R = 11/20/13

RIVERSIDE COUNTY
*Regional Park And Open-Space District*

4600 Crestmore Road • Riverside, CA 92509-6858 • (909) 955-4310
Fax (909) 955-4305
PAUL FRANDSEN
General Manager

# *Transmittal*

**Date:** **September 30, 2002**

**TO:** Supervisor Bob Buster – Riverside Office
Wendy Kolk Supervisor Buster's Office Lake Elsinore
Debbie Stager-Cox CSA Coordinator – EDA
Darrell Ruff – Wildomar Park Formation Committee

**Fm:** Marc Brewer – Park Planner

**Subject:** **CSA** 152 Zone 'A' Wildomar Master Plan for Parks and Recreation

---

Attached is the draft (review) copy of CSA 152 Zone 'A' Wldomar Plan for Parks and Recreation.

Please review and send your comments and/or corrections by October 15th. Comments can be sent either in writing, faxed or via e-mail. My e-mail address and Fax number are provided below.

E-mail: mbrewer@co.riverside.ca.us

Fax #: 909-9554-4305

Should you have any questions or would prefer to review the document with me please contact me at 909-955-4316.

DRAFT

# COUNTY OF RIVERSIDE
# PARK AND RECREATION MASTER PLAN
# COUNTY SERVICES AREA 152A

**PREPARED BY:**

*Purkiss Rose-RSI*
**801 N. Harbor Blvd.**
**Fullerton, CA 92832**

**September 26, 2002**

# ACKNOWLEDGMENTS


**County Board of Supervisors – 2002**

Bob Buster, Supervisorial District Number 1, Chair
John Tavalonigine, Supervisorial District Number 2
James Venable, Supervisorial District Number 3
Roy Wilson, Supervisorial District Number 4
Tom Mullen, Supervisorial District Number 5

**County Board of Directors for the Regional Park and Open-Space District**

James Venable, Chair
Bob Buster, Board Member
John Tavalonigine, Board Member
Roy Wilson, Board Member
Tom Mullen, Board Member

**Wildomar Municipal Advisory Committee**

Darrell Ruff, Presiding Officer
Melanie Wilson, Vice-Presiding Officer
George Cambero, Secretary
Ron Kusayanagi, Member
Pieter G. van de Bovenkamp, Member

**County Staff**

Marc Brewer, Park Planner
Debbie Stager-Cox, Community Services Coordinator

**SCHOOL DISTRICTS AND COMMUNITY GROUPS**

**The Lake Elsinore School District**
**Temecula Valley Aquatics Team – Special Olympics**

TABLE OF CONTENTS

Acknowledgments ..... i

Section One — Introduction and Project Background

A. Introduction

1. Authority and Scope ..... 1
2. Purpose Statement ..... 1

B. Project Setting

1. Area Description/Demographics ..... 2

Section Two — Existing Conditions

A. Parks, Schools and Commercial Recreation ..... 2
B. Recreation Activities and Services ..... 2
C. Project Location Map
Exhibit 2-1 .....
D. School Sites and Service Areas Map
Exhibit 2-2 .....

Section Three — Master Plan

A. Methodology ..... 5

B. Summaries of Information Obtained

1. Summary of Community Workshops ..... 5-6
2. Survey Questionnaires ..... 6-7

C. Park and Facility Standards

1. Community Parks ..... 7
2. Neighborhood Parks ..... 7-8
3. Prototype Park Concept Site Plans ..... 8
Exhibit 3-1 .....
Exhibit 3-2 .....
Exhibit 3-3 .....

D. Acquisition and Development ..... 12

E. Quimby Ordinance ..... 12-13

F. Recommended Actions/Goals/Implementation Plan ..... 13-18

G. Evaluation and Update Process ..... 18

APPENDIX

A. Workshop Minutes
B. Quimby Ordinance

# SECTION 1. INTRODUCTION AND PROJECT SETTING

## A. Introduction

### 1. Authority and Scope

In November 2001, County of Riverside obtained the services of ***Purkiss Rose-RSI*** to develop a Community Parks and Recreation Master Plan for County Service Area (CSA) 152A, hereinafter referred to as "CSA 152A Master Plan". The purpose of the Parks and Recreation Master Plan is to suggest strategies and policies to meet the community's recreation needs through public and private resources as well as provide conceptual prototype park site plans for a multipurpose community and neighborhood park to serve the residents.

Public input was an important part of the process. Three public workshops were conducted. Information from two recreation issue related surveys completed by the County staff provided data concerning the recreation facility and program needs for the area. A survey was distributed to members of the Wildomar Municipal Advisory Committee to gather input regarding needs and wants of the community.

The document is presented in three sections. Introduction and project background, existing conditions and the Master Plan and Conceptual Prototype Community Park Site Plans. Supporting documents, which include the community workshop minutes and the report regarding the County's Quimby Ordinance are included in the appendix of this report.

### 2. Purpose Statement

The purpose of CSA 152A Master Plan is twofold: (1) identify recreational needs and demands of the current County Service Area residents: and (2) provide the newly created CSA with a strategic plan for the acquisition of parkland and development of new recreation facilities.

The following more specifically represents the objectives of the CSA Master Plan:

1. To prepare a fee study and to establish fair and equitable park-in-lieu fees.
2. To create a mechanism that facilitates the adaptation of Section 10.35 of County Ordinance 460.139 as the parkland dedication ordinance for this area.
3. To prepare three (3) Conceptual Prototype Park Site Plans of 10, 15, and 25 acre sites reflecting the potential for recreational amenities within specific boundaries.
4. To afford members of the community the opportunity to contribute in the formation of recreation facilities and desired amenities within the County Service Area.

B. Project Setting

1. Area Description/Demographics

CSA 152A encompasses nearly 20 square miles and is located approximately 10 miles to the southeast from the town of Lake Elsinore and approximately 5 miles to the northwest from the City of Temecula. It is bisected by Interstate Highway 15. Currently CSA 152A is a lightly populated area with a rural character. There is substantial subdivision for residential housing planned for this area, which will increase the housing density and create the bedroom community conditions that are found throughout Southern California. With the exception of an Open Space Preserve that affords the opportunity for trail hiking, there are no County sites that provide facilities for organized sports play or recreational activities within this area.

The increased housing density, and subsequent population increase; agreeable weather most of the year; and absence of County active-recreation facilities necessitates the creation of facilities to accommodate the recreation needs of new and current residents.

SECTION 2. EXISTING CONDITIONS

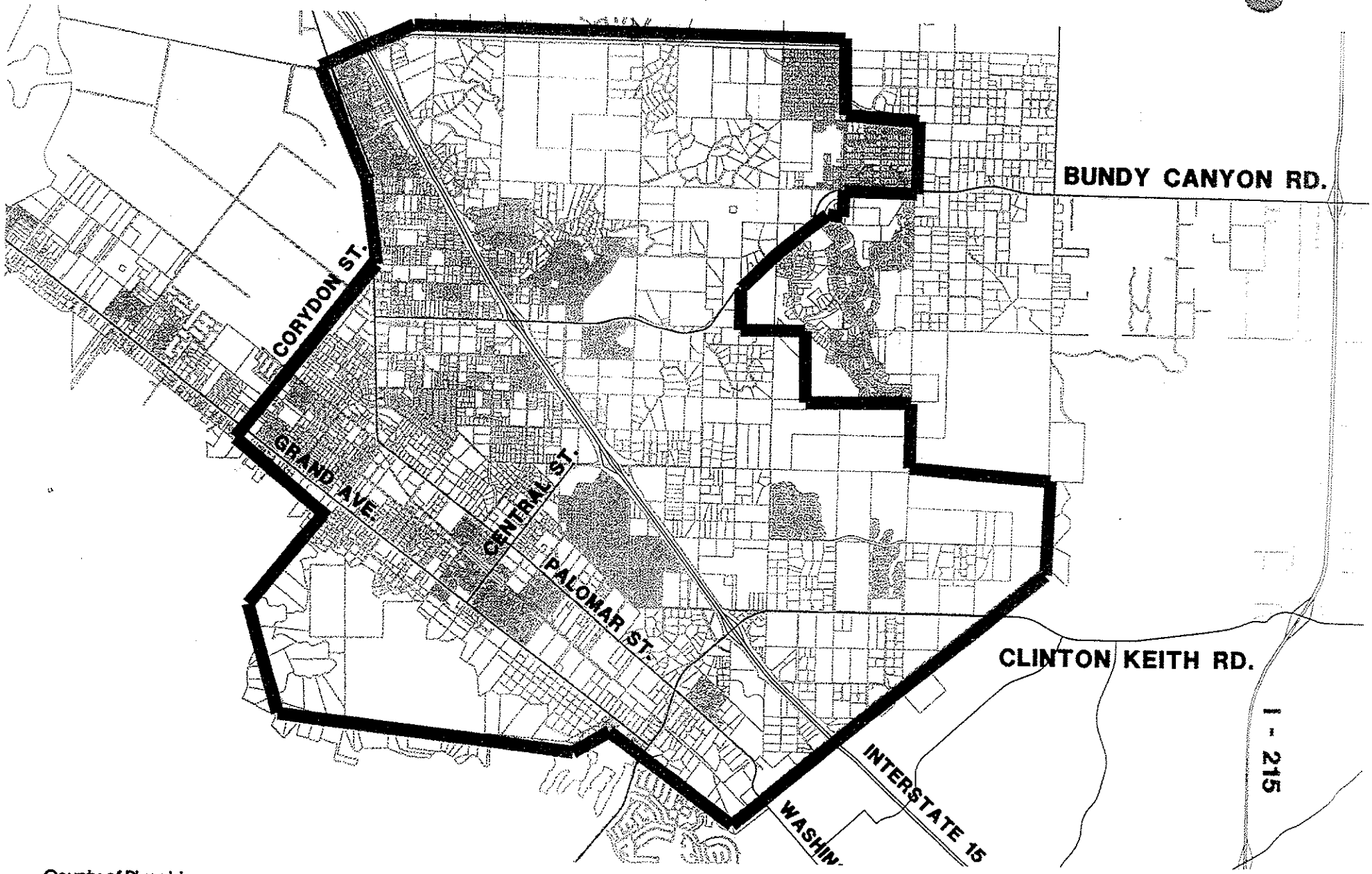
A. Parks, Schools, and Commercial Recreation

There are currently are no County Regional or Community Parks in CSA 152A. There are several neighborhood parks owned and operated by local Home Owner's Associations, but these sites are inadequate to fulfill the demand for organized sports play. There are currently no commercial venues that provide opportunities for recreational activity within CSA 152A.

There are several elementary schools and one middle school within CSA 152A see Exhibit 2-2, Section D School Sites Map. The Lake Elsinore Unified School District operates on a "Modified Traditional" schedule. A modified traditional schedule spreads the time off from longer summer break over the year, which gives students more time off for Thanksgiving, winter and spring breaks. While this could impact joint-use agreements recommended in this Park and Recreation Master Plan, it would still afford some joint-use opportunities. The middle school is particularly well amenitized and provides a site for some non-school district organized sports play.

B. Recreation Activities and Services

As part of the Master Plan process, discussion concerning the desired and needed types of recreation activities and programs was included at the workshops as well as in the surveys. It was important to find out what activities residents liked to understand what facilities would be necessary in community and neighborhood parks. Since the only active recreation space in the community is located on school sites and with no parks located in the community, most residents have to visit parks and participate in programs in neighboring communities. The School District offers a day care program through a non-profit service provider. There is a local little league program, and a small Chamber of Commerce that does limited activities.




County of Riverside

# COUNTY SERVICE AREA 152A

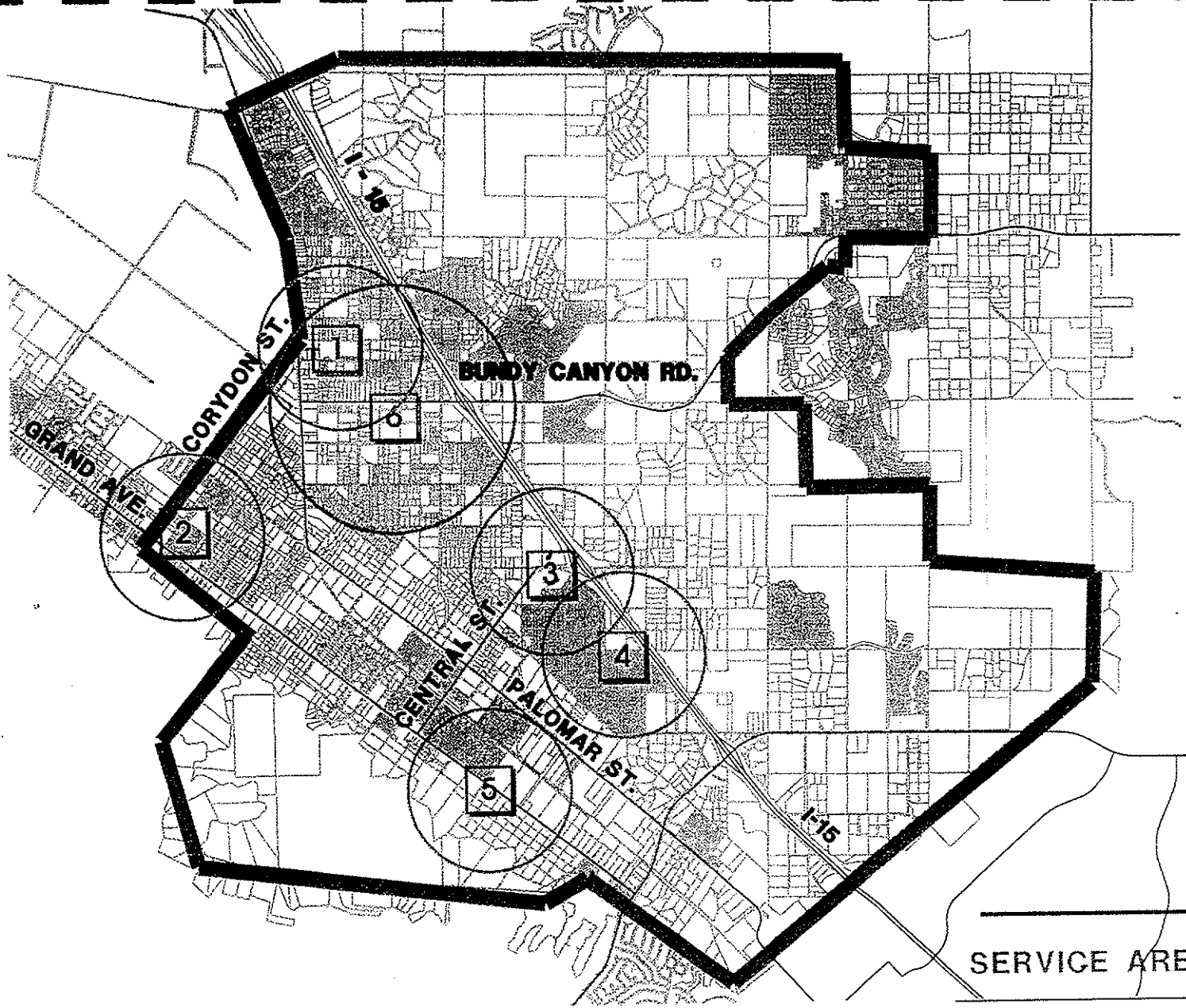
*Profect Location Map*

CSA 152A BOUNDARY LINE

EXHIBIT 2 - 1

purkiss·rose-rsi

Landscape Architecture
Recreation and Park Planning




LEGEND

## ELEMENTARY SCHOOLS

1 JEAN HAYMAN ELEMENTARY SCHOOL

2 COLLER ELEMENTARY

3 WILDOMAR ELEMENTARY

4 DONALD GRAHAM ELEMENTARY

## JR. HIGH / MIDDLE SCHOOLS

5 DAVID BROWN MIDDLE SCHOOL

## HIGH SCHOOLS

6 BONITA VISTA HIGH SCHOOL

CSA 152A BOUNDARY

SERVICE AREA LIMIT

## SERVICE AREA LEGEND

| | |
|---|---|
| HIGH SCHOOL | 1.5 MILE RADIUS |
| MIDDLE SCHOOL | .5 MILE RADIUS |
| ELEMENTARY SCHOOL | .5 MILE RADIUS |

SERVICE AREA: THE GEOGRAPHIC AREA SURROUNDING A RECREATIONAL FACILITY ANTICIPATED TO SERVE THE RESIDENTS WITHIN THE SERVICE RADIUS AREA.

County of Riverside

# COUNTY SERVICE AREA 152A

*School Sites and Service Areas*

EXHIBIT 2 - 2

# SECTION 3. MASTER PLAN

## A. Methodology

This Master Plan was developed using information provided by a variety of sources. The consultant team met with and interviewed County staff and the Chairperson of the Wildomar Municipal Advisory Committee (MAC) concerning the issues of Community Service Area 152A. Staff from neighboring communities was contacted to find out if their programs provided any services to Wildomar area residents.

Three public workshops were held to obtain input from the community. Two different survey questionnaires were distributed. One concerning recreation activities and facilities was given to members of MAC and one concerning sports leagues and facilities to the local sports groups. Survey response was limited but provided useful input that supported the findings of the public workshops.

Because there is no community based organization or local non-profit agency providing recreation programs for CSA 152A, obtaining information about recreation activities in the area was difficult. The County staff provided additional information. This included surveys sent to the local residents completed prior to the Master Plan process, current park standards and other documents with helpful information.

## B. Summaries of Information Obtained

### 1. Summary of Community Workshops

The consultant team held three (3) workshops. The first workshop on December 5, 2001 was held at the Temecula Public Library. A second workshop was held January 7, 2002, at David Brown Middle School. The third workshop was held at Butterfield School January 17, 2002. Residents were invited to attend each workshop. The workshops were well attended by the community.

Participants at each workshop were randomly broken up into three groups and assigned a topic for discussion. The topics included Programs, Sites and Facilities, or Maintenance, Operation, and Funding. Group members were asked to brainstorm and list ideas relevant to their topic they thought were important to the community and then asked to prioritize the lists. The results were as follows:

PROGRAMS: A trail system was listed as a top priority in all three groups. A main facility with active sports and a variety of programming for all ages was also identified as important. Transportation for youth and senior adults was requested as well as a meal program for seniors. One group included a fine arts program as a top priority.

SITES AND FACILITIES: This category elicited varied responses among the three groups. One group noted that "... land acquisition should be the first step

in the Sites and Facilities implementation strategy." Athletic fields, a large centrally located park, and access to the lake (Lake Elsinore) were other top priorities cited, with a community center, skateboard park, BMX track, indoor-outdoor pool, amphitheaters, and open space were listed among the various groups as being items to be given top priority.

OPERATIONS, MANAGEMENT, AND FUNDING: The groups responding to this category were consistent in stating that local control of land use and funding was a top priority. Pay-for-play and possible corporate sponsorship were mentioned, as funding mechanisms and the inclusion of joint-use agreements with local school district was mentioned as a key priority.

A complete list of participant responses may be found in Appendix A.

2. Summary of Survey Questionnaires

Four of the five members of the Wildomar Municipal Advisory Committee responded to a four-page questionnaire concerning recreation needs for Community Services Area 152A. Responses identified the lack of community park facilities and how to provide them as the key issues facing the community.

The desired results included wanting a quick solution to the problem by providing a facility appropriate for all residents. Having a community park would be beneficial to the entire community. Most respondents had lived in communities with these kinds of facilities and wanted them for this community.

Active recreation space and the opportunity to provide recreation activities for the community were identified as priorities. Multi-purpose recreation facilities are needed, as there is nothing available in the community.

When asked about what a well-balanced community has in regards to programs and services, if the residents were happy recreators and if they thought there were adequate programs and services in the area, all responded negatively. No programs, no parks, no open space, and no activities for the children were most often cited as negatives for the community.

As community leaders, members of MAC have contact with many residents. When asked; what complaints do you hear the most, the majority of responses included why are there no parks or places for children to recreate. Respondents were asked if other agencies or organizations were providing recreation for the community, most said that little was done. The School District and Wildomar Little League were the only groups mentioned by name. Most residents participate in recreation activities or play in parks of neighboring cities.

A series of questions were asked about whether there were adequate recreation facilities, open space and sports fields. The overwhelming response was no, there

were no facilities available. When asked what types were needed, the most identified was a community park with multi-purpose facilities like a community center, ballfields, picnic areas and water/pool.

Most needed programs included sports leagues and other youth activities offered by a YMCA, Boys and Girls Club or similar types of organizations. Also identified as important were programs that established a sense of community. Since the area has nothing, any type of programming would be welcomed.

Questions concerning funding, commercial recreation opportunities, activities provided by local nonprofit groups and local business support of recreation activities were asked. Most respondents thought that residents would be willing to pay for recreation services if reasonable and presented in the right fashion, this included possible assessments for services. There was limited involvement by the Chamber of Commerce and the local business community in recreation activities. Currently commercial recreation facilities are only located in neighboring cities.

In closing most respondents felt that having a community focal point, a place to gather and recreate was very important. They were frustrated with the long process and tired of waiting to have a park for their community. Most members of MAC felt that there was strong community support for this type of facility.

C. Park and Facility Standards

1. Community Parks

Community parks are intended to provide community-wide recreational facilities and a greater variety of recreational opportunities than a smaller, neighborhood park. Community parks can provide a wide variety of uses such as athletic fields, neighborhood community centers, swimming pools, cultural centers, picnic areas and gardens. Community parks can also serve neighborhood park needs for the immediate neighborhood. Generally the size is fifteen (15) to forty (40) acres. A community park typically services several neighborhoods within a radius of approximately one and a half (1 ½) miles.

Community parks can be developed adjacent to or in joint-use with middle schools or high schools. Minimum community park size should be 20 acres when park site is adjacent to a high school or middle school. Community park sports fields and hard court facilities should be lighted for evening use. Access to public transportation should be provided close to a community park.

2. Neighborhood Parks

Neighborhood parks are intended to provide for the daily recreation needs of residents in the immediate vicinity of the park. Primary uses can include passive, open space, active play area, picnic areas and practice play fields with limited lighted facilities. Usable size is between three (3) to fifteen (15) acres.

