



TO: Developers/Subdividers/Applicants

Daniel C. Hernandez, MPA
Director of Parks
(805) 568-2461

FROM: Santa Barbara County Parks

SUBJECT: Quimby and Park Development Mitigation Fee Credit Program

Michael Gibson, MPA
Business Manager
(805) 568-2477

Pursuant to Section 21-109 of the Quimby Ordinance (ordinance no. 4317) and Section 21-120.4(f) of the Park Development Mitigation Fee Ordinance (ordinance no. 4348); the attached Fee Credit Program has been adopted by the Santa Barbara County Park Commission (Park Commission) on December 2, 1999.

Juan Beltranena, AIA, AICP
Project Manager
(805) 568-2470

The program provides the ability for a developer to receive partial credit, up to 50% on the assessed park fees, for the provision of on-site recreational facilities to serve the needs of the development and thereby help meet the County's Recreation Demand.

Jeff Stone
North County
Deputy Director
(805) 934-6145

The procedure to apply for fee credit consideration and processing is as follows:

Erik Axelson
South County
Deputy Director
(805) 681-5651

1) Requests for fee credit must be submitted and received by the Director of Parks prior to project approvals to be considered for credit. Please refer to the attached submittal requirements. Park staff will review the credit request and a recommendation will be forwarded to the Park Commission for their consideration at their next regularly scheduled meeting. The Park Commission generally meets the fourth Thursday of every month. Please refer to the attached submittal requirements for timing of submittals.

2) The Park Commission's action and recommendation on the fee credit request will be included in County Parks' conditions of development letter for the project to be acted upon by the decision maker on the project (Zoning Administrator, Planning Commission or Board of Supervisors).

3) Subsequent to project approval and prior to the recordation of the map or land use clearance for the development, the developer (as declarant for the Homeowner's Association or management entity) shall enter into an agreement, satisfactory to County Counsel. Said agreement shall guarantee the construction and continuing maintenance of the recreation facilities that are contained within the private development. The developer shall provide County Parks with a cost estimate for the installation of the recreational facilities and provide a bond, based on the amount agreed upon by County Parks, for the installation of the recreational facilities. County Parks will collect the required park fees for the project reflecting the credited amount and shall release the security bond once the facilities have been installed by the developer and approved by County Parks.

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**North County
Park Operations**
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**South County
Park Operations**
4568 Calle Real, Building E
Santa Barbara, CA 93110
Tel: (805) 681-5650
Fax: (805) 681-5657

**Cachuma Lake
Recreation Area**
HC 59, Hwy. 154
Santa Barbara, CA 93105
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Review Considerations/Requirements for Recreation Facilities Park Fee Credit Program

Demand Level One Recreation Activities: (High Demand)

Group Picnicking: Accommodates associated groups of persons from 25 to over 100 in number, utilizing tables clustered together in a single area, with larger cooking facilities (i.e. large barbecue and serving/prep table) and water facilities (i.e. hose bib, drinking fountain).

Outdoor Sports : (Regulation hard court or regulation field sport): Games and sports where there is competition against other persons or against a clock or a record. Includes: football, softball, baseball, rugby, handball, tennis, racquetball, full court basketball, soccer, etc. with associated facility infrastructure (e.g. back stops, nets, hoops, bases, etc.) and permanently marked for sports (e.g. baselines, infields, side lines, etc.)

Swimming in Pools: Swimming pools which conform with public health and safety requirements including deck space, fencing requirements, changing facilities, and an occupancy load per state regulations of 1 bather per 20 sq. ft. of water surface for pools and 1 bather per 10 sq. ft. for spas.

Tot Lots (children's play areas): Includes separate facilities to accommodate distinct age groups of 2-5 year olds and 5-12 year olds. Structures shall be institutional grade with surfaces and clear area as required for health and safety including compliance with the Americans with Disabilities Act (ADA).

Equestrian Facilities: Horseback riding that is done for recreation, including trails and on-site support facilities (e.g. stables, corrals, storage, etc.)

Community Recreation Building: Includes separate building space within the development which demonstrates the capacity to house indoor recreational activities such as community meeting/banquet space, physical fitness room, leisure activities (e.g. library/reading room, game room, etc.) indoor recreation (e.g. ping pong, billiards/pool room, etc.), music room, etc. Said building space shall include separate restroom facilities contained within the building. Space allocated for administration and or management of developments shall not be included for consideration.

Demand Level Two Recreational Activities

Picnicking: An outdoor activity that includes a table and barbecue where the primary purpose is the preparation or eating of a meal outdoors (e.g. individual picnic units). Provision of 1 unit per 150 persons in development, minimum 2 units per development.

Outdoor Sports : (soft court or informal field sports): Games and sports where there is competition against other persons or against a clock or a record. Includes: volleyball, soccer, half court basketball, informal ball fields (i.e. backstop only) etc. with associated facility infrastructure (e.g. back stops, nets, etc.)

