Explanation: Valley-Wide has grown over the past 34 years to include 8 community centers 72 parks and a number of contracts and special projects. Our District philosophy has always been to put community centers, events and sports first. The reality is that as the District grows we are going to need administrative space to serve the community. We do not want to trade resources for space but the District will need to be creative to create usable administrative space for staff. The current economy may provide some options for the District to purchase vacant property or economically modify existing buildings to create quality work space.

Goal: Evaluate the annexation process and requirements for Landscape Maintenance Districts.

Explanation: Valley-Wide has a system in place that allows developers to annex into the District through LAFCO. Working with our annexation consultants we will continue to refine the process and adjust our requirements based on best practices and state law. Advances by our consultants will assist the District over the long term to effectively analyze our existing facilities and future needs within our communities.

Goal: Continue to diversify the District's revenue sources including contracting, programs fees, cell towers and property taxes.

Explanation: Valley-Wide continues to remain stable as other local agencies have struggled over the past few years. Living within our means, contracting our maintenance services and diversifying our revenue sources makes Valley-Wide successful. Opportunities will continue to present themselves for the District, and the District will need to continue to adapt to those opportunities. Recent additions to the District have been the Diamond Valley Lake Docent Program, P.A.L., temporary operation of the San Jacinto Senior Center, French Valley Cell Tower, and possible expansion of the after school program. These contracts provide a service to the community and continue to allow Valley-Wide to be creative in our funding sources.

Goal: Develop policies, procedures and habits that promote environmentally responsible behavior.

♻️ Explanation: In the 2009 California State Parks Survey over 50% of the respondents agreed that California park agencies should be leaders in environmentally responsible behavior. In responding to this, Valley-Wide must continue to be a leader within our local community. Behaviors including recycling, "green" buildings and others will be at the forefront of our construction, maintenance, and administrative actions in the future.

Within 5 years

Goal: Convert the administrative office to a paperless storage system.

♻️ Explanation: Understanding that Valley-Wide should be a leader in environmentally responsible behavior we must consider how we store and use paper and other resources District wide. Technology has provided an opportunity for innovative storage systems that provide electronic storage for all paper documents. This will allow the District to save physical storage space, protect valuable information for natural disasters, and create document sharing capabilities, limiting the number of faxes, e-mails and copies necessary on a daily basis.

Goal: Network the community centers with the administrative office to streamline the accounting process.

Explanation: Valley-Wide can benefit from streamlining the accounting process. It will cut down driving trips to the administrative office, faxes and e-mails. Direct access to the accounting process will allow community centers to collect fees for programs throughout the District. Currently all receipts are hand written and manually processed creating a more cumbersome process for the accounting staff. Networking our facilities together will allow front line staff to perform the data entry and the finance department to review and approve transactions.

Within 10 years

Goal: Hire staff to position the District for future expansion in the park planning, human resources and administrative positions.

Explanation: Valley-Wide has had the benefit of longevity with our full time staff. Many have been with the District well over 15 or even 20 years. As they begin to retire it will be important for Valley-Wide to hire qualified staff to continue to run the programs and facilities. Cross training those staff members will continue to be necessary to remain successful and staff will need to be recruited from a cross section of the community to provide the necessary skills for the future.


Facility Management

Within 3 years

Goal: Implement a Capital Improvement plan for the District.

Explanation: No matter how well something is built it will eventually age and begin to breakdown. Conservative spending has always been a priority for the District and we have traditionally saved money for large capital improvements. All things considered, the majority of Valley-Wide's facilities are relatively new and well maintained. In order to continue this standard we must create a capital improvement plan that allows the District to pinpoint the amount of money that we need to set aside for the future. The plan will also allow us not to over assume the amount of money required to sustain existing levels of maintenance, leaving the maximum amount for day to day operations, events and programs.


Goal: Convert existing facilities to recycled water where possible.

 Explanation: The cost of recycled water is significantly reduced. Our first retrofit project has taken over two years to complete at Wheatfield park. This experience realizes the need to apply well in advance for other recycled retrofit programs so the District can take advantage of the project benefits as soon as possible. Areas in Menifee and French Valley will be the prime locations for these retrofit projects in the future.

Goal: Convert the Valle Vista and Winchester swamp coolers to Air Conditioning Units.

Explanation: Converting these two buildings to A/C will allow for increased daytime summer activity in the buildings. The swamp coolers are loud and make it difficult to hold meetings or events in the summer. As the number of people increase in the facility the less effective the swamp coolers become.