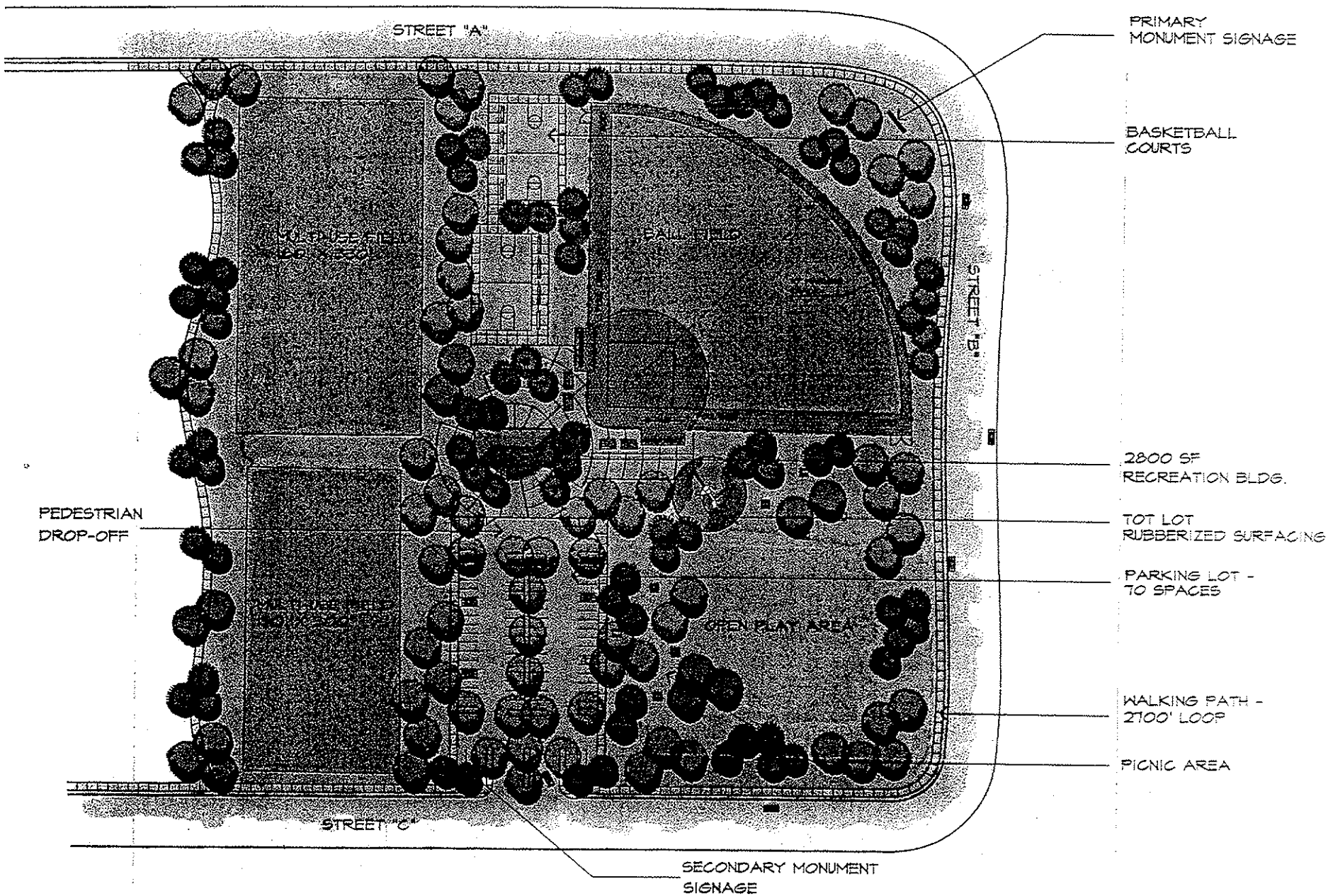
Neighborhood parks should not be less than three (3) net usable acres each in size. The Service Area for a neighborhood park is approximately ½ mile. Neighborhood parks should be located centrally to the residential development and/or adjacent to elementary schools served whenever possible.

Typical facilities include playground and picnic areas. Usually there are large, open grass areas that can be used for informal non-organized sports activities.

3. Prototype Park Concept Site Plans

***Purkiss-Rose-RSI*** prepared three (3) conceptual prototype site plans for the County of Riverside that reflect the amenities and features that could be found in ten (10), fifteen (15), and twenty-five (25) acre park sites. The parks shown in each scenario reflect an ideal condition of rectangular shaped parcels and accessible topography. This might not be the case in County acquired parkland.

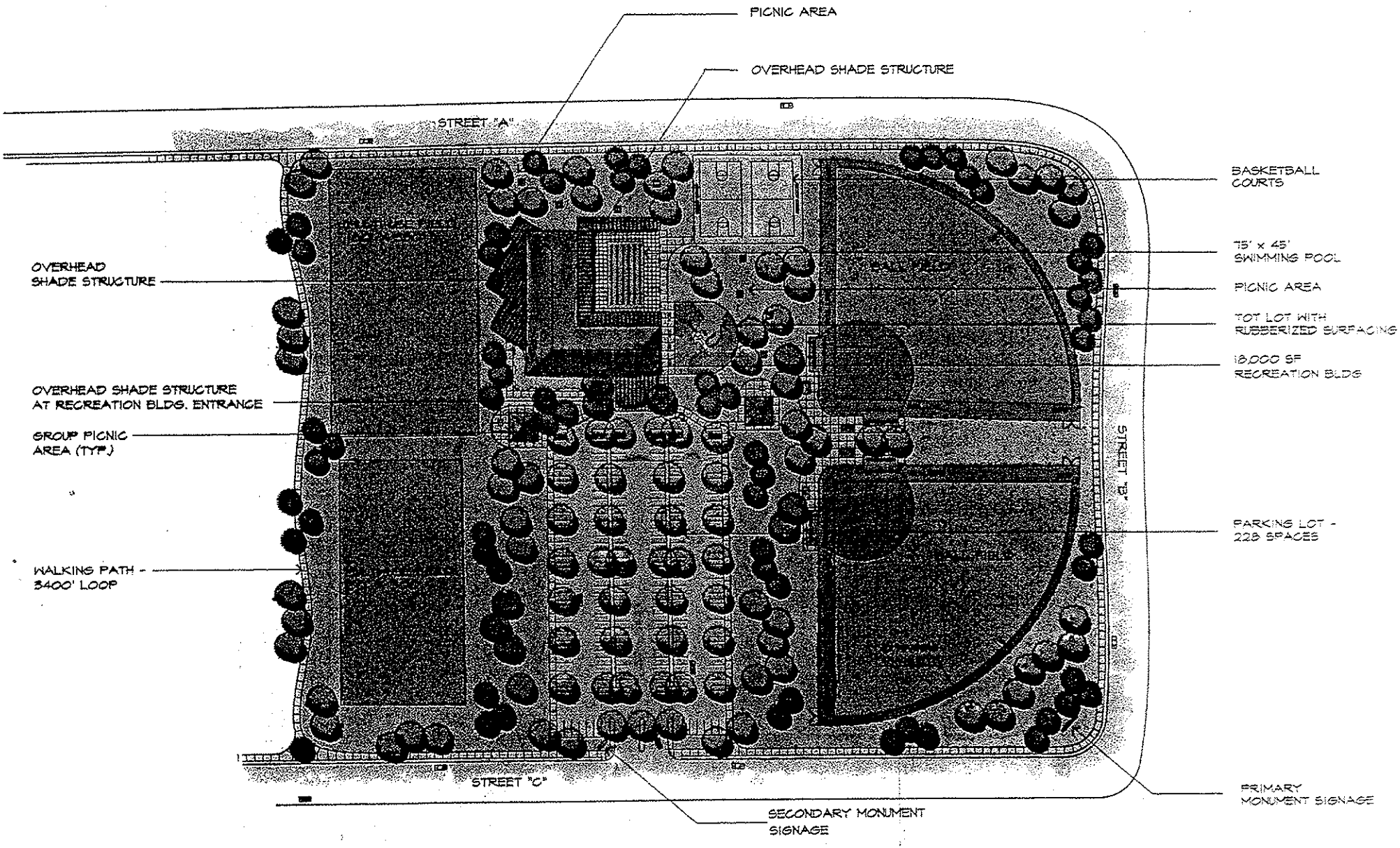
The plans show the potential for siting amenities within the predetermined sized parcels and contain an adequate, but not excessive, amount of parking space. Facilities may be interchanged; i.e. 2 tennis courts for a 15,000 square foot skate park, but the "footprint" of the facility should remain constant. The Conceptual Prototype Site Plans are meant to identify the spatial relationship between park amenities in each specifically sized parcel and the relationship of passive to active space. The Plans show typical amenities and facilities found in comparably sized parks but are not meant as final designs features which would be delivered to the community.




**PROTOTYPE NEIGHBORHOOD PARK**
**CONCEPTUAL SITE PLAN - 10 ACRE PARK**

**EXHIBIT 3-1**

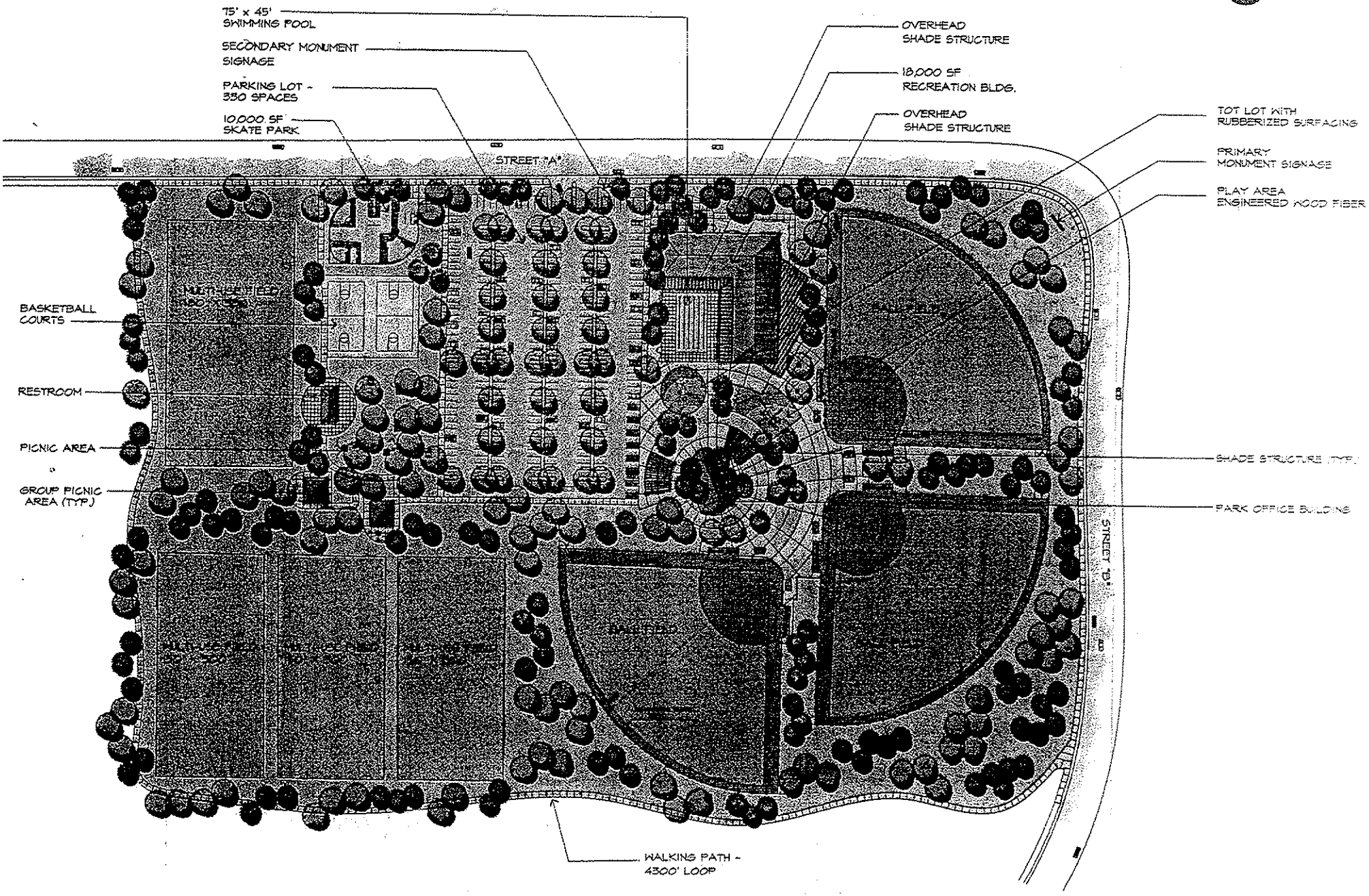
NOT TO SCALE




NOT TO SCALE

**PROTOTYPE COMMUNITY PARK**
**CONCEPTUAL SITE PLAN - 15 ACRE PARK**

EXHIBIT




PROTOTYPE COMMUNITY PARK
CONCEPTUAL SITE PLAN - 25 ACRE PARK

EXHIBIT 3-3

NOT TO SCALE

D. Acquisition and Development

Opportunities for recreational facility development in CSA 152A will require the dedication and development of Community and Regional Parks in the County Service Area. Opportunities presented with the dedication and development of available land are opportunities to forge public/private development partnerships that could result in the provision of recreation facilities. The following sections describe strategies that could be used to create recreation facilities for CSA 152A.

Strategies:

a. Public/Private Partnerships: The County of Riverside may, through development plans involving private development interests, implement the construction of recreation facilities. As a result of concerted efforts, opportunities may be presented to combine public and private investment that will result in neighborhood and community improvement.

b. Expansion/Enhancement of Existing School Sites: There may be opportunities in the future for the acquisition of vacant or underutilized land adjacent to existing and proposed school sites that could serve to expand the delivery of the existing recreational programs. The County should continually explore these types of opportunities and continue to provide funding sources for the implementation of these opportunities when they present themselves.

Creating recreation amenities will require significant land acquisition and site development costs for new facilities, maintenance and operation. There will also be supplemental costs for construction of special purpose amenities such as community centers, senior centers, and gymnasiums, etc. In addition to the aforementioned potential vacant properties adjacent to schools, the County should pursue the identification of viable vacant properties within the CSA and create long term strategies for acquiring these identified properties for developed as recreation sites.

E. Quimby Ordinance

The County of Riverside presently utilizes Section 10.35 of Ordinance 460.139 of the Land Division Ordinance for regulating parkland dedication and/or park in-lieu fees. Since CSA 152A is a recently developed area of the County, it does not have a parkland dedication ordinance or park in-lieu fees established specifically for CSA 152A. Usually areas that do not have a specific ordinance for park fees and parkland dedication are covered by the State law which requires three (3) acres per one thousand (1,000) residents. Because this provides the County with an opportunity to address the community's recreation facility needs a parkland dedication ordinance and park in-lieu fee schedule should be established for this CSA.

To maintain consistency with other County of Riverside CSA's regarding the regulation of parkland dedication and/or park in-lieu fees, it is recommended that the Board of

Supervisors adopt Section 10.35 of Ordinance 460.139 for CSA 152A. This section is based upon Section 66477 of the Subdivision Map Act (the Quimby Act) and therefore will provide the County with the authority to require both the dedication of parkland and/or park in-lieu fees for all new parcels created in a new residential subdivision.

If the County of Riverside does not establish a park dedication ordinance to require parkland dedication and/or park in-lieu fees, revenues from its General Fund or other funding avenues will need to be used to acquire or develop public parkland. The adoption of Section 10.35 of ordinance 460.139 and the proposed park in-lieu fees will allow the County of Riverside to achieve an organized and structured development for new park and recreational facilities when new residential subdivisions are proposed within CSA 152A.

See Appendix B for complete Draft Ordinance.

F. Recommendations, Goals and Implementation Plan

1. General Recommendations

The Master Plan for CSA 152A has been created with the intent of facilitating the development of parks and recreation facilities in this County Service Area. The recommendations, goals, and implementation plan that follow are predicated on two basic premises. They are:

a. The resources required to accomplish this plan should come from the community and/or development process and an amalgamation of state, federal, and private funding.

b. A balanced program that equitably distributes the cost of the plan between existing residents, future residents and landowners.

2. General Goals

The following goals should function as a guide in the general direction and intent of the County Service Area in the next five to ten years and should be re-evaluated and updated within that same time frame.

a. Seek a balance of parks and recreation facilities between all areas within C.S.A 152A.

b. Develop special use facilities that serve the entire CSA 152A area (e.g. an aquatic facility, an indoor sports facility or senior center).

c. Strive for the ratio of 3 acres of parkland per 1,000-population requirement to be adopted in the Draft Ordinance.

d. Develop a funding strategy that can realistically be implemented for planning, designing, building, furnishing, maintaining, and operating community facilities.

e. Encourage development of neighborhood park facilities as part of the subdivision process that are owned, operated and maintain by the local Homeowners Association. Partial credit may be given for fully developed parks.

3. Actions and Implementation Plan

The following policies and corresponding action items in this section are intended to provide guidance to the County of Riverside in planning, designing, and building new facilities and parks in the CSA; financing new facilities and parks; and providing maintenance and operations for those facilities. These policies, action items, and recommendations are general enough to allow flexibility, while being specific enough to provide County staff, sports organizations, and community groups with clear directions for the short and long terms. The recommendations suggest and articulate supporting measures for the action items. Each policy deals with a broad topic, while the action items that follow each policy are more detailed and specific.

**Park and Facility Development**

**a. Maintain three acres of public parkland per 1,000 population or in-lieu fees by new residential development in all areas of CSA 152A.**

Require the dedication of three (3) acres of parkland per 1,000 population or in-lieu fees by new residential development in all areas of the C.S.A, consistent with the Quimby Act and the County's Land Division Ordinance.

**b. Negotiate joint use agreements with the local school districts for existing and proposed sites within the CSA.**

Write the agreement to include reciprocal no fee use policies and possible development of recreation facilities on school sites.

Identify any problematic issues associated with existing joint-use agreements in other CSA's.

Write the agreements to be as specific as possible relative to the times and days of the week groups would be able to use the recreation facilities. The agreement should identify each groups responsibility for maintenance and operations, utilities costs responsibilities, place limits on usage, and set forth a procedure for arbitration of possible conflicts.

Promote the use of site agreements and Memorandums of Understanding (MOU's) between organized recreational groups and those school facilities providing facilities for those recreational programs.

**c. Analyze various options for funding new park development.**

Explore financing facilities development through Capital Improvement Projects, non-profit foundations, grants, land dedication or in-lieu fees through Quimby Act, Develop Agreements, bonds, and fund raising events, as well as funding through the California State Bond Acts recently passed by the states voters.

**d. Develop recreation facilities that will generate revenues to offset operating costs.**

Implement concession and rental agreements as well as a user fee schedules and policies that identify an adequate overhead charge for program fees as well as covering direct costs.

**e. Identify possible methods and actions that the County could consider to enhance its ability to provide adequate maintenance of facilities**

Evaluate all the operating costs associated with the operation of County facilities and provision of County recreation programs. Develop a fee structure to fairly cover the costs associated with the use of the facilities and participation in the programs.

**f. Ensure that recreation facilities are well managed, well maintained, and employ an adequate number of well-trained staff.**

Provide membership and networking opportunities for staff, particularly at the entry level, to meet with other professionals in their respective fields to discuss issues and share ideas.

Provide support for in-service training to create greater job mobility and career ladders for those individuals who are recently entering the profession or those employed on a seasonal basis (e.g. school-break day camp)

Contract for services with non-profit agencies and commercial vendors for recreation programming when a savings can be achieved without lowering service levels.

**Recommendations for Program and Activity Development**

The recommended actions are offered to provide some recreation activities for the community. Most of these options rely on the County through the CSA contracting with an agency to provide programs and activities for residents. This could include contracting with adjacent communities, a nonprofit agency like the YMCA or the management company of a local Homeowner's Association to provide recreation services. Coordination of this effort could be a function of the Municipal Advisory Committee.

Development of the potential community college site provides a unique opportunity for the area. There could not only be the opportunity for possible joint development of facilities such as a pool or lighted sports fields, but typically community colleges provide recreation programs for the local community as a service and sometimes a fundraiser for college extracurricular programs. The types of programs usually offered are sports camps, swimming lessons, and college for kids that usually include computer, science and other enrichment classes. Unfortunately this would be a long-term solution for the area as the fate of the college has not yet been determined.

Any of the actions suggested would heavily rely on volunteers and volunteer organizations to implement.

**a. Develop recreation programs and services that meet the expressed needs of the community.**

Develop community-wide as well as neighborhood family events that promote a sense of community by coordinating efforts of the local Homeowner's Associations, Chamber of Commerce, local school district, and service clubs in the area.

Facilitate and collaborate with other agencies, youth sports groups and local businesses to provide programs and services in a cost-effective manner when appropriate. This could be through an existing formal organization or through the development of a new group such as a community coordinating council. The Municipal Advisory Committee should take the lead to assure that the programs offered are of the highest quality and available to all residents.

Work with the local school district to develop after school activities as alternatives for those not needing or able to afford after school day care. Programs could be for enrichment, homework assistance or tutoring.

Explore the need for senior citizen programs. Work with the seniors as well as the Area Agency on Aging (AAA) to determine the types of services needed for the specific area.

**b. Support and encourage relationships with volunteer, nonprofit organizations and local businesses to provide recreation for the community.**

Meet with these groups annually to discuss what each organization has planned for the year to share resources and avoid duplicating services. Look for opportunities to set up reciprocal agreements in an effort to effectively use community resources.

Encourage volunteer groups to conduct special activities open to the entire community.

Obtain the on-going support of community organizations and local businesses to plan, sponsor and stage community events.

Encourage joint ventures with nonprofit organizations such as a Boys' and Girls' Club or YMCA, to establish recreation programs in the community.

**c. Develop and support volunteer programs in the community.**

Conduct meaningful, highly visible, community volunteer recognition programs that allow the County and the Municipal Advisory Committee the opportunity to express their appreciation for citizen volunteer efforts.

Capitalize on obtaining volunteers from organizations that require community service projects from members. Volunteers could be recruited from Scouts working on high honors as well as from high school students needing community service hours to graduate or go to college.

Utilize nonprofit agencies that promote volunteer services, to help recruit and train volunteers.

**d. Develop new community recreation facilities and parks that meet the community's needs. Look for creative and cost-effective ways to provide recreation activity space.**

Review existing joint-use agreements with the local school district to improve and expand the community's ability to provide more recreation programs.

