

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

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Purpose

The purpose of this policy is to establish guidelines and procedures for the acquisition and development of parkland with fees and interest derived from the Park Lands Dedication Ordinance (PLDO).

Background

The Park Lands Dedication Ordinance (County Code sections 810.101 through 810.129) collects fees for park land and park improvements pursuant to the Quimby Act and the Mitigation Fee Act. As authorized by the Quimby Act (Government Code section 66477 et. seq.), the PLDO requires subdivisions to dedicate land, pay a Park In-Lieu Fee, or a combination of both, for local park or recreational purposes. As authorized by the Mitigation Fee Act (Government Code section 66000 et seq.), the PLDO requires non-subdivision residential development to pay the Park Land Acquisition Impact Fee for acquisition of park land; and requires both subdivision and non-subdivision residential development to pay the Park Improvement Impact Fee for the provision of park improvements. The words or phrases defined in the Park Lands Dedication Ordinance shall have the same meaning when used in this policy.

Policy

It is the policy of the Board of Supervisors that:

1. To provide maximum possible park acreage and recreational opportunities for present and future County residents, Park In-Lieu fees based on the Quimby Act will be used for land acquisition and development of new, or rehabilitation of existing. Park Land Acquisition Impact fees will be used only for park land acquisition as required to mitigate for new development. Park Improvement Impact fees will be used for development of new or rehabilitation of existing park facilities as required to mitigate for new development. PLDO-funded projects will proceed only after all capital costs, and operations and maintenance funding have been identified. Future PLDO projects will be included in the County's Capital Improvements Needs Assessment (CINA) process.
2. No more than twenty-five percent (25%) of Park In-Lieu fees, Park Land Acquisition Impact fees, or Park Improvement Impact fees may be used in a fiscal year to acquire land for trails and/or develop new trails.
3. Fees received pursuant to the PLDO may be used, if available, to reimburse developers for half of their public park improvement costs that exceed three acres per 1,000 residents, if five acres per 1,000 residents or more of improved public parks are dedicated to the County. Reimbursements shall only be eligible for public parks improved with PLDO Eligible Recreational Uses as defined in the PLDO. The cost of grading, drainage, utility, landscaping and infrastructure improvements required for the County to accept land to be dedicated for a public park shall not be eligible for reimbursement. The developer shall secure all required permits and environmental clearances and pay all fees and costs for public park

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construction. Prior to construction, the County and developer shall agree on an approximate reimbursement cost of proposed park improvements. After construction and acceptance of the installed facilities by Department of Parks and Recreation (DPR), the County shall reimburse the developer for the value of fixed improvements to public parks, installed or constructed by the developer, provided that the reimbursement is deemed reasonable by DPR staff and shall not exceed the value of improvements normally authorized by the County for similar public parks or the park construction cost per acre in the Parks and Recreational Facilities Development Impact Fee Study on file with DPR.

4. The Board of Supervisors may create local park and recreation advisory committees in each Local Park Planning Area or may utilize Community Planning and Sponsor Groups to advise and assist in recommending priorities, site selection and development of park facilities within a Local Park Planning Area. Input from other citizens and community organizations may also be solicited and utilized.

5. On an annual basis, DPR shall request a 5 year priority list from each Planning and Sponsor Group or other approved entity within the unincorporated county, for purposes of defining community recommendations for use of PLDO funds.

DPR shall review these lists for conformance with the requirements of the PLDO ordinance and this Policy. DPR will consider projects on these lists, as well as general community park needs, when determining whether to bring PLDO recommendations forward to the Board of Supervisors for consideration. In some instances, DPR may recommend park improvements not on the lists provided by the local Planning and Sponsor Groups or other approved entities. Park projects in the Park Improvement Plan and Capital Improvement Needs Assessment constitute the County's plans to spend down accrued PLDO fees.

6. The County encourages the joint use of publicly owned lands and facilities and will cooperate with other public agencies to pursue joint programs or projects for planning, acquisition and development of park facilities where such cooperation will result in better service to the public or a more effective use of public funds, and when the other agency provides maintenance and operation services.

7. The DPR shall manage and administer funds received pursuant to the PLDO.

Responsible Departments

1. Department of Parks and Recreation
2. Chief Financial Officer / Auditor and Controller

Sunset Date

This policy will be reviewed for continuance by 12-31-23.

References

Board Action
12-6-73 (3)

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- 05-22-79 (150)
- 08-04-81 (12)
- 09-27-83 (82) to be effective 11-3-83
- 06-20-89 (63)
- 12-05-95 (36)
- 08-07-02 (5)
- 02-24-10 (2)
- 12-14-16 (16)
- 06-20-17 (24)
- 07-25-18 (4)