

Providence Landing / San Marcos Foothills Park Planning Process

- **Presentation today:**
 - Receive and file memo comparing the two park development and funding processes
 - General Planning Process for Park Planning
 - Differences between Providence Landing and San Marcos Foothills Park Projects:

Overview of Presentation

- General Plan and Land Use Process
- Acquisition of Land for Park Use
- Funding of Maintenance for Parks

General Park Planning Process

A. General Plan and Community Plans identify potential parks

- Plans determine general locations
- Applicable to private and public projects.

General Park Planning Process

B. The Land Use Planning Process

- Refines development proposals identified in the General or Community Plans
- May identify other park, open space and trail needs
- Quimby Ordinance

General Planning Process

- Typical path for project applications:
 - Project applications received by P&D
 - Subdivision review
 - Park Commission and/or Supervisor's office review
 - Decision makers consider project.
 - Board accepts dedications.

General Plan and Land Use Process Providence Landing

- **Need identified in adopted Community Plan**
- **Development application begins land use process**
- **All parties work together to seek an entity to manage the park**
- **Recommendation to the Board for a Community Facilities District for park maintenance funding.**
- **Project approved by Board July 2002**

General Plan and Land Use Process

San Marcos Foothills

- **Park Master Plan Process**

- Conceptual park proposed in EIR
- Community planning meetings
- Develop construction and maintenance costs
- Seek Funding Opportunities

General Plan and Land Use Process San Marcos Foothills

- **No specific General Plan policy to require park**
- **Developer offered parcel for future park purposes**
- **Presented to Park Commission**
- **Project proceeds through environmental review with conceptual park amenities.**
- **Planning Commission approves 12 acre land dedication.**
- **Board of Supervisors approves Tract Map and accepts park land dedication.**

Funding of Maintenance for Parks

Capital Construction

- Developer Build
 - or
- County Build
 - Grants
 - Quimby & Dev. Mit Fees
 - Donations
 - General Fund

Long Term Operations & Maintenance

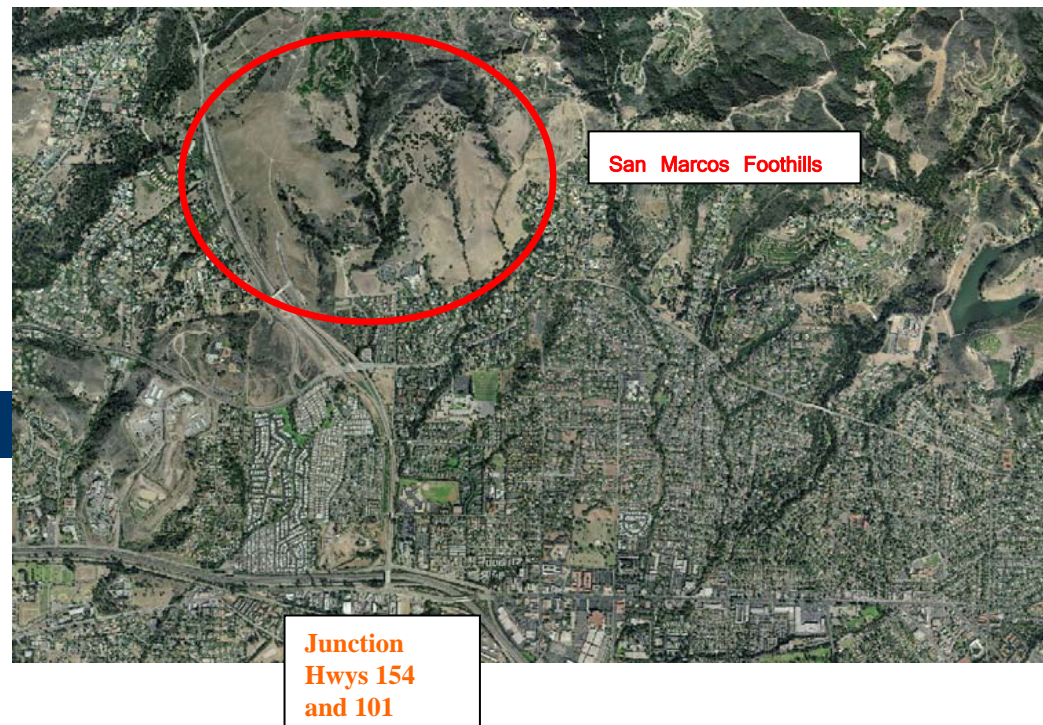
- General Fund
- Partnerships
- Community Facility District
- Partial funding sources

Funding of Maintenance for Parks - Providence



- June 22, 2004
 - Final Tract Map Approved
- January 11, 2005
 - Community Facilities District Established
 - Tax Rate \$1,300 / parcel
 - Board directed staff to look at reduced Tax Rate
- July 12, 2005
 - O&M costs reduced from \$347,099 to \$ 243,750
 - Reduced Tax Rate \$913 / parcel
- July 25, 2006
 - Board approved General Fund Contribution \$75,000
 - Reduced Tax Rate to \$672 / parcel

Funding of Maintenance - San Marcos Foothills



- 20 residential units / 16 lots
- Community Facilities District:
 - O&M = \$80,000 - \$100,000 dependant upon final park amenities provided.
 - Equates to \$ 5,000 - \$ 6,250 per lot annually

Options for Maintenance for Funding and Maintenance for Parks

- Partnerships
- General Fund
- Community Facility District – Vote of Developer
- Community Facility District – Vote of Residents
- Countywide district

Providence Landing Public Park Site

- 267 residential lots
- 12 acre public park with trails & open space