Develop a multipurpose community facility that is flexible to insure maximum use efficiency. Facilities should include but are not limited to a community center, multi-use sports fields, pool, playground and picnic areas. The community center should have a limited catering kitchen, large meeting rooms and use of movable wall partitions in large activity rooms to expand activity opportunities.

Identify operational and maintenance costs of the facility prior to developing new facilities to adequately plan for future budget considerations. The plan should address implementing a user fee schedule and policies that identify an adequate overhead charge for program and user fees as well as cover direct program costs. The plan should also suggest policies concerning what program fees and overhead costs may be waived.

Consider using vacant or under-utilized commercial, industrial or institutional buildings to provide neighborhood activities and services, both long-term and temporary as neighborhood recreation centers.

Encourage commercial development of recreation facilities that are highly specialized, expensive to operate and maintain, and/or may be considered trendy. These types of facilities included skate or water parks.

G. Evaluation and Update Process

Generally the life of a Parks and Recreation Master Plan is about ten (10) years. It is suggested that County staff review and update the Master Plan annually as part of the budget process. Changes or amendments to the Plan should be recommended based on changes in recreation needs or trends in the community. Usually the type of housing developed will indicate the types of homeowners targeted.

A mechanism to monitor when park improvements need to come on line as new residents take occupancy in each subdivision, should be developed to assure that facilities are keeping pace with population growth. This should be coordinated with the County's Planning staff that has the responsibility of processing tract and subdivision maps. To assure that community recreation facilities are provided in a timely manner, the County should decide how best to provide community park facilities for the CSA. Whether to choose parks built by developers or to accept fees and land dedication to build facilities.

As the community grow and changes every effort should be made to solicit input from the local residents and business community. This includes not only the short term but the long-term recreation needs of the community.

# APPENDIX

# A

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER ONE
DECEMBER 5, 2001
7:00 p.m. Temecula Public Library

## SESSION ONE - PROGRAMS

The following list of programmatic needs were identified by workshop participants. The order of the list below connotes no special priority or importance.

| Desired Program Activities: | |
|---|---|
| | Walking |
| | Picnicking |
| | Cultural Arts |
| | Baseball |
| | Dog Training |
| | Indoor Volleyball |
| | Indoor Multi-purpose Center w/ appropriate scheduling for age groups |
| | Pool |
| | Water Parks |
| | Well Advertised Programs |
| | Racquet Ball |
| | Nature Preserve Trails |
| | Little League |
| | Safety |
| | Community Outreach |
| | Senior Center |
| | Soccer |
| | Basketball |
| | Tennis |

| | |
|---|---|
| | Individual Sports |
| | Volleyball |
| | Non-Club Team Sports |
| | Table Games |
| | Crafts and Craft Fair |
| | Athletic Fields |
| | Exercise Programs |
| | Amphitheater |
| | Water Sports |
| Program related facility recommendations: | |
| *Facilities should be conveniently located. | |
| *Programs should be well advertised. | |
| *There is a current lack of program instructors and facilities. | |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER ONE
December 5, 2001
7:00 p.m. Temecula Public Library

## SESSION TWO - PROGRAMS

The programs identified during Session One were ranked by workshop participants in order of importance or desirability with item one being most critical.

| Prioritization of Programs: | |
|---|---|
| 1 | Multi-purpose Center |
| 2 | Playground equipment |
| 3 | Trails |
| 4 | Water sports |
| 5 | Field Sports |
| 6 | Lighted Field |
| 7 | Tie-in with existing fields |
| 8 | Movie Night, Teen, and Senior Programs |
| 9 | Adult presence at parks |
| 10 | Equestrian Center |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMUNITIES

WORKSHOP NUMBER ONE
December 5, 2001
7:00 p.m. Temecula Public Library

## SESSION ONE - SITES AND FACILITIES

The following list represents site and facility needs identified by workshop participants. The order of the list below connotes no special priority or importance.

| | |
|---|---|
| Site recommendations - General | |
| | Disperse athletic field throughout the area |
| | Disperse playground equipment between athletic fields |
| | Athletic Fields should be operable at night |
| Facilities recommendations | |
| | Community Center |
| | Senior Center |
| | Amphitheater |
| | Indoor-Outdoor Pool |
| | BMX Facilities |
| | Non-turf Green Belts |
| | Skate Park |
| | Gymnasium |
| | Multi-purpose trail system |
| | Picnic and BBQ areas |
| | Moto-cross park in appropriate area |
| | Exercise programs |
| | Water play |
| | Programs – additional programs are needed in existing park sites |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER ONE
December 5, 2001
7:00 p.m. Temecula Public Library

## SESSION TWO - SITES AND FACILITIES

The Sites and Facilities identified during Session One were ranked by workshop participants in order of importance or desirability with item one being most critical.

| Prioritization of Sites - General | |
|---|---|
| 1 | Land acquisition should be the first step in the Sites and Facilities Implementation strategy. |
| **Prioritization of Facilities** | |
| 1 | Athletic Fields |
| 1 | Playground Equipment |
| 1 | Trail System and Green Belts |
| 2 | Recreation/ Community Centers |
| 3 | Skateboard Park |
| 3 | Astronomy Center |
| 3 | Moto-cross Track |
| 3 | Indoor/ Outdoor Pool |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER ONE
December 5, 2001
7:00 p.m. Temecula Public Library

## SESSION ONE - OPERATIONS / MANAGEMENT / FUNDING

The following list represents operations and management needs identified by workshop participants. The order of the list below connotes no special priority or importance.

| Funding | |
|---|---|
| | Corporate sponsors |
| | Create separate district within C.S.A. |
| | Maintenance costs paid by organized users e.g. Little League |
| | Grants |
| | Taxes |
| | C.S.A. Assessment Districts |
| | Professional/ Minor League Sponsorship |
| | Advertising Revenue |
| | Lease properties to users |
| | Day use fees for non-district users |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER ONE
December 5, 2001
7:00 p.m. Temecula Public Library

## SESSION TWO – OPERATIONS/ MANAGEMENT/ FUNDING

The Operations and Management needs identified during Session One were ranked by workshop participants in order of importance or desirability with item one being most critical.

| Prioritization of Funding | |
|---|---|
| 1 | Form new C.S.A. |
| 2 | Create new district within C.S.A. |
| 3 | Pay per plan use fees |
| 4 | Variations on pay per play |
| 5 | Corporate or professional fields partnering with public teams |
| 6 | Shared maintenance |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER TWO
JANUARY 7, 2002
6:30 P.M. David Brown Middle School

## SESSION ONE - PROGRAMS

The following list of programmatic needs was identified by workshop participants. The order of the list below connotes no special priority or importance.

| Desired Program Activities: | |
|---|---|
| | Volunteer Programs/Community Services Projects |
| | Afterschool Activities at all parks |
| | No Community Center |
| | Year-round Use Impacts Facilities |
| | No Neighborhood Associations |
| | Running & Walking Trails on Green Belts |
| | Money for Trails & Use, Not Just Beautification |
| | Y.M.C.A. |
| | Boys & Girls Club |
| | Benches / BBQ |
| | Passive Space |
| | Fitness Classes/ Table Games |
| | T-Ball |
| | Running Trails |
| | Rollerblading |
| | Horseshoes |
| | Volley Ball |
| | Sports Fields |
| | Girl scouts |

| | |
|---|---|
| | Skate Park |
| | Amphitheatre |
| | Equestrian Centre & Trails |
| | Local Park Activities w/ Part-time Staff |
| | Builders should provide park |
| | Baseball |
| | Soccer |
| | Convenient Location |
| | Swimming Facility |
| | Bingo |
| | Senior Activities |
| | Basketball |
| Program related facility recommendations and comments: | |
| | *Schools should not be open at all hours |
| | *County Liability |
| | *Will county support programs or wait till cityhood? |
| | *Small amount in facilities will increase property values |
| | *Will county staff parks? |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER TWO
January 7, 2002
630 p.m. David Brown Middle School

## SESSION TWO - PROGRAMS

The programs identified during Session One were ranked by workshop participants in order of importance or desirability with item one being most critical.

| Prioritization of Programs: | |
|---|---|
| 1 | Programs for All Ages |
| 1 | Main Facility, Sports Fields w/ Restrooms |
| 1a | Small Playground w/ Benches and Parking |
| 2 | D.G. Trails now, Asphalt later |
| 2a | Trees |
| 3 | Rec. Room |
| 4 | Shuttle Services for Seniors |
| 4 | Safety Issues |
| 4 | Insurance and Maintenance |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMUNITIES)

WORKSHOP NUMBER TWO
January 7, 2002
6:30 p.m. David Brown Middle School

## SESSION ONE - SITES AND FACILITIES

The following list represents site and facility needs identified by workshop participants. The order of the list below connotes no special priority or importance.

| | |
|---|---|
| | Series of Trails to Link Parks |
| | BMX |
| | Skate Park |
| | Pistol Range |
| | Passive Activities |
| | Lighting |
| | Outdoor Amphitheatre |
| | Sports Fields |
| | Daycare Multi-purpose Facility |
| | Pool |
| | Joint Use Agreements w/ Schools |
| | Neighborhood Parks |
| | One Large Park w/ Few Overlay Fields |
| | Horse Trails are not easily found |
| | Community Service |
| | Hockey Rink |
| | Fishing Pond |
| | One Large Park: Bundy/Grand/Central |
| | Banquet Facilities |

| | |
|---|---|
| | Youth Center |
| | Batting Cages |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

**WORKSHOP NUMBER Two**
January 7, 2002
6:30 David Brown Middle School

## SESSION TWO - SITES AND FACILITIES

The Sites and Facilities identified during Session One were ranked by workshop participants in order of importance or desirability with item one being most critical.

| Prioritization of Sites and Facilities | |
|---|---|
| 1 | One large park centrally located at Wildomar elementary area |
| 2 | Community Center |
| 2 | Neighborhood Parks |
| 3 | BMX parks |
| 3 | After school Programs |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER TWO
January 7, 2002
David Brown Middle School

## SESSION ONE - OPERATIONS / MANAGEMENT / FUNDING

The following list represents operations and management needs identified by workshop participants. The order of the list below connotes no special priority or importance.

| Funding | |
|---|---|
| | Local Control w/in Boundaries for Decision Making |
| | Pay for Play |
| | Grants/ Private Donations |
| | Joint Power w. School District |
| | Safety Improvement in Parks e.g. "fireman's Park" in Murietta |
| | Accountability to the Residents of Wildomar |
| | County Maintenance Contracts w/ Local Control |
| | Local Control – Possibly CSD |
| | Volunteer Usage |
| | Local Board to stay in Contact with Users |
| | C.S.A. |
| | Property Taxes |
| | Solicit Bids for Maintenance Contracts on Buildings |
| | Quimby Fees |
| | Private Donations/ Donor Wall |
| | Craft Fairs and Rent Fields |
| | Pay for Classes |
| | Single or Yearly use passes for Programs |

| | |
|---|---|
| | Fund Raisers |
| | "Normal" Regulations |
| | Advertising for Recreation Programs |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER TWO
January 7, 2002
6:30 p.m. David Brown Middle School

## SESSION TWO – OPERATIONS/ MANAGEMENT/ FUNDING

The Operations and Management needs identified during Session One were ranked by workshop participants in order of importance or desirability with item one being most critical.

| Prioritization of Funding | |
|---|---|
| 1 | Local Control of Land Use re. Quimby |
| 1 | Local Control for Funding |
| 1 | Community Input re. Quimby |
| 2 | Corporate Sponsors for r<br>Revenue |
| 2 | Residents Say in Land Use |
| 2 | Public Service Programs |
| 2 | Publicize & Advertise on Local Cable Channel 3 |
| 3 | Corporate Sponsors for Amenities |
| 3 | Policies, Rule, & Regulations |
| 3 | User Fees and Pay per Play |
| 4 | Joint Use Agreements |
| 4 | Tree Dedications |
| 5 | Must Be Cost Effective |
| 6 | Adopt A Park |
| 7 | Utilize Previous Park Regulations |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER THREE
JANUARY 17, 2002
Butterfield School

## SESSION ONE - PROGRAMS

Workshop participants identified the following list of programmatic needs. The order of the list below connotes no special priority or importance.

| Desired Program Activities: | |
|---|---|
| | Trap Shooting |
| | Moto Cross |
| | Open Space |
| | Radio Controlled Airplane Open Space |
| | Canoeing |
| | Pond w/ Fishing |
| | Fine Arts; Facilities |
| | Gymnasium |
| | Amphitheater |
| | Youth Recreational Facilities |
| | Multi-use Loop Trail |
| | Bird Watching |
| | Picnic |
| | Playgrounds |
| | Skate Park |
| | Play Equipment |
| | Soccer |
| | Volleyball |
| | Tennis |
| | Baseball |

| | |
|---|---|
| | Drag Race Strip |
| | Day Care |
| | Camping |
| | Senior Center w/ Meal Program |
| | Boating |
| | Hiking Trails/Nature Walks |
| | Swimming Beach |
| | Hang Gliding |
| | Kayaking |
| | Bicycling |
| | Equestrian Trails |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER THREE
January 17, 2002
7:00 p.m. Butterfield School

## SESSION TWO - PROGRAMS

The programs identified during Session One were ranked by workshop participants in order of importance or desirability with item one being most critical.

| Prioritization of Programs: | |
|---|---|
| 1 | Hiking Trail, Nature Walk, Equestrian Trails, Bird Watch Watching, Hang Gliding |
| 1 | Large open space w/ horse trails, surrounding lake, hand gliding |
| 2 | Water Activities, Boating, Kayaking |
| 2 | Picnic Area |
| 3 | Youth recreational Facilities e.g. Skate Park |
| 3 | Fine Arts, Amphitheater |
| 4 | Senior Center w/ Meal Program |
| 5 | Moto-cross and Drag Racing |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMINUTES

WORKSHOP NUMBER THREE
January 17, 2002
7:00 p.m. Butterfield School

## SESSION ONE - SITES AND FACILITIES

The Group at this workshop, because of its small size, chose to prioritize its choices in the first session.

| | |
|---|---|
| 1 | Water Sports – access to Lake |
| 1 | Nature Walk – Birding |
| 1 | Hang gliding |
| 2 | Swimming |
| 2 | Boating |
| 2 | Kayaking |
| 2 | Camping |
| 2 | Joint Use Agreement w/ Schools for Ball Park |
| 3 | Amphitheater behind Butterfield School |
| 3 | Youth Recreation: playground, skate park, soccer, baseball |
| 4 | Joint Powers Agreement w/ Lake Elsinore for Golf Course |
| 4 | Meals Program for Seniors |
| 4 | Day Care |
| 5 | Moto-cross |
| 5 | Trap shooting |
| 5 | Drag Racing |
| 5 | Equestrian Trails & Open Space at Beech Canyon |
| 5a | Open Space at Rome Hill |
| 5a | Open Space at Dr. Chin's Land |
| 6 | Open Space Alternative – Evergreen South Grand |
| 6 | Open Space Alternative – Machado and Grand |

# COUNTY OF RIVERSIDE
# REGIONAL PARK AND OPEN SPACE DISTRICT
# COMMUNITY PARK AND RECREATION PLAN
# FOR COUNTY SERVICE AREA 152
# ZONE A (ELSINORE VALLEY COMMUNITIES)

WORKSHOP NUMBER THREE
January 17, 2002
7:00 p.m. Butterfield School

## SESSION ONE – OPERATIONS / MANAGEMENT / FUNDING

Due to the small size of this group, it was agreed upon to have one session and list ideas with no denotation of ranking.

| Funding | |
|---|---|
| | Community Development Block Grant's |
| | Quimby Act Funds |
| | 501 C3 would help to insulate from liability if extreme sports are sponsored |
| | Create a 501 C3 corporation with revenue from user fees. |

# APPENDIX

# B

# COUNTY OF RIVERSIDE PARK IN-LIEU FEE BACKGROUND REPORT FOR CSA 152 A

September 2002

**Prepared for:**

County of Riverside
4080 Lemon Street
Riverside, CA 92502
(909) 955-1800

**Prepared by:**

Hogle-Ireland, Inc.
42 Corporate Park, Suite 250
Irvine, California 92606
(949) 553-1427

HOGLE-IRELAND INC.
*A Land Planning & Development Consulting Firm*

# EXECUTIVE SUMMARY

In 2001, the County of Riverside Board of Supervisors authorized the development of a Park and Recreation Master Plan to provide a strategic plan for the acquisition of parkland and development for new recreational facilities for Community Service Area (CSA) 152 A. To help facilitate the funding goals identified in this Park Master Plan, Hogle-Ireland, Inc. was selected to prepare a fee study and to establish fair and equitable park in-lieu fees.

The County of Riverside presently utilizes Section 10.35 of Ordinance 460.139 of the Land Division Ordinance for regulating parkland dedication and/or park in-lieu fees. However, CSA 152 A was a recently developed area of the County and therefore, no parkland dedication ordinance or park in-lieu fees have been established for this CSA. Therefore, since a parkland dedication ordinance or park in-lieu fees have not established for this CSA, the County may not require parkland dedication or park in-lieu fees for newly developed residential subdivisions.

To keep consistent with how the other County of Riverside CSA's regulate parkland dedication and/or park in-lieu fees, it is recommended that the Board of Supervisors adopt Section 10.35 of Ordinance 460.139 for CSA 152 A. Hogle-Ireland found that this Section is based upon Section 66477 of the Subdivision Map Act (the Quimby Act) and therefore will provide the County the authority to require both the dedication of parkland and/or park in-lieu fees for all new parcels created in a new residential subdivision. Therefore, to help increase the amount of parkland located within CSA 152 A, it is recommended that Section 10.35 be adopted.

Since park in-lieu fees presently do not exist for CSA 152 A, Hogle-Ireland, Inc. prepared a fee study to help determine fair and equitable fees. After completing the fee study for CSA 152 A, it was determined that the park in-lieu fees should be established as follows: **$1,160** for developments that are 0.4 - $\leq$2 dwelling units per acre, **$1,126** for developments that are >2 - $\leq$5 dwelling units per acre, **$1,321** for developments that are >5 - $\leq$8 dwelling units per acre, **$1,403** for developments that are >8 - $\leq$14 dwelling units per acre, **$1,476** for developments that are >14 - $\leq$20 dwelling units per acre, and **$1,894** for developments that are >20 dwelling units per acre.

In conclusion, if the County of Riverside does not establish a park dedication ordinance to require parkland dedication and/or park in-lieu fees, revenues from its General Fund or other funding avenues will need to be used to acquire or develop public parkland. The adoption of Section 10.35 of Ordinance 460.139 and the proposed park in-lieu fees will allow the County of Riverside to achieve an organized and structured development for new park and recreational facilities when new residential subdivisions are proposed within CSA 152 A.

# TABLE OF CONTENTS

**INTRODUCTION** 1
Basis for using Section 10.35 of Ordinance 460.139 1
Basis for adopting park in-lieu fees and a Fee Resolution for CSA 152 A 2

**METHODOLOGY** 3
Research 3
Data Collection: Reports and Surveys 3
Land Value Report 4
Establishing Parkland Dedication Fees 5
Minimum Park Standards and Associated Fee 5
Delineation of Boundaries for CSA 152 A 6

**FINDINGS** 7
Research 7
Data Collection: Survey of jurisdictions 7
Minimum Park Standards Fee 8
Results of Land Value Report 8

**RECOMMENDATIONS** 9

RECOMMENDATION 1) ADOPT EXISTING ORDINANCE 460.139, SECTION 10.35 TITLED "PARK AND RECREATION FEES AND DEDICATION AS THE PARK DEDICATION AND FEE ORDINANCE FOR COMMUNITY SERVICE AREA 152 A 9

RECOMMENDATION 2) ADOPT RESOLUTION ESTABLISHING DENSITY CLASSIFICATION NUMBERS, FIGURES FOR THE MINIMUM PARK STANDARDS FEE, THE FAIR MARKET VALUE FOR VACANT RESIDENTIAL LAND, AN THE AMOUNT OF THE PARK IN-LIEU FEE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 10.35 OF ORDINANCE 460.139 FOR CSA 152 A 9

**CONCLUSION** 12

**EXHIBITS**

1. **Section 10.35 Park and Recreation Fees and Dedications**
2. **Results of all Surveyed Cities**
3. **Telephone Survey Matrix**
4. **Land Value Report**
5. **Minimum Parkland Standards Fee Estimate**
6. **Riverside County Service Area 152 A Map**
7. **In-lieu Fee Comparison Bar Graph**
8. **Fee Resolution**

# INTRODUCTION

In 2001, the County of Riverside authorized the development of a Park and Recreation Master Plan for Community Service Area (CSA) 152 A. The Park Master Plan outlines goals, policies, and identified strategies to help satisfy the recreation and leisure needs of CSA 152 A residents through the increase in public park facilities and park programs

One of the significant goals identified in the Park Master Plan for CSA 152 A relates to the funding of park and recreational facilities. To help satisfy this funding goal for CSA 152 A, the County of Riverside must establish an ordinance that will regulate parkland dedication and/or park in-lieu fees as an ordinance does not currently exist for this Community Service Area. Since a parkland dedication ordinance is not presently established for CSA 152 A, proposed residential subdivisions are not subject to parkland dedication and/or park in-lieu fees. To provide the County with the authority to required parkland dedication and/or park in-lieu fees, it is recommended that Section 10.35 (**Park and Recreation Fees and Dedications**) of Ordinance 460.139 be adopted as the regulating document for CSA 152 A. **(See Exhibit 1)** Section 10.35 of Ordinance 460.139 is recommended since it is presently utilized as the regulating document for other CSA's within the County of Riverside. The decision to utilize this ordinance for CSA 152 A will allow the County of Riverside to require the dedication of land, impose a requirement for payment of in-lieu fees, or a combination of both as a condition of approval of a tentative map or parcel map. Section 10.35 has been prepared pursuant to the authority granted by Section 66477 of the Government Code of the State of California Subdivision Map Act (the Quimby Act).

## Basis for using Section 10.35 of Ordinance 460.139

The Park and Recreation Master Plan for CSA 152 A states that the County of Riverside has a primary goal to continuously work towards acquiring new park sites and developing new park sites to better meet the recreational needs of the community. To achieve this goal, it is significant that a parkland dedication ordinance be established and referenced to identify the procedural framework to the County of Riverside for requiring in-lieu fees, the dedication of land, or actual park and recreational facilities in conjunction with new residential subdivisions. The determination by the Board of Supervisors to use Section 10.35 as the regulating document for CSA 152 A will establish this legal and procedural framework.