Goal: Implement a recycling program in the recreation center and community rooms.


 Explanation: Recycling is an easy way to help protect the environment which is important for the District and the community. Offering recycling throughout our facilities shows our commitment to long term sustainability.

Within 5 years

Goal: Analyze the need for a large capital improvement plan funded by a voter approved bond measure.

Explanation: Valley-Wide currently owns vacant property and partially completed parkland that could be developed with a large influx of capital from the sale of bonds. Over the next five years, Valley-Wide will work with consultants and the community to determine the feasibility and community support for bond measure improvement throughout the District.

Goal: Develop a future recycled water plan in cooperation with Eastern Municipal Water District.

 Explanation: Independent of converting existing facilities that have access to recycled water, EMWD has plans to extend recycled water pipelines throughout their service area. Parks and agriculture combined are the largest users of recycled water. By working with EMWD Valley-Wide can direct recycled water pipeline to the end users (Valley-Wide) so we are able to benefit from the installation plans in the future.

Goal: Design and construct the Wheatfield annex property and new parking lot.

Explanation: Valley-Wide has been working to secure funding for a 5 acre park across from Wheatfield park in Menifee for a number of years. The park design includes a much needed secondary parking lot with access from La Piedra road. The construction of the annex will provide soccer fields for the community thereby allowing Valley-Wide to construct the additional needed parking lot.

Quimby Act Collection Compliance

Valley-Wide Recreation and Park District has determined that we can serve our District most effectively by collecting development impact fees (Quimby Fees) directly. In compliance with Riverside County Code 460 and Government Code 66477 the following is the methodology the District will use for all new building within the District Boundaries or Sphere and Influence.

1. The Quimby Act – Subdivisions

Implemented by the County of Riverside, pursuant to Section 10.35 of Ordinance No. 460, the Quimby Act (Government Code Section 66477) provides for development of park and recreational facilities through land dedication and/or payment of fees. Specifically, each sub divider of land for residential uses may be required to dedicate lands or pay fees in lieu thereof, or do a combination of both for park and recreational purposes as a condition to the approval of a parcel map or tentative tract map.

In deciding whether to require the dedication of land, the payment of fees, or both, the District shall consider those factors set forth in Paragraph I of Section 10.35 of Ordinance No. 460.

A. Dedication of Land

The Quimby Act provides a park dedication formula related to densities and dwelling unit types. The amount of land required to be dedicated shall be based upon the population generated by the subdivision, and shall be computed on the basis of five acres of parkland per 1,000 persons in accordance with the following formula:

• $DUs \times Population\ Density \times Park\ Ratio = Amount\ of\ Parkland\ to\ be\ Dedicated$

• Where: $DUs = Number\ of\ Dwelling\ Units$

• $Population\ Density = Population\ Per\ Dwelling\ Unit\ as\ Set\ Forth\ Below$

• $Park\ Ratio = 5.0\ Acres\ Per\ 1,000\ Persons$

Population density shall be set forth below:

Table 14	
Population Density / Dwelling Unit	
Description of Dwelling Unit	Persons Per Dwelling Unit
Single family dwelling unit (detached garage)	3.68
Single family dwelling unit (attached garage)	3.2
2 dwelling units per structure	3.26
3 to 4 dwelling units per structure	3.06
5 or more dwelling units per structure	2.9
Mobile homes	3.36

*To be updated/verified with 2010 Census information when available.

The District will accept as a minimum, 5 acre usable parks. Where the amount of parkland to be dedicated is less than 5 acres, the developer will be required to pay in-lieu fees.

In addition when land is to be dedicated, the District shall comply with the dedication provisions of Section 10.35 of Ordinance No. 460, but not limited to, the improvement provisions of Paragraph 16.

B. Payment of Fees

When a fee is to be paid in lieu of land dedication, the amount of such fees shall be based upon the current fair market value of the amount of land which would otherwise be required for dedication. The fee shall be determined by the following formula:

- Number of Acres x Fair Market Value = In-Lieu Fee
- Where: Number of Acres = Acreage of Parkland to be Dedicated as Determined Above.
- Fair Market Value = Fair market value per acre of the property to be subdivided based upon the land as an improved subdivision, not as raw acreage. Fair market value shall be based on the following procedure:
 1. The County, the District and the subdivider may agree to the fair market value; or
 2. If agreement cannot be reached, the subdivider may, at his own expense, obtain an appraisal of the property by a qualified real estate appraiser, which appraisal may be accepted by the County and the District if found to be reasonable; or
 3. The fair market value (per acre) shall be determined by a current appraisal of the land subdivision by the Office of the County Assessor which appraisal shall be final unless modified by the Board of Supervisors of Riverside County.