Bicycling: Any bicycle riding done only for pleasure which includes bike racks and dedicated recreation bike paths, but not including riding to work or school. Does not include bike paths required by Transportation Improvement Plans.

Beach Use: Includes and provides for a wide variety of recreation activities which can be enjoyed at a sandy beach (such as swimming, surfing, picnicking, sunbathing, playing, volleyball, etc.) and excluding use of motorized vehicles.

Demand Level Three Recreational Activities

(Low Demand)

Informal Recreation: Includes active recreation not easily allocated to specific facilities, but which require sufficient irrigated turf open space for activities such as children's games, Frisbee throwing, strolling, etc. Includes: shuffleboard, horseshoe, badminton, archery, jogging courses, lawn bowling, croquet.

Passive Recreation: Includes sites designed with amenities and specifically designated for passive recreational activities including, but not limited to, bird watching, outdoor reading spaces, community gardens, interpretive nature walks.

Recreational Trail: Trail use of a substantial nature.

QUIMBY AND DEVELOPMENT FEE CREDIT LIST

Adopted by the Park Commission 12/2/99

RECREATIONAL ACTIVITIES

The following recreational activities have been determined to have the greatest demand by Santa Barbara County residents:

<u>Demand Level</u>	<u>Activities/Facilities</u>
<i>1 (high demand)</i>	<i>Group Picnicking Outdoor Sports (regulation hard court or regulation field sports) Tot Lots Swimming in Pools Equestrian Facilities Community Recreation Building</i>
<i>2</i>	<i>Picnicking (individual units) Outdoor Sports (soft court or informal court & field sports) Bicycling Beach Use</i>
<i>3 (low demand)</i>	<i>Informal Recreation Passive Recreation Recreational Trails</i>

The provision of these private activities/facilities by the subdivider/developer helps meet the County's Recreation Demand, and consequently credit may be assigned against the payment of fees pursuant to the credit schedule contained in this section.

Provision by a subdivider/developer of activities/facilities that include conditions of availability for use by the general public may be reviewed as a higher demand level or other enhanced consideration for fee credit at the discretion of the Park Commission.

In all cases, fee credit consideration shall not exceed 50% of assessed fees per project.

CREDIT SCHEDULE

Adopted by the Park Commission 12/2/99

At the discretion of the Park Commission, the application of this credit schedule may be considered upon review of all the factors that affect the provision, by residential projects, of on-site recreational activities/facilities and their ability to help meet the County's Recreation Demand.

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| <i>a) Provision of 4 Demand Level #1 activities on site.</i> | <i>50%</i> |
| <i>b) Provision of 3 Demand Level #1 and 1 Demand Level #2 activities on site.</i> | <i>40%</i> |
| <i>c) Provision of 2 Demand Level #1 and 1 Demand Level #2 activities on site.</i> | <i>30%</i> |
| <i>d) Provision of 2 or more Demand Level #2 activities or the combination of 1 Demand Level #1 and 1 Demand Level #2 activities on site.</i> | <i>20%</i> |
| <i>e) Provision of 1 Demand Level #1 or provision of 2 from any combination of Demand Level #1, #2, or #3 activities on site.</i> | <i>10%</i> |

NOTE: Credit is based on the types of activities (facilities) provided regardless of the number of those activities (facilities).

Submittal Requirements of Applicants Park Fee Credit Program

Requests for credit on assessed Park Quimby and Development Mitigation Fees for the on-site provision of recreational facilities shall comply with the following submittal requirements:

- 1) Request for Park fee credit must be submitted to and received by the Director of Parks prior to project approvals. The initial submittal for staff review shall include one copy of each of the following (materials shall be submitted for staff review a minimum of one week prior to Park Commission submittal):
 - a) A detailed project description of the recreational amenities/facilities proposed for the development project including requirements of the zone district for recreation and open space.
 - b) A landscape site plan of the overall project including the recreational facilities and topographic and circulation information.
 - c) Site design of proposed recreation areas including facility capacity estimates, area calculations, elevations, floor plans, equipment specifications (catalog cuts) and other appurtenant materials.
 - d) Preliminary cost estimate of proposed facilities to be considered for credit.

- 2) Submittals for Park Commission Review shall include:
 - a) Complete materials shall be submitted two weeks prior to Park Commission meeting.
 - b) (7) copies of materials as required in 1 a-d reflecting revisions that may have occurred through staff review of initial submittal.

Note: The Park Commission's recommendation will be included in County Park's conditions of approval letter for the project. Final decision making authority on fee credits rests with the decision maker on the project (Zoning Administrator, Planning Commission or Board of Supervisors). It is the intent of the Park Fee Credit Program that processing, through the Park Commission's final recommendation, be complete prior to the decision maker hearing.