After closely reviewing Section 10.35, it has been determined that the procedural framework and requirements identified in the Section are in compliance with Section 66477 of the Government Code of the State of California Subdivision Map Act and therefore will allow the County of Riverside to move closer to its parkland goals. Section 10.35 identifies the parkland dedication and/or park in-lieu fee requirements to accurately reflect the cost of providing parkland and/or facilities as new residential subdivisions are developed and the population of CSA 152 A increases.

**Basis for adopting park in-lieu fees and a Fee Resolution for CSA 152 A**

Section 10.35 identifies the specific criteria related to park in-lieu fees. This criteria includes but is not limited to: the timing of when fees are required to be paid, what types of subdivisions are required to provide in-lieu fees, and the formula for how the park in-lieu fees are to be calculated. However, this Section does not specifically identify the amount of park in-lieu fees to be paid for the individual project. As mentioned prior, when other CSA's do not have established fees for new residential subdivisions, no fee is required. To avoid this scenario, it is recommended that park in-lieu fees be established for CSA 152 A. It is also recommended that the park in-lieu fees be based upon the land use category in which the new subdivision is proposed. For these reasons, staff recommends that park in-lieu fees be adopted.

To avoid future revision(s) to Section 10.35 should there be the necessity to update/revise the density designation numbers, the Minimum Park Standards Fee, the fair market values, or the park in-lieu fees; these figures have been identified on a separate Fee Resolution. **(See Exhibit 8)**

# METHODOLOGY

To initiate the process of preparing the park in-lieu fees for CSA 152 A, meetings were scheduled with Purkiss Rose-RSI, Hogle-Ireland, Inc., and the County of Riverside Regional Open Space District. These meetings were significant in that they helped identify the County's approach, methodology, timing, and goals.

Purkiss Rose-RSI, was involved in these meetings since they have the responsibility of preparing the Park and Recreation Master Plan for this Community Service Area. Hogle-Ireland, Inc. was present at these meetings due to their responsibility and involvement concerning the preparation of park in-lieu fees for CSA 152 A.

The following explains the steps and procedures used to prepare the park in-lieu fees for CSA 152 A:

## Research

State enabling legislation, the proposed goals identified in CSA 152 A Park and Recreation Master Plan, and the Section 10.35 of the County of Riverside's Parkland Dedication Ordinance 460.139 were reviewed in preparing the proposed park in-lieu fees for CSA 152 A.

Section 66477 of the Government Code of the State of California (the Quimby Act) was also reviewed and referenced to ensure that the proposed park in-lieu fees were derived in accordance with California state law.

## Data Collection: Reports and Surveys

Taking into account the proposed goals and objectives of the Park and Recreation Master Plan as well as the requirements of state law, Hogle-Ireland, Inc. prepared a survey to compare different jurisdictions' park dedication and in-lieu fee requirements to the requirements of the CSA 152 A. A telephone survey was conducted with five (5) local jurisdictions in the general vicinity of the CSA 152 A. The surveyed jurisdictions were:

1) City of Lake Elsinore
2) City of Murrieta
3) City of Perris
4) City of Riverside
5) City of Temecula

The survey was designed to elicit information regarding:

- What government code section was the park ordinance adopted under?
- What are the current acres of parkland to be dedicated per 1,000 person population?
- How are the in-lieu fees calculated? Did the in-lieu fees include land improvements?

- What are the current in-lieu fees that a developer would have to pay for Single-Family, Multiple-Family, or Mobile Home Park development?
- What types of land use densities are used in the City's Ordinance?
- When was the ordinance last updated?
- What does the City utilize park dedication funds towards?

As part of the data collection process, copies of the targeted jurisdictions' park in-lieu fees and parkland dedication standards were requested and reviewed. A copy of each jurisdiction's questionnaire and answers are included in this report along with a condensed telephone survey matrix that compiles the information obtained via the survey. **(See Exhibits 2 and 3)** It is important to note that this survey was conducted for **comparison purposes only**. As a result, the proposed park in-lieu fees are based upon requirements identified by state law, the formula and figures identified in Section 10.35 of Ordinance 460.139, and not the findings of the survey questionnaires.

## Land Value Report

A Master Appraisal Institute (MAI) certified appraiser, prepared a land value report that identified the fair market values for six (6) land use densities necessary for determining the in-lieu fees. **(See Exhibit 4)** The six (6) land use densities were derived from the County of Riverside's Southwest Area Plan Land Use Plan. This survey excluded a seventh category "Senior Housing". Although the County of Riverside identifies Senior Housing as a specific land use category when determining parkland dedication and park in-lieu fees, a specific fair market value could not be determined for this specific type of land use. The reason why the fair market value could not be determined with this survey is that Senior Housing projects are/maybe developed on a wide variety of residential density classifications. Therefore, to identify only one (1) specific fair market value for Senior Housing projects would not be accurate in deriving park in-lieu fees. The following are the land use densities analyzed in the appraisal:

- 0.4 - ≤ 2 units per acre
- >2 - ≤5 units per acre
- >5 - ≤ 8 units per acre
- >8 - ≤ 14 units per acre
- >14 - ≤ 20 units per acre
- >20 units per acre

The land survey data collected was taken from residentially zoned property sales that occurred within the past three (3) years. The sale prices were obtained from the County Assessor's Records on the First American Real Estate Solutions database and other comps for recently sold residential subdivisions within the CSA 152 A area as well as properties located in immediately adjacent jurisdictions bordering CSA 152 A.

The results of the land appraisal were used to establish the residential dollar per acre value utilized in determining park in-lieu fees authorized by Section 10.35 of Ordinance 460.139.

## Establishing Parkland Dedication Fees

Currently, if park in-lieu fees are required for a new residential subdivision, the County of Riverside establishes the fees during the subdivision process. However, if a certain CSA does not have established fees for new residential subdivisions, then no fee is required. Therefore, to avoid this possible scenario for CSA 152 A, it is recommended that a specific set of park in-lieu fees be established. For consistency, it is recommended that the proposed park in-lieu fees be based on the seven (7) land use categories identified in Ordinance 460.139 for the determination of parkland dedication. To avoid future revision(s) to this Ordinance when park in-lieu fees are revised, the required in-lieu fee amounts have been identified on a separate Fee Resolution. **(See Exhibit 8)**

## Minimum Park Standards and Associated Fee

Many times land that has an odd shape, steep topography, or other physical features that would cause land to be "unusable" by the community may be offered by a subdivider to satisfy park dedication requirements. Parkland that a subdivider dedicates in an undeveloped or unfinished status may affect a community's appearance as well as create potential safety and environmental issues created by dirt and mud run-off. Land dedicated in this form is not considered "usable" to the County of Riverside and will not serve its purpose as usable parkland. In order to have parkland that is usable to the community, Ordinance 460.139 establishes specific criteria or standard conditions (Minimum Park Standards) in which dedicated parkland shall be provided. The subdivider, at the time the final tract map or final parcel map is approved by the Board of Supervisors, shall obligate itself, by a condition of such map, to provide such land with Minimum Park Standards acceptable for dedication purposes to the County of Riverside.

To avoid the use of General Fund revenues for protection and stabilization of dedicated vacant parkland from the time that land is dedicated until the time that the property is actually improved for park purposes, it is necessary that Minimum Park Standards be installed and/or constructed or a fee paid in-lieu thereof.

To determine the necessary cost to construct and/or install these Minimum Park Standards, staff used a sample four (4) acre park. Staff chose to use a four (4) acre park because they believed that it was realistic in size and that it would work well for the estimate. A landscape architect professional, County of Riverside Public Works Agency, and the Parks Department were surveyed to provide an estimated cost to provide Minimum Park Standards for this size of the park site. A landscape architectural firm was selected to determine this cost over a landscape contractor, as a landscape architect is primarily involved in the selection process and the pricing of the materials that make up the Minimum Park Standards. Input from the County of Riverside's Public Works Agency and Parks Department were requested in an effort to identify the standard details for sidewalk, curb, gutter, parkways, and minimum street width information that would be used for a new park. The park dedication criteria identified in Ordinance 460.139 along with detailed standards provided by the Public Works Agency and Parks Department that were used to determine the Minimum Park Standards Fee are as follows:

a. Full street improvements and utility connections including, but not limited to, curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, street trees, and sidewalks to the dedicated land.

b. Fencing along the property lines of the subdivision which are contiguous to the park.

c. Improve the drainage through the park site.

d. Provide minimal physical improvements, not including recreational facilities, building, or equipment, which the County and the public agency determine are necessary for acceptance of the land for park and recreational purposes.

e. Provide access from the park and recreational facilities to an existing or proposed public street, unless the County and the public agency both determine that such access is unnecessary for maintenance of the park area or use of the park by the residents of the area.

f. Grading and drainage improvements in addition to those grading, drainage, irrigation and planting improvements required under other County ordinances. All land to be dedicated and improvements to be made should be approved by the public agency providing the park and recreation services for the community area prior to the approval or disapproval of a subdivision by the Land Development Committee.

Once the cost to install the Minimum Park Standards for a four (4) acre was determined, the overall cost was then divided by four (4) to determine a one (1) acre cost. The per acre cost to provide Minimum Park Standards shall be added to per acre land sales as identified in the Land Value Report. The total of these two costs will be considered the fair market value for purposes of determining the park in-lieu fees. The total of both per acre costs shall be incorporated in the overall formula when determining each land use category's park in-lieu fee. A breakdown as to how this Minimum Park Standards fee was derived has been identified as **Exhibit 5**.

## Delineation of Boundaries for CSA 152 A

The jurisdictional boundary for CSA 152 A was recently created. To observe the overall boundaries of CSA 152 A, please see the map labeled **Exhibit 6**. Ordinance 460.139 will regulate this portion.

# FINDINGS

## Research

After reviewing the County of Riverside's existing General Plan, Ordinance 460.139, the goals and objectives of the proposed Park and Recreation Master Plan, and the requirements of the State of California Government Code, it was determined that if the goals and objectives identified in the CSA 152 A Park Master Plan are to be satisfied, both a park dedication ordinance and specific park in-lieu fees must be established.

## Data Collection: Survey of jurisdictions

The following are the results from the survey of the local jurisdictions parkland dedication and park in-lieu fee requirements:

**What Government Code Section is the park dedication ordinance adopted under?** All five (5) surveyed jurisdictions cited Government Code Section 66477 as the authority of their park dedication ordinances. As stated previously, this government code section is known as the Quimby Act.

**What are the current acres per 1,000 population requirement?** The total acreage amount per 1,000 population makes a significant difference in determining the amount of park in-lieu fees that a jurisdiction may require. The acres per 1,000 population figure may range from three (3) acres to five (5) acres per 1,000 population. Four of the five cities surveyed required five (5) acres per 1,000 population. The City of Riverside was at the lower end of the range in that it requires three (3) acres per 1,000 population. Since there is no existing parkland acreage recorded in the CSA 152 A, per Section 66477(a)(2) of the Government Code, a maximum of only three (3) acres per 1,000 persons may be secured through subdivision dedication, and/or park in-lieu fee requirements. Three (3) acres per 1,000 persons is consistent with what is identified in Ordinance 460.139.

**How are park in-lieu fees calculated? Do the fees include land improvements?** All five (5) surveyed jurisdictions have established park in-lieu fees that are established by resolution based on the density and fair market value of the residential development. Only the City of Perris includes the value of improvements in the fair market value figure. The other cities do not as fair market value is determined based on the value of raw land.

**What are the current park in-lieu fees that a subdivider would have to pay for Single-Family, Multiple-Family, or Mobile Home Park development? Are there any special levels of completion/improvement to dedicated parkland?** For a comparison to see how the proposed park in-lieu fees ranked among the neighboring jurisdictions' fees, a bar chart has been prepared and is identified as **Exhibit 7** of this report. It is important to note that should the Board of Supervisors decide to adopt the recommended park in-lieu fees, the new fees will be comparable to all of the surveyed jurisdictions' park in-lieu fees.

**What types of Density Classifications are used?** To collect accurate part in-lieu fees, proper density classifications must be established. A unit per acre figure typically identifies

the density classifications i.e. (2 - 4 dwelling units per acre) or as Single-Family Residence, Multi-Family Residence, and Mobile Home Park. The survey identified that both forms of density classifications were used from jurisdiction to jurisdiction.

**When were the surveyed ordinances last updated?** To understand why the surveyed jurisdictions have certain fees and regulations, it was necessary to assess when the last update to their ordinances occurred. Four (4) of the five (5) jurisdictions' park dedication ordinances have been revised subsequent to 1990. The City of Lake Elsinore last revised their ordinance in 1989.

**What are parkland dedication fees used for?** All five (5) surveyed jurisdictions used the parkland fees towards acquisition of land, development of new parks, or rehabilitation of existing parks. This type of fee utilization is typical from jurisdiction to jurisdiction.

**Minimum Park Standards Fee**

The survey of the landscape architect professional concluded that the cost to provide Minimum Park Standards for a four (4) acre park is approximately $405,631. In determining a per acre value, staff divided the overall figure by four (4) and determined the per acre amount to be $101,408. Staff is therefore, recommending that the Minimum Park Standard Fee be established at $101,408 per acre.

**Results of Land Value Report**

The land value report that the MAI appraiser prepared determined that land values varied based upon residential land use density. The vacant land value report concludes that land values have significantly increased within the past few years. By adopting the fees based upon the standards identified in Ordinance 460.139, the County of Riverside will have the ability to require accurate and up to date fees and acquire new parkland that will serve CSA 152 A while limiting the use of the General Fund.

In circumstances when park in-lieu fees are required to satisfy park dedication requirements, it is important to establish an accurate value for residential land per acre. In determining accurate park in-lieu fees for the Park and Recreational Fee Resolution, the fair market value for vacant residential land including the Minimum Park Standards Fee per acre is established as:

- $ 129,723 for a density level of 0.4 -≤ 2 units per acre
- $ 144,968 for a density level of >2 - ≤ 5 units per acre
- $ 166,748 for a density level of >5 - ≤ 8 units per acre
- $ 188,528 for a density level of >8 - ≤ 14 units per acre
- $ 210,308 for a density level of >14 - ≤ 20 units per acre
- $ 232,088 for a density level of >20 units per acre

## RECOMMENDATIONS

It is recommended that the Board of Supervisors adopt Park Dedication and In-Lieu Fee Ordinance 460.139, Section 10.35 (See Exhibit 1) as the regulatory document for CSA 152

A. This Ordinance is titled "Park and Recreation Fees and Dedication". This Ordinance will allow the County of Riverside to acquire land and/or park in-lieu fees in association with new residential subdivisions for CSA 152 A.

Based on the research and findings of the background report, the following are recommendations to be adopted by the Board of Supervisors:

## RECOMMENDATION 1) ADOPT EXISTING ORDINANCE 460.139, SECTION 10.35 TITLED "PARK AND RECREATION FEES AND DEDICATION AS THE PARK DEDICATION AND FEE ORDINANCE FOR COMMUNITY SERVICE AREA 152 A

A Park Dedication and In-Lieu Fee Ordinance is needed to allow the ability to require the dedication of land and/or park in-lieu fees in conjunction with new residential subdivisions for CSA 152 A. Since CSA 152 A is a new jurisdiction, parkland dedication and/or park in-lieu fees regulations do not exist and therefore park in-lieu fees cannot be collected at this time. In keeping consistent with the parkland dedication requirements utilized for the other CSA's within the County of Riverside, it is recommended that the Board of Supervisors adopt Ordinance 460.139, Section 10.35 as the regulatory document for CSA 152 A.

## RECOMMENDATION 2) ADOPT RESOLUTION ESTABLISHING DENSITY CLASSIFICATION NUMBERS, FIGURES FOR THE MINIMUM PARK STANDARDS FEE, THE FAIR MARKET VALUE FOR VACANT RESIDENTIAL LAND, AND THE AMOUNT OF THE PARK IN-LIEU FEES IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 10.35 OF ORDINANCE 460.139 FOR CSA 152 A

CSA 152 A is a recently established jurisdiction. Therefore, park dedication and/or park in-lieu fees do not exist for CSA 152 A. If a new subdivision were presently proposed within this CSA, park in-lieu fees would not be required or collected. The County of Riverside would be forced to use General Fund revenues to provide park amenities within this area. For these reasons, it is recommended that the Board of Supervisors adopt a fee resolution establishing park in-lieu fees for CSA 152 A.

As part of this fee resolution, it is also recommended that specific categories and figures be established. The establishment of these categories and figures are necessary in order to determine the amount of the park in-lieu fee a subdivider will be required to pay to the County of Riverside for acquisition of new public parkland when a new residential subdivision is created within CSA 152 A. The following are the recommendations:

- **Adopt the density classification numbers as proposed.**

To determine an accurate parkland dedication amount and/or park in-lieu fees, multiple density designations have been established. Since residential land values vary depending on the specific residential land use designation, it is recommended that seven (7) designations be

incorporated into the fee resolution. In keeping consistent with the residential density ranges identified on the Southwest Area Plan of the County of Riverside's Land Use Element, the following seven (7) density ranges were derived: **1)** 0.4 – ≤2 units per acre, **2)** >2 - ≤5 units per acre, **3)** >5 - ≤8 units per acre, **4)** > 8 - ≤14 units per acre, **5)** > 14 - ≤20 units per acre, **6)** > 20 units per acre, and **7)** Senior Housing.

The following is a table of the density classification used in determining parkland dedication and/or park in-lieu fees:

*Density Classification/*
*Dwelling Units*
*Per Gross Acre*

- 0.4 - ≤ 2 units per acre
- >2 - ≤5 units per acre
- >5 - ≤ 8 units per acre
- >8 - ≤ 14 units per acre
- >14 - ≤ 20 units per acre
- > 20 units per acre
- Senior Housing

- **Adopt the proposed Minimum Park Standard Fee.**

To help alleviate the use of General Fund revenues being devoted toward the protection and stabilization of dedicated vacant parkland from the time that land is dedicated until the time that the property is actually improved for park purposes, it is necessary that Minimum Park Standards be installed and/or constructed. Therefore, it is recommended that a Minimum Park Standard Fee be adopted as determined by the Board of Supervisors. This fee has been derived by considering the cost needed to provide a vacant piece of parkland with the standards identified in Section 10.35 (I)(6) of Ordinance 460.139. This Minimum Park Standards Fee shall be added to the fair market value of the vacant residential land. This Minimum Park Standard Fee as determined by a landscape architect professional, the County of Riverside Public Works Agency, and the Park Department is $101,408 per acre. The inclusion of this Minimum Park Standard Fee will allow the County to provide park and recreation services while minimizing the use of General Fund revenues.

**Adopt the proposed residential fair market values.**

When determining park in-lieu fees, the residential fair market value figure is an important part of the formula. Through a residential land value survey, the fair market values were determined for six (6) different residential land use densities within CSA 152 A. This survey excluded a seventh category, "Senior Housing". Although the County of Riverside identifies Senior Housing as a specific land use category when determining parkland dedication and park in-lieu fees, a specific fair market value for this specific type of land use could not determined. The reason why a specific fair market value could not be determined is that Senior Housing projects are/maybe developed on a wide variety of residential density classifications. To identify only one (1) specific fair market value for Senior Housing projects would not be accurate in deriving park in-lieu fees. However, since a park in-lieu

fee for Senior Housing is still required, it is recommended that the park in-lieu fee be subject to the land value for the appropriate density within which the new development is located.

The fair market value amounts inclusive of the Minimum Parks Standards Fee for CSA 152 A are identified below:

| Density Projection (Units per Acre) | Fair Market Value Cost per Acre |
|---|---|
| • 0.4 - ≤ 2 units per acre | $ 129,723 |
| • >2 - ≤5 units per acre | $ 144,968 |
| • >5 - ≤ 8 units per acre | $ 166,748 |
| • >8 - ≤ 14 units per acre | $ 188,528 |
| • >14 - ≤ 20 units per acre | $ 210,308 |
| • > 20 units per acre | $ 232,088 |
| • Senior Housing | Subject to land value for the appropriate density within which the New development is located. |

- **Adopt the proposed park in-lieu fees.**

To avoid the use of General Fund revenues to be used for acquiring parkland when future residential subdivisions are created within CSA 152 A, park in-lieu fees are recommended. The proposed park in-lieu fees for CSA 152 A are identified below:

| Density Projection (Units per Acre) | Proposed Park In-Lieu Fees |
|---|---|
| • 0.4 - ≤ 2 units per acre | $ 1,160 |
| • >2 - ≤5 units per acre | $ 1,126 |
| • >5 - ≤ 8 units per acre | $ 1,321 |
| • >8 - ≤ 14 units per acre | $ 1,403 |
| • >14 - ≤ 20 units per acre | $ 1,476 |
| • > 20 units per acre | $ 1,894 |
| • Senior Housing | Fee subject to the appropriate density classification within which the new development is located. |

## CONCLUSION:

By implementation of the aforementioned recommendations, the County of Riverside will achieve its goal to acquire new park sites and develop new park sites to better meet the recreation requirements of CSA 152 A.

# EXHIBIT 1

## SECTION 10.35. PARK AND RECREATION FEES AND DEDICATIONS.

A. This section is adopted pursuant to Section 66477 of the Government Code which provides for the dedication of land or the payment of fees in lieu thereof for park and recreational facilities as a condition of approval of a tentative map or parcel map.

B. Whenever land that is proposed to be divided for residential use lies within the boundaries of a public agency designated to receive dedications and fees pursuant to this section, a fee and/or the dedication of land shall be required as a condition of approval of the division of land.

C. It is hereby found and determined by the Board of Supervisors that the public interest, convenience, health, welfare, and safety requires that three acres of land for each 1,000 persons residing within the County of Riverside shall be devoted to neighborhood and community park and recreational facilities unless a Community Parks and Recreation Plan, as approved by the Board of Supervisors, determines that the amount of existing neighborhood and community park area exceeds that limit, in which case the Board determines that the public interest, convenience, health, welfare and safety requires that a higher standard, not to exceed five acres of land per 1,000 persons residing within the County, shall be devoted to neighborhood and community park and residential purposes.

D. Definitions.

1. "Community Area" shall mean the boundaries of the public agency which provides park and recreational services, unless otherwise defined by the public agency.

2. "Community Parks and Recreation Plan" shall mean a general plan for park and recreational facilities prepared by a public agency for a community area, which describes current and planned facilities and services.