In addition, when a fee is to be paid in lieu of land dedication, the District shall comply with the fee provisions of Section 10.35 of Ordinance No. 460, including but not limited to, the credit provisions of Paragraph 17, and the refund provisions of Paragraph 19.

C. Sample Implementation of Formulas:

As an example, the following land dedication in-lieu fees would be required for a 400 unit subdivision:

- Land Dedication
 $400 \text{ DUs} \times 3.2 \text{ persons/DU} \times 5.0/1,000 = 6.4 \text{ acres of parkland to be dedicated}$
- Park In-lieu Fee
 $6.4 \text{ acres} \times \$350,000/\text{acre} = \$2,240,000$

The Quimby Act specifically provides that land, fees, or a combination thereof, are to be used only to serve the subdivision from which they emanated and must bear a reasonable relationship to the use of any future recreation facility by the future inhabitants of the subdivision.

The Quimby Act fees collected will be used to acquire, develop and rehabilitate park facilities for the residents.

As growth occurs within the District, the Master Plan may be amended and the boundaries thereby realigned to properly distribute park and recreational facilities within the District's boundaries. However, it is important to note that the number of park facilities will not always be evenly distributed; parks will be located where development is occurring.

Quimby fees are designed for the purchase and development of parkland only. The maintenance costs, including irrigation, are generated from the Landscape Maintenance District special assessments and a portion of the 1 percent property tax the District receives.

2. Other Residential Development Projects

Multi-family residential projects, apartment projects and other non-subdivision residential projects create a need for park and recreation facilities which is perhaps even greater than that created by land subdivisions. This is due in large part to the high density of these projects and the higher lessee/tenant turnover rate. Accordingly, the District will require the payment of fees to such projects. The mitigation fees shall be calculated, collected, maintained and disbursed in the same manner as Quimby Act fees as set forth herein and in Section 10.35 of Ordinance No. 460. The refund provisions of Paragraph 19 of Section 10.35 of Ordinance No. 460 shall not, however, be applicable to other residential development project fees.

3. Fee Administration

All park and recreation fees referenced above shall be administered as specifically indicated herein by Valley-Wide Recreation and Park District and in accordance with all applicable laws, rules and regulations.

New Developments – Quimby Fees

An interesting situation exists in the Hemet/San Jacinto Valley whereby Valley-Wide, City of Hemet, and City of San Jacinto all collect Quimby fees. Valley-Wide collects fees in the unincorporated areas of our boundaries, Hemet collects within city limits and San Jacinto does the same. Valley-Wide does not collect fees within either city. Valley-Wide spends fees in the area collected. Hemet and San Jacinto spend within their city limits.

A number of the District parks are within the city limits of Hemet or San Jacinto as listed below, however, these parks do not benefit from Quimby fees collected by the cities from the new developments in close proximity to them. Examples include:

- ⇒ Bill Gray Park – City of Hemet
- ⇒ Searl Park – City of Hemet
- ⇒ Diamond Valley Community Park – City of Hemet
- ⇒ Regional Park – City of San Jacinto

Additionally, the Valle Vista Community Center at Louis Jackson Park, like Regional Park, serves residents of the City of Hemet and the City of San Jacinto, but since it is in neither city, it does not benefit from park fees collected in the cities. All of these facilities whether within or out of city limits do indeed benefit those residents. As we have outlined in our goals and objectives, we hope to work with all the cities within our District boundaries to maximize resources for the benefit of all residents including the use of Quimby fees collected by the cities.

Landscape Maintenance Districts

Valley-Wide currently has five zones. Funds collected within each zone benefit the parks planned and/or existing within those zones. With parks in each zone. As new development occurs, Valley-Wide conditions maps to pay appropriate park fees based upon 5 acres of parkland for every 1,000 residents generated from the development. Additionally, developments that generate 5 acres or more of parkland are required to dedicate and improve land in lieu of park fees and must set up a funding mechanism for operation and maintenance of the park. In other words, annexation into a Landscape Maintenance District.

Cost for capital improvements will be generalized for planning purposes. Approximate costs for acquisition and construction of facilities are:

- Community parks \$7 million
- Community centers \$10 million
- Neighborhood parks \$350,000 per acre

For planning purposes, costs include administrative, design, construction administration and inspection. These costs are often overlooked but can add up to 20 percent of construction costs depending on the funding source.