3. "Dwelling Unit" shall mean a building or mobilehome designed for residential occupancy. For the purposes of this section, the number of dwelling units created by a land division shall be as follows: One dwelling unit per lot created in a single-family residential zone, one dwelling per unit approved in a multi-family residential zone; and where the number of units to be built in a multi-family residential zone is unknown, the maximum number of dwelling units allowed under that zone. For a condominium project, the number of dwelling units created shall be the number of condominium units approved.

4. "Park" shall mean a parcel or parcels of land, exclusive of natural open space, which is open and available for use by the general public and which serves the recreational needs of the public.

5. "Public Agency" shall mean a public entity which provides neighborhood or community park or recreational facilities and services within a community area, including

but not limited to park and recreation districts, county service areas, and the County of Riverside.

E. Exemptions. This section shall not apply to the following land divisions:

1. Commercial or industrial.

2. Condominium projects or stock cooperatives which consists of the subdivision airspace in an existing apartment building which is more than five years old and no new dwelling units area added.

3. Subdivisions containing less than five parcels and not used for residential purposes: provided, however, that a condition of approval shall be placed on those maps that if a building permit is requested for the construction of a residential structure or structures on one or more of the parcels within four years the fee may be required to be paid by the owner of each parcel as a condition to issuance of such permit.

F. Land Dedication and Fee Requirements.

1. Whenever a tentative tract map which is subject to the provisions of this section is submitted to the Planning Director, it shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both for park and recreational purposes. If the developer desires to dedicate land for this purpose, he shall first consult with the County and public agency as to the appropriate area to be dedicated, and such area shall be shown on the tentative tract map as submitted.

2. The conditions of approval of a tentative tract map subject to the provisions of this section shall require the dedication of land, the payment of fees in lieu thereof, or a combination of both for park and recreational purposes. If the land is to be dedicated, the proposed dedication shall be shown on the approved tentative map. If fees are to be paid, the condition of approval shall require that the fees be paid to the public agency which provides the park and recreational services for the community area.

3. The amount and location of property to be dedicated and the amount of any fees to be paid shall be as approved by the County. If the park and recreational services are provided by a public agency other than the County, the appropriate dedication of land and payment of fees shall be as determined by the County and other public agency.

If the County and the public agency are unable to agree on the appropriate dedication, the final decision shall be made by the Board of Supervisors. If the County and the public agency are unable to agree on the appropriate amount of fees, the final decision shall be made by the Board of Supervisors as specified in Section 10.35.I.7.b of this Ordinance.

4. Whenever subsequent development occurs on property for which fees have been paid or land dedicated, no additional fees or dedications shall be required except as to any

additional lots or dwelling units which were not subject to a prior fee or dedication requirement.

5. All dedications of land shall be in accordance with the Subdivision Map Act. Land shall be conveyed in fee simple to the public agency free and clear of all encumbrances except those which will not interfere with the use of the property for its intended purposes and which the public agency agrees to accept. All deeds shall be delivered to the public agency before the approval of the final map. If the final map is disapproved, or if it is withdrawn by the subdivider, the deeds shall be returned to the subdivider. If the final map is approved, the deeds shall be recorded by the public agency at the time the final map is recorded. No deed for dedication of land shall be accepted unless it is accompanied by a policy of title insurance, secured by the subdivider, in an amount equal to the value of the land dedicated.

6. Whenever fees are to be paid, the fees shall be paid at such time as is agreed upon by the subdivider and the public agency through the conditions of approval. Payment may be required prior to recordation of the final map if the fees are to reimburse the public agency for expenditures previously made, or if the public agency determines that the fees will be collected for park and recreation facilities for which an account has been established and funds appropriated and for which the public agency has adopted a proposed construction schedule or plan. Payment may be deferred to the date of the issuance of building permits, or the date of final inspection or the date the certificate of occupancy is issued, whichever occurs last. If the payment of fees is deferred, the public agency may determine whether the fees shall be paid on a pro rata basis for each dwelling unit when it received its final inspection or certificate of occupancy, on a pro rata basis when certain percentages of the dwelling units have received their final inspections or certificates of occupancy, or on a lump-sum basis when the last dwelling in the development receives its final inspection or certificate of occupancy.

7. Whenever land has been conveyed or fees paid to the public agency and a final map is never recorded or, if recorded, is reverted to acreage, the public agency shall, at its option, either reconvey all land dedicated to it, repay all fees paid without interest, allow the developer a credit for any land dedicated or fees paid to be applied only to a new subdivision on the same property, or make other arrangements with the subdivider.

G. Adoption and Amendment of a Community Parks and Recreation Plan.

1. The Board of Supervisors shall by resolution designate those public agencies which may receive dedications and fees pursuant to this section.

2. Each public agency which provides park and recreational services on a community-wide level and which is authorized to receive land dedications and the payment of fees pursuant to this section, must prepare and adopt a Community Parks and Recreation Plan. The Plan shall be used to plan and direct park and recreation services within the community area served by the public agency.

3. Whenever a public agency has adopted a Community Parks and Recreation Plan, the Plan shall be submitted to the Board of Supervisors for review and approval. Within 30 days of receipt of the Plan the Board shall set the matter for hearing and shall thereafter approve, disapprove or modify the Plan by resolution.

4. A public agency may amend an approved Community Parks and Recreation Plan at any time to reflect the needs of the community area, but shall at a minimum do each of the following:

a. Amend its Plan to reflect significant changes in its boundaries or service area within one year of any such changes; and

b. Conduct a public hearing before its governing board not less than once per year to consider the need for additional amendments.

An amendment to an approved Community Parks and Recreation Plan shall be processed in the same manner as the adoption of the original Plan, and the amendment shall not become effective until the Board of Supervisors approves it by resolution.

5. If a public agency fails to adopt a Community Parks and Recreation Plan within one year of the date that the public agency is designated by the Board of Supervisors to receive dedications and fees pursuant to this section, all lands which have been dedicated and all fees which have been paid to the public agency and accepted by it pursuant to this section for that community area shall be reconveyed to the subdivider, and no further dedications of land or payment of fees shall be required as a condition of approval for land divisions within that community area until a Community Parks and Recreation Plan is adopted by the Board of Supervisors. In addition, any requirements for the dedication of land or the payment of fees which come due prior to the approval of the Plan by the Board of Supervisors shall be waived and may not be accepted by the public agency.

H. Contents of a Community Parks and Recreation Plan.

A Community Parks and Recreation Plan shall contain the following provisions:

1. A statement of goals, policies, programs and proposed location and development of recreation facilities and services such as natural reservations, parks, parkways, beaches, playgrounds, recreational community gardens, and other recreational areas.

2. A statement of the average number of persons per household in the community area. Unless a different number is set forth in the Community Parks and Recreation

Plan, the average number of persons per unit shall be as follows:

a. Single Family Dwelling Unit (Detached Garage): 2.98 persons per dwelling unit.

b. Single Family Dwelling Unit (Attached Garage): 2.59 persons per dwelling unit.

c. Two dwelling units per structure: 2.64 persons per dwelling unit.

d. Three or four dwelling units per structure: 2.48 persons per dwelling unit.

e. Five or more dwelling units per structure: 2.34 persons per dwelling unit.

f. Mobilehomes: 2.72 persons per dwelling unit.

g. Dwelling units located within residential projects legally restricted to occupancy by senior citizens pursuant to Civil Code Section 51.3: 1.94 persons per dwelling unit.

3. A statement of standards to be used to determine the proportion of a subdivision to be dedicated for park and recreation purposes or the amount of fees to be paid in lieu thereof.

4. Specific policies and standards for the development, maintenance and operation of the parks and recreation facilities.

5. Specific policies, standards and information for the establishment, use and credit for in-lieu fees.

I. Land Dedication and Fee Determinations. Whether the conditions of approval for a land division shall require the dedication of land, the payment of fees, or both, shall be based on the following:

1. The natural features of the area, available access, the location, size and shape of the subdivision, the land available for dedication, the feasibility of dedication, the location of existing and proposed park sites and trailways. and the compatibility of dedication with the County Comprehensive General Plan.

2. For subdivision containing 50 parcels or less only the payment of fees may be required: provided, however, that when a condominium project, stock cooperative or community apartment project exceeds 50 dwelling units, the dedication of land may be required even though the number of parcels may be less than 50. Nothing herein shall prevent a public agency from accepting the voluntary dedication of land by a subdivider for a subdivision containing less than 50 parcels if the dedication meets the other requirements of this section.

3. Whenever the actual amount of land to be dedicated is less than the amount of land required to be dedicated, the subdivider shall pay fees for the value of any additional land that otherwise would have been required to be dedicated.

4. Whenever a park or recreational facility is to be located in whole or in part within the proposed subdivision, the land dedicated shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

5. The amount of land to be dedicated or fees paid shall be based on the residential density of the subdivision and shall be determined by multiplying the number of dwelling units of the subdivision by the average number of persons per unit (as determined pursuant to section 10.35.H.2 above) by a coefficient equaling the number of acres of park land required per person (ranging from .003 to .005)

6. Whenever land is dedicated, the subdivider shall, without credit, provide the following for the benefit of the land dedicated:

a. Full street improvements and utility connections including, but not limited to, curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, street trees, and sidewalks to the dedicated land.

b. Fencing along the property lines of the subdivision which are contiguous to the park.

c. Improve the drainage through the park site.

d. Provide minimal physical improvements, not including recreational facilities, building, or equipment, which the County and the public agency determine are necessary for acceptance of the land for park and recreational purposes.

e. Provide access from the park and recreational facilities to an existing or proposed public street, unless the County and the public agency both determine that such access is unnecessary for maintenance of the park area or use of the park by the residents of the area.

f. Grading and drainage improvements in addition to those grading, drainage, irrigation and planting improvements required under other County ordinances. All land to be dedicated and improvements to be made should be approved by the public agency providing the park and recreation services for the community area prior to the approval or disapproval of a subdivision by the Land Development Committee.

g. All grading plans for land to be dedicated shall be reviewed and approved by the public agency for conformance with the Community Parks and Recreation Plan and the needs of the public agency.

h. No grading, drainage, irrigation, planting, street or utility improvements required under this section shall be eligible for a credit against the land to be dedicated or fees paid under the provisions of this ordinance.

7. Whenever a fee is to be paid in lieu of the dedication of land, the following provisions shall apply:

a. The fee shall be based either on the fair market value of the land which would otherwise be required or on a fixed in-lieu fee rate set forth in the approved Plan. Any fixed in-lieu fee rate schedule shall be approved by the Board of Supervisors. In the event

that a fixed fee rate schedule has been established through the adoption of a Community Parks and Recreation Plan approved by the Board of Supervisors, or an amendment thereto approved by resolution of the Board of Supervisors, deviation or variance from these fee schedules shall not be permitted except by mutual agreement of the Board of Supervisors and the public agency. The determination that a project is eligible for credits shall not be interpreted as a deviation or variance for the purposes of this section. If no fixed in-lieu fee rate has been established, the fee shall be determined by multiplying the number of acres of land required to be dedicated pursuant to this section by the per acre fair market value of the land within the subdivision which would otherwise be required to be dedicated.

b. The per acre fair market value of the land within the subdivision which would otherwise be required to be dedicated shall be based on the zoning of the property contemplated under the development approval and on the value of the land within the subdivision as if it were improved only with those improvements described in Section 10.35.I.6. of this Ordinance. The value of any structures other than those improvements specified in Section 10.35.I.6. shall not be considered when determining fair market value. The fair market value shall be determined and agreed to by the Board of Supervisors, the public agency, and the subdivider. However, if an agreement on the fair market value cannot be reached, the subdivider may, at his own expense, obtain an appraisal of the property. If the Board of Supervisors and the public agency do not accept the subdivider's appraisal, the fair market value shall be determined by the Board of Supervisors after consultation with the Office of the County Assessor.

c. Whenever fees are paid pursuant to this section, the public agency shall deposit them into a separate subdivision park trust fund. All fees paid may be used only for the purpose of developing new or rehabilitating existing park and recreational facilities. The development of new park and recreational facilities includes, but is not limited to, the acquisition of land for neighborhood or community parks for recreational purposes. Fees shall be expended for the use only within the boundaries of the County of Riverside unless the Board of Supervisors approved otherwise and the public agency maintains appropriate records to reflect such expenditures.

d. The subdivider may receive a credit against fees as follows:

1. A credit may be given against the requirement for the payment of fees or the dedication of land required by this section for the reasonable value of park and recreation improvements provided by the subdivider. The amount of the credit shall be determined prior to the approval or conditional approval of the tentative map. The granting of a credit shall be at the discretion of the Board of Supervisors and shall be based on an approved set of improvement plans. However, the pubic agency reserves the right to require in-lieu fees if it finds the improvements unacceptable.

2. A credit may be given where private areas for park and recreational purposes are provided in a subdivision and such area is for active recreational uses, to be privately owned and maintained in common by the future owner(s) of the development. Such area

maybe credited against up to 50 percent of the requirement of land dedication or fees at the discretion of the Board of Supervisors, provided that the Board of Supervisors, after consulting with the public agency, determines that it is in the public interest to grant such credits and that all of the following standards either have been or will be met prior to approval of the final map or development permit:

(a) That yards, court areas, setbacks, and other open space areas, required to be maintained by Ordinance No. 348, the Building Code and other regulations, shall not be included in the computation of such private areas;

(b) Evidence is provided that the private ownership and maintenance of the area will be adequately provided for by recorded written agreement, covenants or restrictions; and

That the use of the private area is restricted for park and recreational purposes by an open space easement or other instrument; and

(d) That the proposed private area is reasonably adaptable for use of park or recreational purposes, taking into consideration such factors as size, shape, topography, geology, access, and location.

Active recreational uses shall mean, for the purposes of this section, recreation facilities occurring on usable level land (5 percent maximum slope) in a planned development which are designed to provide individual or group activities of an active nature including, but not limited to, open lawn, sports fields, court games, swimming pools, children's play areas, picnic areas, golf courses, and recreational community gardening. Active recreational uses do not include natural open space, nature study areas, open space for buffer areas, steep slopes, or scenic overlooks. Credits for areas within water courses, drainage areas, or water bodies may be granted only if:

(1) Such areas are suitable for active recreational use;

(2) Such areas will actually be used for active recreation; and

(3) The affected public agency submits written verification that its adopted Community Parks and Recreation Plan specifically allows for the proposed type of active recreational use to be located within such areas.

Notwithstanding the 50 percent limitation as set forth above, a private open space credit in excess of 50 percent of the requirement of land dedication or fees payment may be granted by the Board of Supervisors upon written authorization from the public agency consenting to the granting of such credits and specifying that the proposed recreational use is cited in its adopted Community Parks and Recreational Plan.

8. Land which has been dedicated and accepted may be sold by the public agency if the subdivider has not begun substantial construction on the subdivision and the Board and the public agency both determine that another site would be more suitable for local park

or recreational facilities. The proceeds from the sale of the land must be used for the purchase of the more suitable site.

9. All fees collected pursuant to this section shall be committed by the public agency for a specific project to serve residents of the subdivision in a budgetary year either within five years of receipt of the fees or five years after the issuance of building permits on one-half of the lots created by the subdivision whichever occurs later. If the fees are not so committed, the fees received shall be distributed to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots in the subdivision.

J. Annual Reports. Each public agency which has received land dedications or fee payments pursuant to this section shall maintain a separate account thereof and shall prepare an annual report, as well as any additional reports required by the Board of Supervisors. The annual report shall be in a format prescribed by the County Executive Officer and shall be filed with such officer no later than ninety (90) days after the fiscal year of the reporting public agency ends. The report shall include each of the following:

a. The land dedications and fee payments received, the balance of the account, and the facilities purchased, leased or constructed during the fiscal year;

b. Documentation in support of and justification for the land dedications, fee payments, fee expenditures and any change in the fee account balance;

c. The most recent audit of the agency, the date and results of the annual public hearing referenced in Subsection G.4 hereof, information describing any changes in boundaries, service area, plan goals, policies, standards, as well as, any changes in park and recreation facility inventory; and

d. A schedule of how, when and where it intends to use the land dedicated and the fees paid, including the anticipated starting dates for the development of the park and recreation facilities. The starting dates shall be reasonable with respect to the need for such parks and facilities, weather constraints, the need to minimize the disruption of the neighborhood, the amount of land and fees received, and the anticipated availability of funds for the operation and maintenance of the parks and facilities which are constructed.

The County Executive Officer shall review the annual reports to ensure that they comply with the provisions of this section and with the standards and policies of the appropriate Community Parks and Recreation Plan. The Executive Officer shall thereafter file a status report with the Board of Supervisors.

K. Public Agency Noncompliance. The Board of Supervisors may revoke, suspend or modify any resolution designating a public agency to receive land dedications and fees or any approval of a Community Parks and Recreation Plan if, after a public hearing, it finds a public agency has not complied or is not complying with any provisions of this section or the adopted Plan. Notice of such hearing shall be mailed to the affected public agency

and shall be published in accordance with Government Code sections 6060 and 6061 at least ten (10) days prior to the hearing. If the Board of Supervisors revokes or suspends any such resolution or approval, all lands dedicated and all fees paid to the affected public agency and accepted by it pursuant to this section after the date of the revocation or suspension shall be reconveyed to the subdivider, and no further land dedications or fee payments shall be required as a condition of approval for land divisions within the affected community area until the revocation or suspension is lifted.

Amended Effective:

06-28-96 (Ord 460.133)

**EXHIBIT 2**

City of Riverside
Park and Recreation Department

Date: 8/02
Contact: Patty Tambe
Phone No.: (909) 826-2000

# Telephone Survey

1. **What Government Code Section was the park dedication ordinance adopted under? I.e. Section 66477 of the Subdivision Map Act or other Government Code Sections?**

Answer: 66477 of the Subdivision Map Act through the City's Building and Construction Code.

2. **What is your current dedication requirement, i.e., how many acres/ 1,000 population are required under the current City provisions?**

Answer: The amount of parkland to be dedicated is 3 acres/1,000 population. Of the 3 acres, .75 acres will be dedicated for Community Parks and 2.25 acres will be dedicated towards Neighborhood Parks.

3. **How is the in-lieu fee calculated? i.e. land? Are the land improvements included in the fee? What type/extent? If they are included in the fee, how is the value of the improvements determined?**

Answer: The in-lieu fee is calculated by multiplying the number of proposed dwelling units by the park land acres per dwelling unit and by multiplying the resultant acreage amount by the land value of the land being developed, per acre. Land improvement fees are not included in the in-lieu fee. The fees are set by Resolution.

4. **What are the current in-lieu fees that a subdivider would have to pay to develop a Single Family Residential, Multiple Family Residential, or Mobile Home Park development?**

Answer: There is an in-lieu fee schedule established for Local Parks for the City of Riverside. For single-family dwelling unit - $2,922 per unit, for duplex - $2,315 per unit, for multiple family - $1,760 per unit, for mobile home - $1,574 per unit. For non-residential – 1% for the 1st $100,000 valuation and .5% for the valuation amount over. There is also a $2,535 per gross acre fee charged for Regional Parks.

5. **What type of land use densities are used in the City's Ordinance? Eg. low, medium, high. What are the ranges?**

Answer: Single Family 0 – 1 du/acre, Medium Density 2 – 4 du's/acre, and High Density > 4 du's/acre.

6. **How often is your Ordinance updated and when was it last updated?**

Answer: This section of City of Riverside Municipal Code was last updated in 1996. The code is updated as often as needed.

7. **What does the City utilize park dedication funds towards?**

Answer: All dedication fees collected are placed in a park development fund. The funds are used for the acquisition of new parks and the rehabilitation of existing parks.

City of Lake Elsinore
Community Services Department

Date: 8/02
Contact: Dave Sapp
Phone No.: (909) 674-3124 x265

# Telephone Survey

1. **What Government Code Section was the park dedication ordinance adopted under? I.e. Section 66477 of the Subdivision Map Act or other Government Code Section?**

Answer: 66477 of the Subdivision Map Act through the City's Subdivision Code.

2. **What is your current dedication requirement, i.e., how many acres/ 1,000 population are required under the current City provisions?**

Answer: 5 acres/1,000 people

3. **How is the in-lieu fee calculated? i.e. land? Are the land improvements included in the fee? What type/extent? If they are included in the fee, how is the value of the improvements determined?**

Answer: Based on land valuation; fair market value. No land improvements are included in the fee.

4. **What are the current in-lieu fees that a subdivider would have to pay to develop a Single Family Residential, Multiple Family Residential, or Mobile Home Park development?**

Answer: Single Family - $1,600.00/unit; Duplexes - $1,500.00/unit; Triplexes - $1,500.00/unit; Fourplexes - $1,450.00/unit; Apartments - $1,400.00/unit.

5. **What types of land use densities are used for the City's Ordinance? Eg. low, medium, high. What are the ranges?**

Answer: Single family – 3.22 persons/DU; Duplex/Medium-low – 2.71 persons/DU; Apartments/Condos – 2.20 persons/DU.

6. **How often is your Ordinance updated and when was it last updated?**

Answer: Being updated presently. Last updated in 1989

7. **What does the City utilize park dedication funds towards?**

Answer: Must be expended solely for the acquisition or development of parkland, or for rehabilitation of existing facilities within the planning area.

City of Murrieta
Community Development Department

Date: 8/02
Contact: Dennis Watts
Phone No.: (909) 461-6037

# Telephone Survey

1. **What Government Code Section was the park dedication ordinance adopted under? I.e. Section 66477 of the Subdivision Map Act or other Government Code Sections?**

Answer: Section 66477 of Subdivision Map Act through the City's Development Code.

2. **What is your current dedication requirement, i.e., how many acres/ 1,000 population are required under the current City provisions?**

Answer: 5 acres/1,000 people

3. **How is the in-lieu fee calculated? i.e. land? Are the land improvements included in the fee? What type/extent? If they are included in the fee, how is the value of the improvements determined?**

Answer: Fee shall be equal to the land value of that portion of the park or recreational facilities required to serve the needs of the residents of the proposed subdivision.

4. **What are the current in-lieu fees that a subdivider would have to pay to develop a Single Family Residential, Multiple Family Residential, or Mobile Home Park development?**

Answer: Rural Estate dwelling - $2,422.15/unit; Single-family dwelling - $2,422.15/unit; Multi-family dwelling - $1,525.88/unit

5. **What types of land use densities are used for the City's Ordinance? Eg. low, medium, high. What are the ranges?**

Answer: Rural Estate ranges from 0.1 to 3.0 dwelling units per acre; Single-family ranges from 2.1 to 10 dwelling units per acre; Multi-family ranges from 10.1 to 18 dwelling units per acre.

6. **How often is your Ordinance updated and when was it last updated?**

Answer: Last updated in 2000. Not scheduled to be updated at this time.

7. **What does the City utilize park dedication funds towards?**

Answer: Must be expended solely for the acquisition or development of parkland, or for rehab. of existing facilities.

City of Perris
Community Development Department

Date: 8/02
Contact: Nelson Miller
Phone No.: (909) 943-5003 x271

# Telephone Survey

1. **What Government Code Section was the park dedication ordinance adopted under? I.e. Section 66477 of the Subdivision Map Act or other Government Code Sections?**

Answer: 66477 of Subdivision Map Act through Health and Welfare section of the Municipal Code (Title 7).

2. **What is your current dedication requirement, i.e., how many acres/ 1,000 population are required under the current City provisions?**

Answer: 5 acres/1,000 people

3. **How is the in-lieu fee calculated? i.e. land? Are the land improvements included in the fee? What type/extent? If they are included in the fee, how is the value of the improvements determined?**

Answer: Based on Fair Market Value of the land after the property is improved and developed as a subdivision, not as raw land. The value of the improvements shall be agreed upon between the City and the developer. If no agreement can be reached, the County Assessor shall determine the value.

4. **What are the current in-lieu fees that a subdivider would have to pay to develop a Single Family Residential, Multiple Family Residential, or Mobile Home Park development?**

Answer: Single Family - $1,870.00, Two – Four DU's/Structure - $1,608.00, Five or more DU's/Structure - $1,396.00

5. **What types of land use densities are used for the City's Ordinance? Eg. low, medium, high. What are the ranges?**

Answer: Single Family, 2-4 DU's/Structure, 5 or more DU's/Structure

6. **How often is your Ordinance updated and when was it last updated?**

Answer: Current Ordinance is April, 1993. Update ongoing, likely to be completed in 2003

7. **What does the City utilize park dedication funds towards?**

Answer: Must be expended solely for the acquisition or development of parkland, or for rehab. of existing facilities within the planning area.

City of Temecula
Community Services Department

Date: 8/02
Contact: Barbara Smith
Phone No.: (909) 694-6480

# Telephone Survey

1. **What Government Code Section was the park dedication ordinance adopted under? I.e. Section 66477 of the Subdivision Map Act or other Government Code Sections?**

Answer: Section 66477 of the Subdivision Map Act through the City's Subdivision Code.

2. **What is your current dedication requirement, i.e., how many acres/ 1,000 population are required under the current City provisions?**

Answer: 5 acres/1,000 people

3. **How is the in-lieu fee calculated? i.e. land? Are the land improvements included in the fee? What type/extent? If they are included in the fee, how is the value of the improvements determined?**

Answer: Fair market value, or a fixed rate established by the City Manager.

4. **What are the current in-lieu fees that a subdivider would have to pay to develop a Single Family Residential, Multiple Family Residential, or Mobile Home Park development?**

Answer: $182,000.00/acre

5. **What types of land use densities are used for the City's Ordinance? Eg. low, medium, high. What are the ranges?**

Answer: Single family with attached garage (3.12 persons/DU), single family with detached garage (2.85 persons/DU), multi-family, 2-4 units (2.48 persons/DU), multifamily, 5 or more units (2.43 persons/DU), mobilehomes (2.00 persons/DU)

6. **How often is your Ordinance updated and when was it last updated?**

Answer: Last updated August of 1999, slated to be updated in late 2002 or early 2003

7. **What does the City utilize park dedication funds towards?**

Answer: Must be expended solely for the acquisition or development of parkland, or for rehab. of existing facilities within the planning area.

**EXHIBIT 3**

# TELEPHONE SURVEY MATRIX

| City | Ordinance Adopted Under | Acre Per 1,000 Population | ($/Acre) Market Value | Required In-Lieu Fees/Per Dwelling Unit | Persons Per Household Based on Units Per Acre | Ordinance Last Updated | In-Lieu Fee Expenditure |
|---|---|---|---|---|---|---|---|
| **Murrieta** | Government Code Section 66477 | 5.00 | Based on an appraisal dependant on the land value or that portion of the park or recreational facilities required to serve the needs of the proposed subdivision. | Rural Estate = $2,422.15<br>Single-family = $2,422.15<br>Multiple family = $1,525.88 | Not available from City | 2000 | Acquisition or development of new or rehab. of existing facitlities |
| **Lake Elsinore** | Government Code Section 66477 | 5.00 | Based on an appraisal dependant on the value of residential land. No land improvements are included in the fee. | SFR = $1,600<br>Duplex = $1,500<br>Triplex = $1,500<br>Fourplex = $1,450<br>Apartments = $1,400 | SFR = 3.22<br>Multiplexes = 2.71<br>Apartments = 2.20 | 1989 | Acquisition or development of new or rehab. of existing facitlities |
| **Perris** | Government Code Section 66477 | 5.00 | Based on fair market value of the land after the property has been improved and developed as a subdivision. Value of the land/improvements shall be agreed upon between the City and developer. | Single Family= $1,870<br>2-4 = $1,608<br>>5 = $1,396 | Not available from City | 1993 | Acquisition or development of new or rehab. of existing facitlities |
| **Temecula** | Government Code Section 66477 | 5.00 | Fixed rate of $182,000 per acre. | SFR att. = $2,839<br>SFR det. = $2,594<br>2-4 = $2,257<br>>5 = $2,211<br>Mobile = $1,820 | SFR att. garage = 3.12<br>SFR det. Garage = 2.85<br>MFR 2-4 = 2.48<br>MFR >5 = 2.43<br>Mobile = 2.00 | 1999 | Acquisition or development of new or rehab. of existing facitlities |
| **Riverside** | Government Code Section 66477 | 3.00 | Values are based on an appraisal amount of $282,290 per acre for a Neighborhood Park and $361,388 per acre for a Community Park. For non-residential land uses, fees are based on building valuation. | Single Family = $2,922<br>Duplex = $2,315<br>Multi-Family = $1,760<br>Mobile Home = $1,574<br>Regional Parks = $2,535/ gross acre<br>Non-Residential = 1% for 1st $100,000 building valuation and 0.5% for the amount over $100,000 | 0 – 1 = 3.16<br>2 - 4 = 2.5<br>> 4 = 1.9<br>Mobile Home = 1.7 | 1996 | Acquisition or development of new or rehab. of existing facitlities |

# EXHIBIT 4

# CONSULTIVE STUDY FOR QUIMBY ACT

**For Portion of Riverside County Service Area 152 A**
**Residential Land Value Over View**
**Unincorporated Riverside County, California**

Effective Date of the Study:
August 1, 2002

Date of Report:
August 15, 2002

**Prepared For:**
HOGLE-IRELAND, INC.
42 Corporate Park, Suite 250
Irvine, California 92606

**Prepared By:**
**CAL-ROZ ASSOCIATES**
7201 Archibald Avenue, Suite 4-37
Rancho Cucamonga, California 91701

CAL-ROZ ASSOCIATES

August 15, 2002

Mr. Randal Kimoto
Hogle-Ireland Inc.
42 Corporate Park, Suite 250
Irvine, CA 92606

Reference: Riverside County Quimby Act Study
For Portion of County Service Area 152 A
Park Land Dedication and In-Lieu Fees
Unincorporated Riverside County, California

Dear Mr. Kimoto:

We are pleased to submit this Evaluation Report, as part of your overall study to be submitted to the County of Riverside. The purpose of this study is to establish a Base Line Residential Acreage Value that the County of Riverside may utilize to establish an "In-Lieu" Park Fee alternative. The study is limited to areas within the boundaries of County Service Area 152 A, as delineated on the accompanying map which is an addenda to this report.

*The study area is a portion of the overall CSA 152 A. The overall CSA map was prepared by the County of Riverside GIS Department, and dated September 25, 2000. The map showing the portion of CSA 152 A to be addressed within this report was received from Hogle-Ireland on July 15, 2002.*

The study area generally includes the southerly portion of the overall CSA 152 A. Boundaries of this Study Area lie entirely within the unincorporated area of Riverside County. They generally stretch along both sides of Interstate 15, from just south of city limits of the City of Lake Elsinore, and south to the northerly boundary of the City of Murrieta. The Study Area includes the areas of Sedco Hills and Wildomar. It excludes areas within the incorporated Cities of Lake Elsinore, Canyon Lake and Murrieta.

*The conclusions and analyses set forth herein should not be applied nor extrapolated to any other areas within Riverside County.*

The Effective Date of this Consultive Study is August 1, 2002. The Effective Report Date is August 15, 2002.

0797 N. Glen Abbey Drive • Tucson, AZ 85737
520.297.9913 Telephone and Fax

7201 Archibald Ave. Ste. 4-37 • Rancho Cucamonga, CA 91701
909.989.3968 Telephone and Fax

e-mail calroz@aol.com

Our Scope of Work included the following:

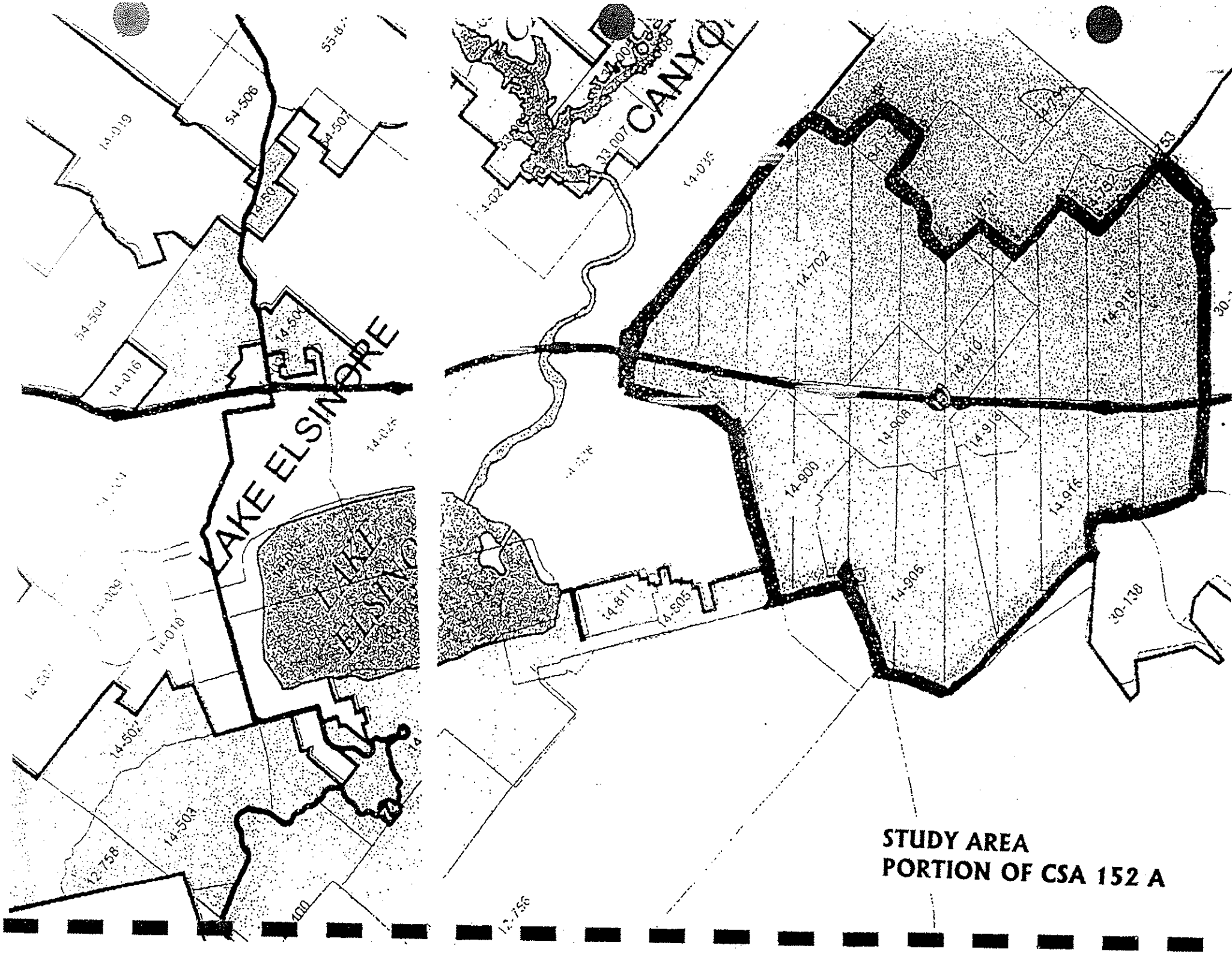
- Market Data Survey of residential land values within the specified unincorporated County areas and nearby surroundings. This information was analyzed in terms of zoning, terms of sale, characteristics and any other aspects which may have influenced value.

- To obtain this data, we researched residentially zoned land sales within the bounds of CSA 152 A, for the approximate three year period from mid 1999 though the August 2002 value and report dates. We reviewed Riverside County Assessor Records on First American Real Estate Solutions data base. We also reviewed historical sales data from Comps, Inc., a commercial data service; and listing data from Loopnet, a commercial listing service.

- Review of residential tracts currently being marketed or proposed within the specified County areas. We searched records of Riverside County Planning Department, for information on ongoing and proposed residential developments within the area. We also researched new housing developments from commercial data bases. Finally, we also drove the areas to uncover new development activity, current listings, etc..

- Physical inspection of sales utilized as data in the report, including a review of zoning, entitlement status and other characteristics.

- Preparation of final report outlining data uncovered, and suggesting base residential land values which may be utilized as an indicator to establish a base land value, for in lieu park land dedication in the specified unincorporated Riverside County Area.


LAKE ELSINORE
CANYO
54-506
14-019
14-504
14-016
14-702
14-906
14-900
14-905
14-918
14-916
14-811
14-503
12-758
30-138
STUDY AREA
PORTION OF CSA 152 A

## INTRODUCTION

This report has been prepared as a study for the Quimby Act, to establish a "Base Line" per acreage value for residential land within a portion of County of Riverside CSA 152 A, as discussed. This estimate is being developed to assist the County of Riverside in establishing an "In Lieu" fee alternative. This "In Lieu" alternative may be used, instead of an actual donation of park land, for residential developments.

In order to establish or estimate this base line value, the consultants reviewed sales records for residentially zoned acreage within the specified Riverside County areas for the approximate three year period from mid 1999 through the August 2002 value and report dates. We searched for parcels sized one acre or greater.

Since area land sales have increased substantially during the three year period initially searched, the more relevant land sales are considered to be the more recent, from about mid 2000 through the current date. Accordingly, we emphasized the more recent sales data, and did not generally incorporate nor rely on sales data greater than two years old.

We note that property sale prices will vary, based on differences including factors of date of sale, conditions of sale, location, zoning, size, topography, distance to utilities, views, and other characteristics.

Furthermore, the "base line" estimate is not an attempt to directly estimate property value for any particular land parcel. Rather, it is an attempt to estimate a "base" value for residential acreage within the specified portion of Riverside County CSA 152 A. This estimate is to be used as a guide line only, in attempting to assess fees which a residential property developer may pay, in lieu of actual park land dedication.

***Since property values tend to change over time, this report should be periodically updated.***

*If actual value of a particular parcel of land is desired, a current appraisal should be conducted, specific to the property in question.*

In preparation of this report, we perused the following zoning designations within Riverside County.

| Category | Density |
|---|---|
| Very Low Density Residential | 0.4 to ≤2.0 dus/ acre |
| Low Density Residential | >2.0 to ≤5.0 dus/acre |
| Medium Density Residential | >5.0 to ≤8.0 dus/acre |
| Medium High Density Residential | >8.0 to ≤14.0 dus/acre |
| High Density Residential | >14 to ≤20 dus/ acre |
| Very High Density Residential | >20 or more dus/ acre |
| Senior Restricted Communities | Density will vary based on the density within which the new development is located. |

There are a variety of zoning designations noted within the Study Area. These generally range from Agricultural, Rural Agricultural with a 2.5 acre minimum lot size; Rural Residential with a one acre minimum lot size, R-1, single family residential with 4 to 6 dwelling units per acre, to R2, Multi Family residential with up to 10 units per acre.

Senior restricted communities may also be located within the CSA. The density of these will vary, depending upon the type of community, from low to medium density residential at 2 to 8 dwelling units per acre, upwards to very high density residential at 20 or more dwelling units per acre. Senior restricted communities have been incorporated within their relevant density categories.

## RIVERSIDE COUNTY CSA 152 - A

Riverside County is divided into a number of sub areas for planning purposes. The subject sub area of CSA 152 A is a portion of Riverside County's Southwest Area Plan.

Interstate 15 from Corona to San Diego, runs through the center of CSA 152 A. The completion of this Interstate segment during the mid 1980s opened the area to an urbanizing influence. The Interstate 15 provides ready access to employment centers in Norco, Corona, Ontario and Riverside to the north, and to Temecula, Escondido and San Diego Counties to the south.

Generally, the overall planning area CSA 152 A is bounded by the City of Lake Elsinore, and extends around the perimeter of that city, on both the east and west sides of Interstate 15. It does not include the areas within the incorporated Cities of Lake Elsinore, Canyon Lake or Murrieta. Its boundary to the south is the City of Murrieta.

To the north, 152 A extends to Area 152 B, which is about midway between the City of Corona on the north, and the City of Lake Elsinore on the south. The Cleveland National Forest forms a large portion of the westerly boundary. CSA 152 A includes all of portions of the unincorporated areas referenced as Lakeland Village, Wildomar and Sedco Hills.

The Study Area references the southern portion of CSA 152 A, generally that area south of Lake Elsinore city limits and north of Murrieta city limits. It includes the unincorporated areas referenced as Wildomar and Sedco Hills.

Constraints that could impact land uses in some portions of this area include topographical and a variety of environmental issues including slopes in excess of 25%; lack of potable water, seismic and flooding hazards.

Other growth constraints include lack of public services and facilities, including adequate sewer and water capacity, overcrowded school districts, potential high fire hazards, lack of local paved and maintained roads, two major faults (Glen Ivy and Elsinore), flooding and mineral resources.

Land uses within the CSA are generally considered Category II, Urban, around the Lake Elsinore and Canyon Lakes area and vicinity, and around the City of Murrieta. Other regions within the CSA are generally Category III - Rural. Rural lands uses include lower residential densities and fewer public facilities and improvements.

## RIVERSIDE COUNTY AND VICINITY OVERVIEW

The subject property is situated in the greater San Bernardino-Riverside-Ontario metropolitan area referred to as The Inland Empire. This region is located in western portions of the counties of Riverside and San Bernardino. Statistics indicate it would comprise the 32nd largest state if so ranked. The Pacific Ocean is located approximately 50 miles to the west via the Santa Monica (10) Freeway; or to the southwest via the Riverside (91) Freeway. Downtown Los Angeles is about 40 miles west of Ontario, and 53 miles west of the city of Riverside.

Population

Although Riverside and San Bernardino Counties extend about 200 miles easterly to the Colorado River, the majority of the population resides within the western end of these respective counties, within the San Bernardino, Riverside and Ontario metropolitan areas.

The Inland Empire was one of the fastest growing portions of the State of California during the decade 1990 to 2000, according to U.S. Census data. The combined 2000 populations of both counties totaled 3,254,821 persons, based on U.S. 2000 Census results. San Bernardino County is currently the more populous, although Riverside County is growing more rapidly. *The Inland Empire added 666,028 people from 1990-2000, a growth of 25.7%, or a 2.32% annual average growth rate.*

**San Bernardino County** has experienced a surge of population increase since 1980, gaining an estimated 814,418 persons to 2000 levels of 1,709,434, a 91% increase. The greatest rate of increase occurred between 1985 to 1990. Population growth slowed during the 1990s, with 291,054 persons or 29,105 average per year added between 1990 to 2000, contrasted with an averaged growth of 72,122 persons annually between 1985 to 1990.

*Growth levels in both counties again stepped up pace after 1996, as the area recovered from the economic declines of the early to mid 1990s.*

**Riverside County** population more than doubled in the twenty year period between 1980 to 2000. The County registered a population growth of 77% between 1980 to 1990, to levels of 1,170,413 in 1990. Population increased further to 1,545,387 in 2000, a 32% growth between 1990 to 2000, but again below the previous decade's growth rate. However, the population did increase by 374,974 persons, which is greater than the total of 291,054 added by San Bernardino County.

*Riverside County's average annual growth rate was 2.82% during the decade 1990-2000, surpassing San Bernardino County's rate.* If these trends continue, Riverside County's population may surpass that of San Bernardino County by the end of the decade.

Regional population projections by Southern California Association of Governments (SCAG) forecast continuing population increases both within Inland Empire and the overall six county region including Los Angeles, Orange, Ventura, San Bernardino, Riverside and San Diego Counties. Population within the six counties is anticipated to grow by 40%, or about 12 million persons.

*Eventual Inland Empire population is anticipated to reach about 5,200,000 persons. An approximate 1.5 million person population growth was forecast within the Inland Empire for the 1997-2010 period.*

Housing

The Inland Empire's growth was spurred by a steady supply of new housing developed during the peak period of the 1980s. Large tracts of vacant undeveloped land led to development of inexpensive housing tracts, which fueled the population increase. The housing market continued strong for the five year period 1985 to 1990, and housing prices appreciated.

A downturn in housing prices and construction began about 1991. The area required several years to work through its inventory of new housing. During the period, prices and sale prices declined for both new and existing single family residences, and continued their decline through 1995. Sales volumes reached a low in 1993, with increases beginning in 1994.

New construction began again during 1996, and has continued to date. For the immediate future, Inland Empire home markets are projected to remain strong due to strong Southern California job markets, reasonable local prices, pent up demand and low interest rates.

New and resale housing prices within the Inland Empire have consistently been below prices for neighboring Los Angeles and Orange counties. Median new home prices at year end 2001 equated to $241,000 for Riverside County and $212,000 for San Bernardino County, versus $307,700 for all of Southern California. *The median price of new homes within Southern California increased by 5.5%, and resale homes by 13.7%, between year end 2000 and year end 2001.* Riverside County's median price for all homes was reported as $202,000 in March 2002.

By contrast, and fueling the demand in the Inland Counties, Orange County's median new home price increased to $429,000 in 3rd Quarter 2001, contrasted with $405,750 at the end of 2000.