Appendix A

Year	Location	Acreage	Capital Improvements/Land Acquisition
1999	Winchester Park	20 acres	Restrooms/Ballfields & Community Center
1999	Louis Jackson Park	7 acres	Park Construction
2000	Winchester Park		Fire Suppression System & Restroom Addition
2000	Winchester Park		Restroom Addition
2000	Cottonwood Park	9 acres	Community Center Building
2000	Menifee Gymnasium (Joint Use Project with Menifee Union)		Gymnasium and Community Room
2001	Winchester Park		Heating/Air Conditioning & Electrical Systems
2001	Louis Jackson Park		Parking Lot
2001	Butterfield Park	5 acres	New Park Addition
2001	Cottonwood Park		Parking Lot
2002	Regional Park	36 acres	Tennis Courts Rehab
2002	Desert Green	½ acre	New Park Addition
2003	Regional Park		Remodel Sports Ctr/Admin Offices
2003	Winchester Park		Fire System Upgrade
2003	Louis Jackson Park		Playground Equipment
2003	Aldergate Park	7 acres	New Park Addition
2003	Menifee South Tot Lot	1 acre	New Park Addition
2004	Winchester Park		Kitchen Improvements
2004	Emerald Park	5 acres	New Park Addition
2004	Rancho Bella Vista	7 acres	New Park Addition
2004	French Valley Community Center		Community Center Addition
2005	Diamond Valley	85 acres	New Park Addition
2005	Leon Park	4 acres	New Park Addition
2005	Woodbine Park	5 acres	New Park Addition
2005	Brookfield Park	12 acres	New Park Addition
2005	Diamond Valley		Aquatic Facility
2005	Sheffield Park	11 acres	New Park Addition
2006	Wheatfield Annex	5 acres	New Park Addition
2006	Mathew Ranch	9.2 acres	New Park Addition
2006	Primrose Park	3 acres	New Park Addition
2006	Exchange Club Park	4 acres	New Park Addition
2007	Hidden Meadows	2.5 acres	New Park Addition
2007	McCall Park	4 acres	New Park Addition
2007	Autumn Park	2 acres	New Park Addition

Year	Location	Acreage	Capital Improvements/Land Acquisition
2007	Heritage Park	5.5 acres	New Park Addition
2007	Abelia Sports Park	9.6 acres	New Park Addition
2007	Crown Valley	7 acres	New Park Addition
2007	Adeline's Farms	1 acre	New Park Addition
2007	Fieldview	7 acres	New Park Addition
2007	San Jacinto River Park	32 acres	New Park Addition
2007	Washington Park	5 acres	New Park Addition
2007	Mira Park	5 acres	New Park Addition
2007	Watermill Park	Res Lot	New Park Addition
2007	Northfield Park	Res Lot	New Park Addition
2007	Wagon Wheel Park	Res Lot	New Park Addition
2007	Regional Park		Play Structures
2008	Leon Park Extension	1 acre	New Park Addition
2008	El Dorado Pocket Park	.5 acres	New Park Addition
2008	Regional Park		Well Rehab
2008	Diamond Valley		Lights, Paving and Backstops
2008	El Dorado Park	4 acres	New Park Addition
2009	Kona Park	1 acre	New Park Addition
2009	Sunrise Park	11 acres	New Park Addition
2009	Diamond Valley		Backstops, Restrooms
2009	Diamond Valley		Concrete, Irrigation & Fencing
2009	Regional Park		Resurface Sports Center Roof
2010	Diamond Valley		8 Ball Diamonds & 3 Soccer Fields
2010	Eller Park	5 acres	New Park Addition
2010	Marion V. Ashley	12 acres	New Park and Community Center Addition