*New home prices in the Inland Counties will likely continue rising, due to a lack of permitted lots and resultant scarcity of new inventory. The increasing price levels in Los Angeles and particularly in Orange County, will create a greater demand for the more affordable housing price levels in the Inland Empire counties.*

Approximately 13,017 new homes sold in the Inland Empire during 1999, with 8,470 of these or 65% in Riverside County. The Murrieta, Temecula and Lake Elsinore areas led with about 27% of Riverside County's total new homes sales volumes. The Coachella Valley area was a close second, with 23%. Existing home sales registered a combined 53,753, with San Bernardino County with 28,211 sales or 53% slightly exceeding Riverside County levels.

Homes have historically been more affordable in the Inland Empire Counties. Data from California Association of Realtors shows that in early 2002, using local incomes and home prices, 48% percent of Inland Empire residents were able to afford a median priced home. In coastal counties, only 27% to 38% of residents could afford their median priced homes. The state wide average was 31%.

Area economists project that Inland Empire home markets will continue their growth, due to a strong Southern California job market, high coastal county prices, and low interest rates. Area existing home prices will strengthen as unsold inventory is being reduced, demand is increasing, and the supply of new lots contracts. As more well paid technicians, professionals and executives migrate into the region, the character of the homes being built is altering. The Inland Empire's home prices are at record levels. However, contrasted with prices in the counties of Los Angeles and Orange, home prices remain a relative bargain.

Regional Employment

Employment within the Riverside/San Bernardino area grew steadily during the 1980's, fueled by continuing expansion of the area's economy. Average annual labor force numbered 778,500 during 1985. Wage and salary employment declined during the early 1990's, however by mid 1995 employment again registered 789,000. The economy has recovered and employment has increased steadily, to levels of 914,000 in June 1998, and 950,500 in December 1999, and 1,054,000 by November 2001.

Major regional industries have included defense sectors, manufacturing, construction, and increasingly government and the service industries. *Despite losses of major employers in the early 1990s, data show that in the 1990's, the Inland Empire added more jobs (197,900) than any other California area.*

New jobs have been created both by firms moving into the area, and from expansion of existing firms and employers. Many national and Southern California "basic" employers are migrating to the area or expanding locally. These firms sell primarily to clients elsewhere, and inject fresh dollars into the area's economy via their payrolls and purchases. Based on data compiled by Inland Empire Economic Partnership (IEEP), between 1994 to 1999, the greatest share of the Inland area's expanding firms located next to Los Angeles and Orange Counties. Thus, 65% settled west of Interstate 15 in San Bernardino County.

The largest number of companies are small manufacturers spread over 34 employment sectors. Distribution firms have ben the fastest growing single sector, with 218 firms and 16,675 jobs. Both sectors are expanding due to the Inland Empire's lower land, labor and housing costs, and multi modal infrastructure.

Service sector firms have accounted for the smallest part of the Inland Empire's new basic firms (10%), due to competition from Los Angeles and Orange Counties. The fact that the region now has over 500 mostly small, high technology companies will ultimately increase the importance of the office sectors. Finally, several government agencies have provided balance to the region's job growth, and both the Cities of San Bernardino and Riverside benefit from being County seats. As

the seat of Riverside County Government, the City of Riverside has substantial government employment. Government employers include the City of Riverside, the County of Riverside and related agencies. Various Federal and State agencies also have branches housed within the City of Riverside.

Transportation

Excellent Interstate networks including I-15, I-10, I-60 and I-215 connect to Los Angeles, Orange, Riverside and San Diego Counties. The freeway network provide the manufacturing and distribution along the transportation routes that access most of the United States. Railroads such as Union Pacific, Southern Pacific, Burlington Northern, and Santa Fe provide rail service.

The area is served by most large trucking companies and has major truck terminals in Ontario or nearby communities. Labor costs and inexpensive housing are a draw for both manufacturers, warehousing and labor wanting to avoid commutes to Los Angeles.

Ontario International Airport with 1,470 acres is a dominant land use in the western San Bernardino County area, and has been a major factor in the region's success. Ontario Airport reportedly generates $5.5 billion annually in a four county region. The Airport also generates an estimated 60,000 regional jobs. Eleven major passenger carriers provide air service. Both United Parcel Service and Federal Express are major freight users. The ports of Long Beach and Los Angeles are approximately 65 miles from the area and are easily accessible by truck via the freeway network.

Ongoing Airport expansion since 1981 has been cited as a major factor in the area's economic growth. *Historical data shows the airport's growth, to more than 6.76 million passengers in 2000, from 3.6 million passengers in 1985.*

Freight levels continued their steady growth throughout the decade. The 1983 levels were reported as 176,500 tons. These increased steadily, to 510,710 tons in 2000. (Due to September 11 and aftermath, levels declined to 462,006 tons in 2001.) United Parcel Service is the major freight carrier, followed by Federal Express.

Hotel, commercial and retail facilities, as well as major industrial developments have emerged near the airport, with continuing development in the immediate airport vicinity.

Other major area draws include the air force and former air force bases, being redeveloped, the Ontario Convention Center; the Ontario Mills Regional Shopping Mall at 1,400,000± square feet, the largest mall in the two county region, with a primary market area is 40 miles, and secondary market area about 100 miles. The Mills is a destination center, providing entertainment as well as shopping facilities. The California Speedway in Fontana is also a major area regional attraction.

Retail and industrial facilities have developed in conjunction with the area's growth. These are located along the Interstate 15 corridor, in the Cities of Fontana, Rancho Cucamonga, Ontario, Norco and Corona, north of the subject study area. To the south of the area, the communities of

Murrieta and Temecula have developed in similar fashion, and also offer urban amenities, and substantial new residential tract, commercial and industrial development.

The stretch of Interstate 15 for about a 25 mile distance, between the City of Corona on the north and the City of Murrieta on the south, remains a non urbanized corridor, between the two urbanized poles. The southern portion of this area, north of the City of Murrieta, is generally the area encompassed by the study area portion of CSA 152 A.

As area land prices increase to the north and the south, this region will increasingly realize the influence of the urbanizing communities which increasingly surround it.

**Proposed Development**

The Consultants reviewed Riverside County records for new tract approval and tracts in processing. This review, and our overall survey of the area made through driving, indicates a number of subdivisions and residential development which have received approvals, are under construction, or are in various planning states.

We also reviewed records of the Meyers Group, a consultant group which tracks new area subdivisions. More than 20 subdivisions are noted selling in the subject areas. Additionally, there are more than 100 subdivisions in the surrounding incorporated communities of Lake Elsinore, Murrieta, Temecula on the south.

Home prices within the subdivisions generally range from a low of $135,000 within the Lake Elsinore community, upwards to $395,000 for some subdivisions in the Murrieta and Temecula communities.

Some of the subdivision sales have indicated underlying vacant land sales. Increasingly, however, developers have been unwilling to verify or publicly disclose the amount paid for these lands, and deeds have recorded with the documentary transfer tax stamp amounts maintained in a separate document. In other cases, the land had been under long term ownership, and had not sold. Or, it sold with existing entitlements, not reflective of prices for undeveloped or unentitled land.

The reported sales and listing prices herein therefore reflect the best available data, but are not necessarily all inclusive. These sale trends and sale price levels however are also supported by sales data and trends in other surrounding communities.

## LAND SALES DATA

A review of area residential land sales from 2000 to 2002 uncovered the following data items. These are summarized in the following charts, with discussion on the following pages.

Generally, sales of unimproved land in the unincorporated Riverside County communities encompassed within the portion of the CSA 152 A study area, and within nearby communities, ranged between $0.10 up to $2.00 per square foot.

The sales at the low end of the spectrum, generally between $0.10 to $0.40 per square foot, tended to be sales with mountainous terrain, crevices, etc., and/ or difficult access. We have not generally considered these in our analysis, which seeks to indicate a range for generally rolling or level parcels.

The sales towards the higher end of the range tended to be readily developable parcels on paved public streets, with available utilities to the site.

We noted that sales above the $2.00 per square foot range tended to be for parcels with approved and/or recorded subdivision maps, and perhaps some start of construction including graded lots, etc.

The bulk of the sales data presented indicated sale prices between about $0.60 to $1.70 per square foot. The differentials could be attributed to zoning density, accessibility, and proximity to utilities.

We note that sales are trending upwards over time, as are area housing prices.

A number of residential subdivisions are under construction and in various planning stages, both within the unincorporated Riverside County communities encompassed by these studies, and within neighboring incorporated cities including Lake Elsinore, Murrieta and Temecula.

The subdivision prices in the communities of Murrieta and Temecula tend to be the higher priced, ranging upwards from about $200,000 for a single family residence. Those in Lake Elsinore and the unincorporated communities generally are lower in price, ranging upwards from $150,000.

We note that strong residential sales and upwardly trending residential sales prices have been noted both within Riverside County, and throughout the Southern California area, during the years 2001 and 2002.

These trends have been attributed to a combination of factors including an economic recovery of the area from the mid 1990s; an increasing population; shortage of housing; and more expensive home prices in closer in Los Angeles and Orange County communities, increasingly driving development to the Inland communities within San Bernardino and Riverside Counties. Continued low interest rates have also fueled the demand for housing.

Another contributing factor is the trend towards longer processing time for subdivisions, and the difficult entitlement process, all contributing to a shortage of available entitled land. Combined with rising population throughout the Southland, these factors are anticipated to result in a continued strong housing demand for the near future.

Generally, the diverse nature of the areas encompassed within the CSA make pinpointing an exact range more difficult.

Topography and allowable density seem to be the most defining factors, in analysis of the sales data. The location of parcels on developed roads, proximity and availability of utilities, etc are also factors which impacted the value of the land parcels.

Generally, we omitted sales of parcels with extreme topography such as ravines, slopes in excess of 25%, etc. We also omitted sales of properties with tentative or final tract maps, since these sales would reflect the value of the processing and approval process, rather than a base land value. Although some of the sale properties indicated final or tentative maps, these were generally obtained by the buyers during the escrow period for the land.

Thus, the presented land data indicators represent generally sale properties of relatively level or rolling topography, and more readily developable sites.

Due to scarcity of data within the unincorporated subject area itself, we also considered some land data indicators within the nearby incorporated city areas of Lake Elsinore and Murrieta, and also within nearby unincorporated areas. These data would reflect area sales trends.

# CSA 152 - A

## LAND SALE SUMMARY

| TBM | Data No. & Location | Zone | Size (Acres) | Date of Sale | Dus Per Acre | Total Units | Total Sale Price | Price Per SqFt | Per Acre | Per Unit | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **2000 Sales** | | | | | | | | | | |
| 866 E-6 | 1) 116 E. Lakeshore Drive<br>Lake Elsinore<br>APN: 373-162-005 | R3<br>Lake Elsinore | 4.69 | 07-00 | --- | --- | $325,000 | $1.59 | $69,296 | | Seller Financing @ 91% |
| 865 J-3 | 2) E/S Joy Drive, N/O Riverside Dr<br>Riverside Cty Uninc<br>APN: 379-131-019 | R-3<br>Lake Elsinore | 3.86 | 08-00 | --- | --- | $230,000 | $1.37 | $59,585 | | Finished Lots |
| 927 H-4 | 3) 24260 Adams Ave<br>Murrieta<br>APN: 906-030-006 | R-1<br>Murrieta | 19.54 | 08-00 | 2.81 | 55 | $650,000 | $0.76 | $33,265 | $11,818 | Had soil contamination, with cost to cure at $325,000. |
| 868 C-3 | 4) SEC Rim Creek Path & Winter Hawk R<br>Riverside Cty Uninc<br>APN: 360-030-005, 006 | A-2<br>Riv County | 28.22 | 08-00 | --- | --- | $788,000 | $0.64 | $27,923 | | Forecast Homes, subdivision U/C, priced at $168,000 to $193,000 |
| 897 C-2 | 5) NEC Orange St & Lemon St<br>Sedco Hills (uninc)<br>APN: 366-220-003,004 & 005 | Resid<br>Riv County | 23.27 | 10/00 | 3.95 | 92 | $756,500 | $0.75 | $32,510 | $8,223 | No Approvals at Sale Now 92 unit subdivision at $171,000 to $186,000. |
| | **2001 Sales** | | | | | | | | | | |
| 867 J-7 | 6) W/S Byers St, N/O Bundy Cyn Rd<br>Wildomar<br>APN: 362-020-011 | RR-1<br>Riv County | 2.50 | 01-01 | 0.80 | 2.00 | $75,000 | $0.69 | $30,000 | $37,500 | Seller Financing. Developing Large Lot area of one acre minimum lot sizes |
| 897 H-3 | 7) NWC Clinton Keith & Smith Ranch<br>Riverside Cty Uninc<br>APN: 362-150-005 & 007 | Res<br>Riv County | 162.00 | 03-01 | 1.32 | 214 | $3,800,000 | $0.54 | $23,457 | $17,757 | Recorded Map at Sale, by buyer. Sale was 212 lots at 7,200 sq ft, plus a 69 acre remainder pcl |
| 867 A-2 | 8) S/S Greenwald Street, at Canyon Lake City Limits, River Uninc<br>APN: 349-290-008 | Residential<br>Riv County | 8.86 | 04-01 | 8.86 | ---- | $400,000 | $1.04 | $45,147 | | Seller Financing @ 75% Rolling land, in area of new subdivisions, Canyon Lake Adj. |
| 865 H-7 | 9) SWC Rose Street & Macy Street<br>Lake Elsinore<br>APN: 387-140-002 | R-1<br>Riv Cty | 1.24 | 05-01 | 8.06 | 10 | $65,000 | $1.20 | $52,420 | $6,500 | Relatively Level, Infill Lot Up to 10 Sites. Has lake views. |
| 868 C-4 | 10) W/S Bradley Road, N/O Holland<br>Menifee (Riv Uninc)<br>APN: 357-800-007(por) & 360-030-007(por) | R2<br>Sun City | 30.25 | 08-01 | 6.05 | 183 | $1,428,000 | $1.08 | $47,207 | $7,803 | Seller Financing @ 50% Subdivision Under Const |

# CSA 152 - A

## LAND SALE SUMMARY

| | Data No. & Location | Zone | Size (Acres) | Date of Sale | Dus Per Acre | Total Units | Total Sale Price | Price Per SqFt | Price Per Acre | Price Per Unit | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **2001 Sales (Continued)** | | | | | | | | | | |
| 927 G-1 | 11) SEC Prielipp Rd & Interstate 15 Wildomar (uninc) APN: 369-570-019 & 020 | RR Riv County | 5.41 | 07-01 | ----- | ---- | $1,015,000 | $4.31 | $187,616 | ---- | Adjacent to regional hospital & I-15 Could go for commercial or senior housing uses. |
| 897 J-2 | 12) W/S Wright Rd, S/O Doherty Ln Riverside Cty Uninc APN: 362-290-026 | R-A-2.5 Riv County | 2.07 | 12-01 | 0.48 | 1 | $58,000 | $0.64 | $28,019 | $58,000 | Seller Financing @ 84%. Good Gravel Road Access |
| 897 C-5 | 13) Cherry St at Walnut Street Wildomar APN: 367-150-017& 367-160-006 | RR Riv County | 16.95 Gross | 09-01 *Available* | 2 to 4 | 54 *Approx* | $700,000 *Asking* | $0.95 | $41,295 | $12,963 | Level acreage, former orange grove Good freeway access. Listing expired, without sale. |
| 927 E-3 | 14) 300 ft E/O Rancho Mirlo Rd, & 750 ft S/O Clinton Keith Rd, Wildom APN: 362-200-044 | RR Riv County | 3.18 Net | 12-01 | 0.30 | 1 | $190,000 | $1.37 | $59,748 | $190,000 | Attractive area near Bear Creek Country Club. Dirt road access at present. Mapped parcel. |
| 865 G-4 | 15) 32572 Machado Street Lake Elsinore APN: 379-30-005,006; 379-050-031 | R-1 Lake Elsinore | 85.30 | 12-01 | 4.00 | ---- | $3,475,000 | $0.94 | $40,739 | ---- | Rolling Land on Paved Street Former Nursery, purchased as high school site. |
| | **2002 Sales and Listings** | | | | | | | | | | |
| 896 G-5 | 16) N/S Skylark Dr, E/O Boarchard Ln Riverside Cty Uninc APN: 382-110-032 | RR Riv County | 2.47 | 04-02 | 0.81 | 2 | $45,000 | $0.42 | $18,219 | $22,500 | Triangular parcel in view area with difficult access |
| 897 G-6 | 17) N/S La Estrella Rd, N/O Clinton Keith, Riverside Uninc | Residential Riv County | 80.00 | 04-02 *Available* | 2.00 | 160 | $2,750,000 *Asking* | $0.79 | $34,375 | $17,188 | Old Ranch, Rolling Land, Views About 50% mountainous, and 50% rolling. Estimate 160 units overall. |
| 896 B-1 | 18) 17075 Grand Avenue Lake Elsinore APN: 381-273-040 & 03 | Multi Family Lake Elsinore | 17.35 | 03-02 *Available* | --- | --- | $890,000 *Asking* | $1.18 | $51,297 | --- | Level acreage on main road. Broker reports zoning has since been changed to commercial. |
| 865 J-2 | 198) Woodcrest Dr@ Machado St Lake Elsinore | Multi Family Lake Elsinore | 4.30 | 07-02 *Available* | 16.74 | 72 | $300,000 *Asking* | $1.60 | $69,767 | $4,167 | Level acreage; at end of cul de sac street with other apartments. Up to 72 units could be permitted. |
| 868 C-2 | 20) Bradley Road, N/O Lazy Creek Rd Sun City (uninc) | Multi Family Senior | 10.00 | 07-02 *Available* | 16.80 | 168 | $2,050,000 *Asking* | $4.71 | $205,000 | $12,202 | Level acreage on main road. Has approved plot plan for 168 unit senior apt community |

## Analysis

- Generally, sales indicators for very low density properties, from about 0.5 to ≤ 2.0 dwelling units per acre, ranged between $0.42 to $0.79 per square foot, during the period 2000 to 2002. This includes areas with both lower density residential development, and areas with mobile homes or mobile home subdivisions.

- Sales for low density properties, from about >2.0 to ≤5.0 dwelling units per acre, ranged between $0.75 to $1.08 per square foot, during the period 2000 to 2002.

  **These are lands that tend to be the most readily developable for subdivision uses. Noting the upward trending area residential and land prices, we adopted a unit price near the upper end of this range, at about $1.00 per square foot, or $43,560 per acre, for lands within this category.**

- Sales and Listing Data for medium density properties, from about >5.0 to ≤8.0 dwelling units per acre upwards, ranged between $1.20 to $1.59 per square foot for actual sale data during the period, upwards to $1.60 to $2.29 per square foot for listing data.

  **Again noting the upward trending area residential and land prices, we adopted a unit price at about $1.50 per square foot, or $65,340 per acre, for lands within this category.**

- The medium high density category is indicated as >8.0 to ≤14.0 dwelling units per acre. There were limited data items uncovered in this category. We extrapolated upward from the medium density residential category, for the greater density in the medium high category, and adopted an estimate of $2.00 per square foot, or $87,120 per acre.

- The high density and very high density categories are indicated as >14 to ≤20 dwelling units per acre for high density, and 20 or more units per acre for very high density. We did not uncover any sales within these categories, within the subject study area.

  We extrapolated upward from the other residential sale indicators. We adopted estimates of $2.50 per square foot, or $108,900 per acre for the high density category, and $3.00 psf or $130,680 per square foot for the very high density category.

  *We note that most of the lands within the unincorporated Riverside County areas are lower density in nature, more rural or suburban, and do not typically permit these higher density developments.*

- We further noted listing indicators upwards to $4.70 to $5.00 per square foot, for land with approved senior citizen housing at higher densities. We uncovered one listing data in this category.

Please note that prices for individual parcels will vary based on location, topography, developable land area, grading costs, utilities and size of the parcel. Typically, smaller properties sell at a higher price per acre or square foot than larger ones.

Housing prices and residential land prices throughout Southern California have increased during the past three years, as previously discussed.

Statistics from Data Quick, reported a 14.2% increase in San Bernardino County's new home prices from 2nd Quarter 1999 to 2nd Quarter 2000. This contrasted with a 17.0% increase for overall Southern California, and a 15.4% increase for Riverside County.

Price levels for new homes in San Bernardino County increased at a lower rate, at 0.5% between 3rd Quarter 2000 to 3rd Quarter 2001, and by 3.4% for Riverside County. Levels throughout Southern California increased by 5.5% overall. New home prices levels continue to increase, as continued low interest rates have made the housing affordable to a greater number of buyers.

*The upward trend in housing price levels for both new and resale housing, noted throughout the region, indicates that land prices should also be trended upward from the earlier sales dates.*

The October 2000 Inland Empire Quarterly Economic Report points out that:

> "Home prices are so high in Southern California's coastal counties that over two thirds of the area's residents cannot afford a median priced home. That should send a continuous number of buyers to the Inland Empire, allowing its markets to prosper."

## CONCLUSION

Based upon our analysis and review, we estimate the following base land values for residential land in the unincorporated areas of Riverside County defined as CSA 152 A, as of August 1, 2002:

| Category | Density | | |
|---|---|---|---|
| Very Low Density | 0.4 to ≤2.0 dus/acre | $0.65 psf | $ 28,315 per acre |
| Low Density | >2.0 to ≤5.0 dus/acre | $1.00 psf | $ 43,560 per acre |
| Medium Density | >5.0 to ≤8.0 dus/acre | $1.50 psf | $ 65,340 per acre |
| Medium High Density | >8.0 to ≤14.0 dus/acre | $2.00 psf | $ 87,120 per acre |
| High Density | >14 to ≤20 dus/acre | $2.50 psf | $108,900 per acre |
| Very High Density | >20 or more dus/acre | $3.00 psf | $130,680 per acre |
| Senior Restricted | Subject to Density and Land Value Within Which the New Development is Located | | |

Senior restricted communities may also be located within the CSA. The density of these will vary, depending upon the type of community, from Low to Medium Density residential at 2.0 to 8.0 dwelling units per acre, upwards to Very High Density residential at 20 or more dwelling units per acre. Base land values for senior restricted communities have been incorporated within their relevant density categories.

*These figures do not and should not be construed to reflect the value of any particular parcel. However, they indicate an overall "base line" of value. These estimates have been developed and may be utilized for the sole purpose of setting an "In Lieu" value.*

Value of particular parcels will differ, depending upon zoning, permitted density, location, topography, and factors such as surrounding uses, views, etc. For value of any particular parcel or tract of land, such property should be appraised on an individual basis, and a separate, distinct appraisal should be prepared, for purposes of evaluating that property only.