Parks at a
Glance
January
2010

	Total Acres	Ballfields / Courts										Amenities		
		Gymnasium	Ballfields	Lighted Fields	Soccer Fields	Basketball Courts	Tennis Courts	Volleyball Courts	Rockball Courts	Horseshoe Pits	Play Areas	Restrooms	Rotic Structures	Fitness Trails
Abelia	17	no	2	1	1	2	1	1	0	0	2	yes	2	yes
Adeline's	1	no	0	0	0	0	0	0	0	0	2	no	1	no
Aldergate	7	no	1	0	0	2	0	0	2	0	1	yes	no	no
Autumn	2	no	0	0	0	0	0	0	0	0	1	no	no	no
Arignon	0.5	no	0	0	0	1	0	0	0	0	0	no	no	no
Bill Gray	5	no	1	0	0	2	0	0	0	0	1	no	no	no
Eldorado	4	no	1	0	0	0	0	0	0	0	2	no	2	no
Eldorado Pocket Park	0.34	no	0	0	0	0	0	0	0	0	1	0	1	0
Eller Park	5.00	no	1	1	0	2	0	0	0	0	1	1	1	yes
Brookfield	12	no	1	0	0	2	0	1	0	0	2	no	1	yes
Brookfield Open Sp	62													
Butterfield	5	no	1	0	0	2	0	0	0	0	2	yes	no	no
Catalena	15													
Cottonwood	10	yes	1	0	0	1	0	0	0	0	1	yes	1	yes
Crown Valley	7	no	1	1	1	2	2	0	0	0	2	yes	no	no
Desert Green	0.5	no	0	0	0	0	0	0	0	0	0	no	no	no
Devonshire	10	no	0	0	0	0	0	0	0	0	0	no	no	no
Diamond Valley Lake	85	no	8	8	8	4	6	7	2	0	3	4	3	yes
Discovery	8	no												
Emerald	7	no	1	0	0	2	0	0	0	0	1	yes	no	no
Exchange Club	8	no												
Fieldview	7	no	1	0	0	2	0	0	0	0	1	yes	1	yes
Garratt Group Park	5													
Grand Vista	0.5	no	0	0	0	0	0	0	0	0	0	no	no	no
Heritage	5.5	no	0	0	0	2	0	0	0	0	2	no	2	no
Hidden Meadows	2.5	no	0	0	0	0	0	1	0	0	1	no	no	no
Kona	1	no	0	0	0	0	0	0	0	0	1	no	no	no
The Lakes	20	no	2	3	2	4	0	0	0	0	3	yes	1	yes
La Paloma	5	no	0	0	0	0	0	0	0	0	1	yes	no	no
Leon	5	no	0	0	0	2	0	0	0	0	2	no	1	yes
Louis Jackson	10	yes	3	0	0	0	0	0	0	0	1	yes	2	no
Mathews Ranch	10													
Marion V. Ashley	12	yes	2	2	0	2	0	0	0	0	1	yes	1	yes
McCall	4	no	0	0	0	2	0	0	0	0	1	no	no	no
Menifee South Tot Lot	2	no	0	0	0	0	0	0	0	0	2	no	no	no
Menifee Village	5													
Mira	5	no	1	0	0	2	0	0	0	0	1	no	1	no
Mosaic	1.5													
Mountain Gate	5													
Northfield	1	no	0	0	0	0	0	0	0	0	0	no	no	no
Pepita Square	0.5	no	0	0	0	0	0	0	0	0	0	no	no	no
Pleasant Valley	2.5	no	0	0	0	2	0	0	0	0	1	no	1	yes
Pourroy Fields	9	no	0	0	6	0	0	0	0	0	0	no	no	no
Primrose	3	no	0	0	0	0	0	1	0	0	1	no	1	no
Rancho Bella Vista	7	yes	1	1	0	1	0	0	0	0	1	yes	1	no
Regional	36	yes	7	4	6	1	6	1	0	6	4	yes	3	yes
Rivercrest	3													
Rolling Hills	1.5	no	0	0	0	0	0	0	0	0	1	no	1	no
San Jacinto River Pk	52													
Santa Fe	5	no	1	1	0	0	0	0	0	0	0	no	no	no
Searl	11	no	3	4	1	0	0	0	0	0	1	yes	no	no
Sheffield	14	no	2	0	4	0	0	0	0	0	0	no	no	yes
Skunk Hollow	162													
Spencer's Crossing	12	no	2	1	1	0	0	0	0	0	2	yes	1	no
Stonagate	5													
Sunrise	11	no	2	0	0	2	0	0	0	0	2	yes	1	yes
The Trails	5													
Valle Vista	5	no	0	0	0	1	0	0	0	2	1	yes	no	no
Vineyard	2.7													
Wagon Wheel	1	no	0	0	0	0	0	0	0	0	1	no	no	no
Watermill	1	no	0	0	0	0	0	0	0	0	0	no	no	no
Washington	5	no	1	0	0	2	0	0	0	0	1	yes	1	no
Wheatfield	25	yes	6	2	0	1	2	1	0	2	2	yes	1	no
Wheatfield #2	5													
Whispering Heights	8													
Winchester	20	yes	3	3	4	2	1	0	0	2	1	yes	2	no
Winchester Sports	35													
Woodbine	5	no	0	0	1	2	0	0	0	0	2	no	no	no