*The indicated figures used in this report should be updated periodically since land values tend to change over time.*

Respectfully submitted,
CAL-ROZ ASSOCIATES

Rosalie C. Roszak, MAI
State of California
Certified General Appraiser # AG 002554

## ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a Consultive Study, intended to comply with the reporting requirements set forth under Standard Rule 5-1 of the Uniform Standards of Professional Appraisal Practice for a Real Estate Consulting Report. Supporting documentation concerning the data, reasoning, and analyses is retained in the consultant's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The consultant is not responsible for unauthorized use of this report.

2. No responsibility is assumed by us for matters which are legal in nature.

3. No opinion of title is rendered.

4. The study covers the property described only.

5. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

6. This study is made of surface rights only, and no analysis has been made of the value of the subsurface rights, if any.

7. Sources of information are believed to be correct, and where feasible, have been verified.

8. By reason of this study, the consultants are not required to give testimony or to be in court or at any governmental or other hearing with reference to the study without prior arrangements having been made relative to such additional employment.

9. Disclosure of the contents of this consultive report is governed by the bylaws and regulations of the Appraisal Institute.

   Neither all nor any part of the contents of this report (Especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any references to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the author.
   Further, no one may excerpt or quote portions of this report as these may be misunderstood if taken out of context.

10. The study is based upon the continuation of the present economic trends. Changes in such trends may affect future values, and the report should be periodically updated with more current market data.

## CERTIFICATION

Rosalie C. Roszak, MAI certifies that to the best of her knowledge and belief:

She has no past, present or prospective, direct or indirect interest in any property discussed herein, and no personal interest or bias toward any parties involved;

That her employment in this consultive report is not in any manner contingent upon returning findings in any specified or implied amount or otherwise contingent upon anything other than the delivery of this report;

That the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are her personal, unbiased professional analyses, opinions and conclusions;

That, to the best of her knowledge and belief, all of the statements of fact contained in this report, upon which the analyses, opinions and conclusions expressed herein are based, are true and accurate;

That no other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this report or provided significant professional assistance to the undersigned;

That the value conclusion as well as other opinions expressed herein are not based on a requested minimum value, a specific value or approval of a loan;

That my compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of, this report.

That the analyses, opinions, and conclusions. were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

To the best of our knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, including review by its duly authorized representatives.

The Appraisal Institute conducts a program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic education certification. As of the date of this report, Rosalie C. Roszak, MAI has completed the requirements of the continuing education program of the Appraisal Institute.

Respectfully submitted,
CAL-ROZ ASSOCIATES

Rosalie C. Roszak

Rosalie C. Roszak, MAI
State of California Certified General Appraiser # AG002554

# PROFESSIONAL QUALIFICATIONS OF ROSALIE C. ROSZAK, MAI

**EXPERIENCE:**

**CAL-ROZ ASSOCIATES, Partner, 1984 - Present**
**Rancho Cucamonga, California and Tucson, Arizona**

Real estate appraisal, consulting and computer analysis services in the valuation and use of commercial real estate. Property types appraised include offices, medical office, industrial, industrial park, multi family residential. Also vacant land, subdivisions, golf course communities, motels, and special purpose industrial.

LANDAUER ASSOCIATES, INC., Los Angeles, California,
Assistant Vice President, (1981-1984).
Appraisal and consulting assignments pertaining to major investment and commercial properties within the Western United States. Specialized in multi tenant offices, and regional shopping centers.

WILLIAMS-KUEBELBECK AND ASSOCIATES, Los Angeles, California (1979 - 1981)
Real estate, economics and financial consultant. Feasibilty analyses, market studies, fiscal impact studies. Assignments included marina and special purpose properties, and new communities.

JOSEPH J. BLAKE AND ASSOCIATES, Los Angeles, California (1977 - 1978)
Commercial and industrial real estate appraiser. Appraised properties in California, Oregon, Arizona, Colorado.

COUNTY ASSESSOR'S OFFICE, Santa Barbara, California
(1974 - 1976) Real Estate Appraiser

**PROFESSIONAL ACTIVITIES:**

**MEMBER, THE APPRAISAL INSTITUTE (MAI) Since 1984**

- Regional Ethics and Counseling Panel, 1990-1992; 1993-1997
- Chairman, Seminar Committee, Southern California, 1992
- Regional Committee Representative, 1991 & 1992
- Admissions Committee Member, Southern California, 1988 to 1991
- Employment Committee Chairman, Southern California, 1987

**CERTIFICATION:**

**Certified General Real Estate Appraiser**, State of California, AG 002554
**Certified General Real Estate Appraiser**, State of Arizona, No. 30590

**EDUCATION:**

**Master of Arts, Urban Economics,**
University of California, Santa Barbara, 1977
**Bachelor of Arts, Economics,**
University of California, Santa Barbara, 1971

## APPRAISAL EDUCATION

Between 1979 to 1984, successfully completed and passed all courses and examinations as given by the American Institute of Real Estate Appraisers, required for the MAI designation.

## RECENT SEMINARS AND COURSES

- Standards of Professional Practice, Part C - 2002
- Current Trends in Southern California Residential Market - - 2001
- So California Commercial, Industrial & Apt Market Update - -2001
- Condemnation Appraisal: Basic Principles and Applications - - 2000
- The FHA and The Appraisal Process - - 1999
- Inland Empire Market Trends Seminar - - 1999
- Chapter Leadership Training - 1998
- Market Trends - 1998
- Standards of Professional Practice, Part C, 1998
- The Internet and Appraisal - 1997
- Highest and Best Use Applications - 1996
- USPAP and You - 1996
- Understanding Limited Appraisals - General - 1994
- Market Analysis - 1994
- Standards of Professional Practice, Parts A & B, 1993
- Litigation Seminar - 1992
- Subdivision Analysis Seminar - 1992
- The Appraisal Review Seminar - 1992
- Highest and Best Use Feasibility Seminar - 1991
- Understanding Cost Estimating - 1990
- Special Purpose Properties Seminar - 1989
- Environmental Hazards Workshop - 1989

## APPRAISAL AND CONSULTING ASSIGNMENTS

Appraisal and consulting assignments of income producing properties include industrial buildings, office and medical office buildings, retail centers, motels and hotels. Other assignments include apartment properties, existing and proposed subdivisions, and vacant commercial and residential land. Pertinent assignments include:

Downtown Ontario Redevelopment Parcels - Ontario Redevelopment Agency
Fontana Unified School District, Proposed School Sites - Fontana, California
Val Verde Unified School District, Proposed School Sites - Perris and Moreno Valley, Ca
Former Ontario Center, 120 Acre Vacant Commercial Land Parcel
Barton Tower I Office Building - Rancho Cucamonga, California
Ontario Redevelopment Agency - Land and Improved Parcels for Acquisition
Capri Motel - Ontario, California
First Interstate Bank Office Building, Beverly Hills, California
Hyatt Regency Maui Hotel, Maui, Hawaii
The Beverly Center, Los Angeles, California
Attorney's Office Management, Inc., Leasehold Valuations

Vallco Fashion Park Regional Shopping Center, Cupertino, Ca.
Stonestown Regional Shopping Center, San Francisco, California
Coast Federal Savings & Loan, Los Angeles, California
Westwood Gateway Building, Los Angeles, California
Crocker Center and Galleria, San Francisco, California
Proposed Office Building, Little Tokyo, Los Angeles, California
Proposed Subdivision, La Canada-Flintridge, California
Tyler Village Shopping Center, Riverside, California
Indiana Business Center, Riverside, California
Industrial Business Center, City of Industry, California
Proposed Business Park, Rancho Cucamonga, California
Proposed Ontario Business Center, Ontario, California
100 Wilshire Boulevard, Santa Monica, California
Colorado Place Phase III, Santa Monica, California
Mountain View Child Care Center, Loma Linda, California
Proposed Office Building, Rancho Cucamonga, California
West Los Angeles Veterinary Medical Building, Los Angeles, Calif.
Cold Storage Facility, 4408 Bandini Blvd., Vernon, California
Sun Valley Child Care Center, Sun Valley, California
Archibald Business Center, Rancho Cucamonga, California
Park Vineyard Apartments (360 units), Rialto, California
Retail & Office Building, Riverside, California
Rancho Cucamonga Business Park - Office Buildings & Vacant Land
Medical Office Building, Rancho Cucamonga, California
Vacant Land Parcels - Rancho Cucamonga
Proposed and Existing Truck Terminal - Fontana, California
Medical Office Building, Claremont, California
Proposed Medical Office Building - San Bernardino, California
Bear Creek Country Club, Vacant Land Tracts - Murrieta, California
Bear Creek Country Club, Existing Housing Tract - Murrieta, Calif
Peppertree Residential Subdivision - Hemet, California
Spinner Village Apartments - Ontario, California
Metropolitan Water District - Parcels within Domenigoni Valley Study Site
Vacant 90,000 square foot industrial building, Tucson, Arizona
Wetmore Plaza Shopping Center, Tucson, Arizona
Foothills Mall, Tucson, Arizona
Prince and Fairview Shopping Center, Tucson, Arizona
Sizzler Restaurant, Tucson, Arizona
Proposed Mobile Home Subdivision, Tucson, Arizona

## EXPERT WITNESS TESTIMONY

Qualified before Los Angeles County Superior Court
Qualified before San Bernardino County Superior Court
Qualified before San Bernardino County Assessment Appeals Board
Qualified before Pima County Superior Court

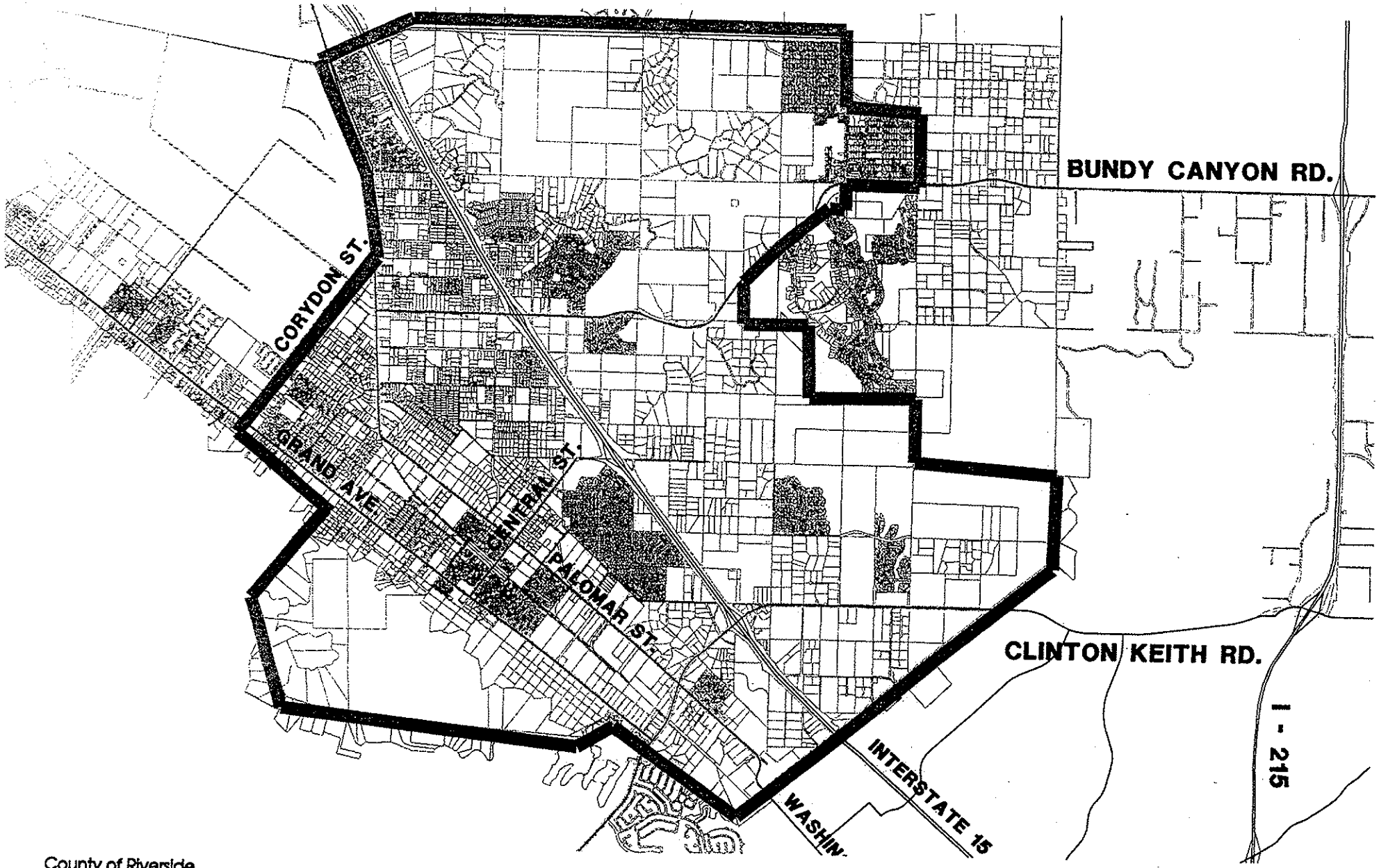
# EXHIBIT 5

# MINIMUM PARKLAND STANDARDS FEE ESTIMATE

| Minimum Parkland Standards | Fee Methodology | Total Cost for a Four Acre Park |
|---|---|---|
| Sidewalk | 4,195 sq. ft. of sidewalk @ $3.00/sq. ft. | $12,585 |
| Curb & Gutter | 834 lineal feet @ $14.00/l.f. | $11,676 |
| Paving | 834 ft. x 30 ft. = 25,020 sq. ft. @ $2.35/sq. ft. | $58,797 |
| Sod installation for 20' setback behind back of sidewalk plus 5' sod parkway | 20,525 sq. ft. of sod @ $0.65/sq. ft. | $13,341 |
| Soil preparation for sod stabilization for 20' setback behind back of sidewalk plus 5' sod parkway | 20,525 sq. ft. @ $0.21/sq. ft. | $4,310 |
| Grading of 4 acre site plus 5' sod parkway | 178,485 sq. ft. @ $0.25/sq. ft. | $44,621 |
| Hydroseed non-sodded area | 157,960 sq. ft. @ $0.10/sq. ft. | $15,796 |
| Irrigation of 4 acre site plus 5' sod parkway | 178,485 sq. ft. @ $1.00/sq. ft. | $178,485 |
| Drainage Facilities | $2,000/acre for catch basins and drain lines | $8,000 |
| Gas, Water, Sewer, Electrical stubbed to property line | 30 lineal feet @ $200/l.f. | $6,000 |
| Fencing | 1,668 lineal feet @ $15/l.f. | $25,020 |
| Street Trees | 28 trees @ $250/tree | $7,000 |
| Traffic Control Device | Based on estimate from Riverside County Traffic Engineering department | $20,000 |
| | **Total** | **$405,631** |

Based on a total cost of $405,631 for a four-acre park, the cost per acre to install minimum parkland standards is **$101,408**.

**EXHIBIT 6**




County of Riverside

# COUNTY SERVICE AREA 152A

*Profect Location Map*

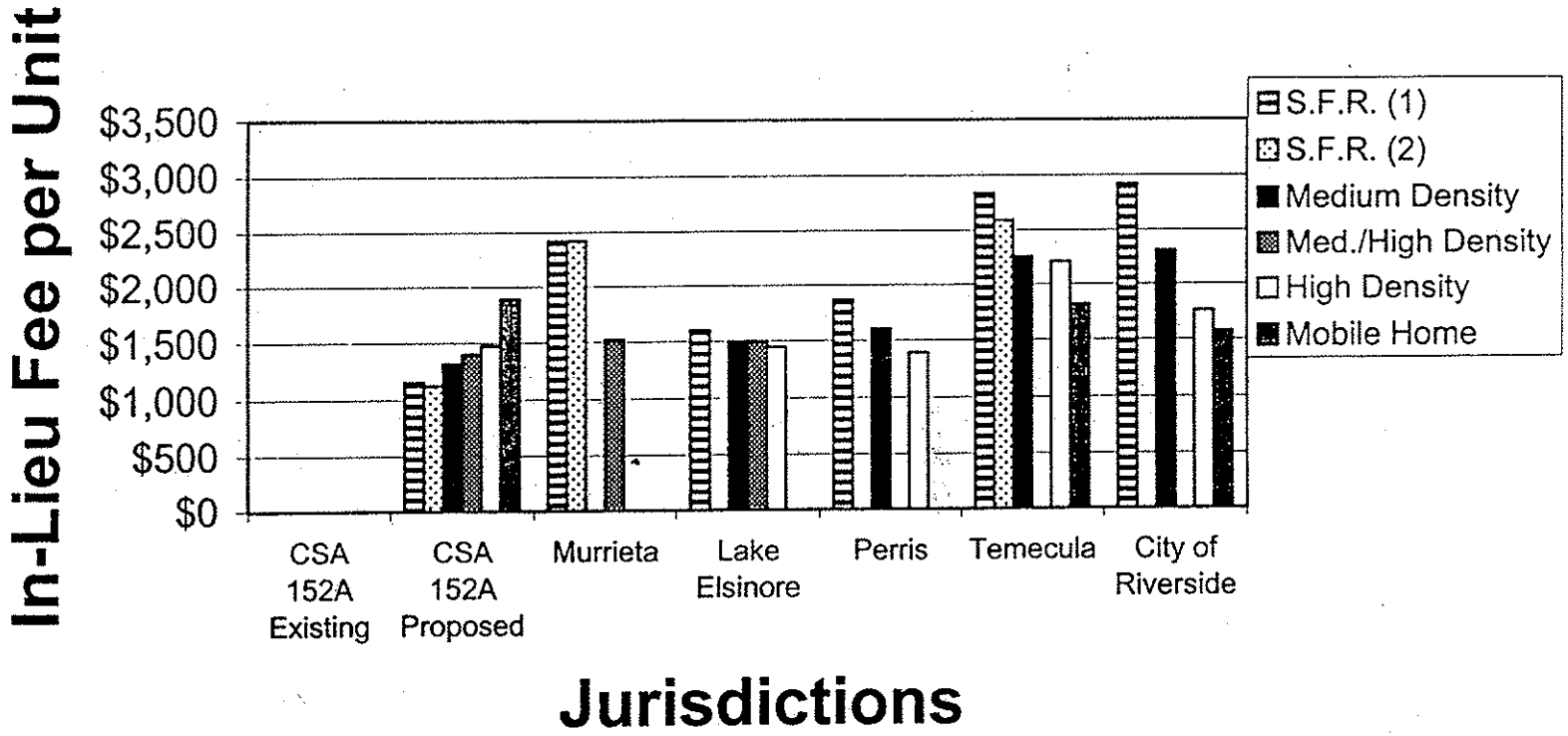
CSA 152A BOUNDARY LINE

purkiss·rose-rsi

Landscape Architecture
Recreation and Park Planning

**EXHIBIT 7**

# In-Lieu Fee Comparison




* Due to inconsistent density classifications amongst the surveyed jurisdictions, a standard density classification was created to allow consistency for this comparison purpose.

**EXHIBIT 8**

RESOLUTION NO. ____

A RESOLUTION OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ESTABLISHING DENSITY CLASSIFICATION NUMBERS, FAIR MARKET VALUE FOR VACANT RESIDENTIAL LAND, MINIMUM PARK STANDARDS FEE, AND THE AMOUNT OF THE PARK IN-LIEU FEE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 10.35 OF ORDINANCE 460.139 OF THE RIVERSIDE COUNTY LAND DIVISION ORDINANCE.

WHEREAS, Ordinance 460.139 of the Land Division Ordinance of the County of Riverside, is hereby adopted for County Service Area 152A for purposes of requiring parkland dedication and in-lieu fees; and

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

WHEREAS, County Service Area 152A has prepared and adopted a Community Parks and Recreation Plan (hereinafter referred to as "Master Plan") pursuant to Paragraph G(2) of Section 10.35 of Ordinance No. 460.139; and

WHEREAS, County Service Area 152A has submitted the Master Plan to the Board of Supervisors of the County of Riverside for review pursuant to Paragraph G(3) of Section 10.35 of Ordinance No. 460.139; and

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

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

WHEREAS, All legal prerequisites to the adoption of this resolution have occurred; and

WHEREAS, The actions implemented through the adoption of this resolution are statutorily exempt under the California Environmental Quality Act per Section 15273.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. Purpose.

The purpose of this resolution is to establish the minimum park standards fee, fair market value, and park 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 subdivider will be required to dedicate or pay to the county for acquisition of public parkland and/or the rehabilitation of parkland when a new residential subdivision is created.

SECTION 2. Density Classification Numbers.

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

| Density Classification (Dwelling Units/Gross Acre) |
|---|
| 0.4 - ≤2 |
| >2 - ≤5 |
| >5 - ≤8 |
| >8 - ≤14 |
| >14 - ≤20 |
| >20 |

SECTION 3. Minimum Park Standards Fee.

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

SECTION 4. Fair Market Values.

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

| Density Classification (Dwelling Units/Gross Acre) | Fair Market Value (per acre) |
|---|---|
| 0.4 - ≤2 | $129,723 |
| >2 - ≤5 | $144,968 |
| >5 - ≤8 | $166,748 |
| >8 - ≤14 | $188,528 |
| >14 - ≤20 | $210,308 |
| > 20 | $232,088 |
| 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 152A. 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:

| Density Classification (Dwelling Units/Gross Acre) | In-Lieu Fee/Dwelling Unit |
|---|---|
| 0.4 - ≤2 | $1,160 |
| >2 - ≤5 | $1,126 |
| >5 - ≤8 | $1,321 |
| >8 - ≤14 | $1,403 |
| >14 - ≤20 | $1,476 |
| > 20 | $1,894 |
| Senior Housing | Subject to the appropriate density classification within which the new development is located. |

PASSED, APPROVED, AND ADOPTED, this xx day of xxx 2002.

_____

, CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

_____
, CLERK OF THE BOARD

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

I, ,Clerk of the Board of the Riverside County Board of Supervisors, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2002-XX-XX-X adopted by the Board of Supervisors of the County of Riverside, California, at a Regular Meeting thereof held on the XX day of , 2002, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

_____
, CLERK OF THE BOARD