

PLACER COUNTY

SHERIDAN COMMUNITY
PLAN UPDATE

RECREATION AND
TRAILS

TOPICS

- ▣ PLACER COUNTY PARK & RECREATION STANDARDS
- ▣ PLACER COUNTY PARK DEDICATION FEE PROGRAM
- ▣ RECREATION IN SHERIDAN - HISTORY
- ▣ RECREATION IN SHERIDAN - FUNDING
- ▣ TRAILS

GENERAL PLAN STANDARDS

- ▣ The County shall strive to achieve and maintain a standard of 10 acres of improved parkland per 1,000 population. The standard shall be comprised of the following:
 - 5 acres of improved active parkland per 1,000 population
 - 5 acres of passive recreation area or open space per 1,000 population

GENERAL PLAN STANDARDS

- ▣ The County shall strive to achieve the following park facility standards:
 - a. 1 tot lot per 1,000 residents
 - b. 1 playground per 3,000 residents
 - c. 1 tennis court per 6,000 residents
 - d. 1 basketball court per 6,000 residents
 - e. 1 hardball diamond per 3,000 residents
 - f. 1 softball/little league diamond per 3,000 residents
 - g. 1 mile of recreation trail per 1,000 residents
 - h. 1 youth soccer field per 2,000 residents
 - i. 1 adult field per 2,000 residents
 - j. 1 golf course per 50,000 residents

GENERAL PLAN STANDARDS

- ▣ “The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development.” (GP Policy 5.A.1)
- ▣ “The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the countywide trail system pursuant to trails plans contained in the County's various community plans.” (GP Policy 5.C.4)

**PLACER COUNTY
PARK DEDICATION FEE
PROGRAM**

PARK FEES

PURPOSE

- ▣ Development of new residential land uses in unincorporated areas of Placer County generates an additional need for both active and passive recreation.
- ▣ To mitigate this impact and implement goals & policies of the County General Plan, since 1979 Placer County has operated a parkland-dedication/in-lieu-fee program.

PARK FEES

LEGAL AUTHORITY

▣ STATE LAW

- Govt. Code 66477 – “Quimby Act” To offset the costs for park land
- Govt. Code 66000 – AB1600 “Mitigation Fee Act” To offset the costs for park facilities

▣ COUNTY CODE

- Section 15.34.010 – Building and Development
- Section 16.08.100 – Subdivisions
- Section 17.54.100(D) – Planned Developments

PARK FEES

BASIS FOR AMOUNT OF FEES

- ▣ ENGINEER'S REPORT: Park Facilities Impact Fee Study, Hausrath Economics Group 2003.
- ▣ THE REPORT EVALUATED:
 - ▣ Existing Facilities
 - ▣ Service Population Areas
 - ▣ Facility Standards
 - ▣ Costs of Construction
- ▣ The ENGINEER'S REPORT was adopted by the Board of Supervisors on May 11, 2004.

PARK FEES

AMOUNT OF FEES

- ▣ Single Family Dwelling = \$4,105
- ▣ Multiple Family Dwelling = \$2,990
- ▣ Age Restricted Dwelling = \$2,710

(COLA adjusted on July 1 each year)

PARK FEES

WHEN ARE THEY COLLECTED?

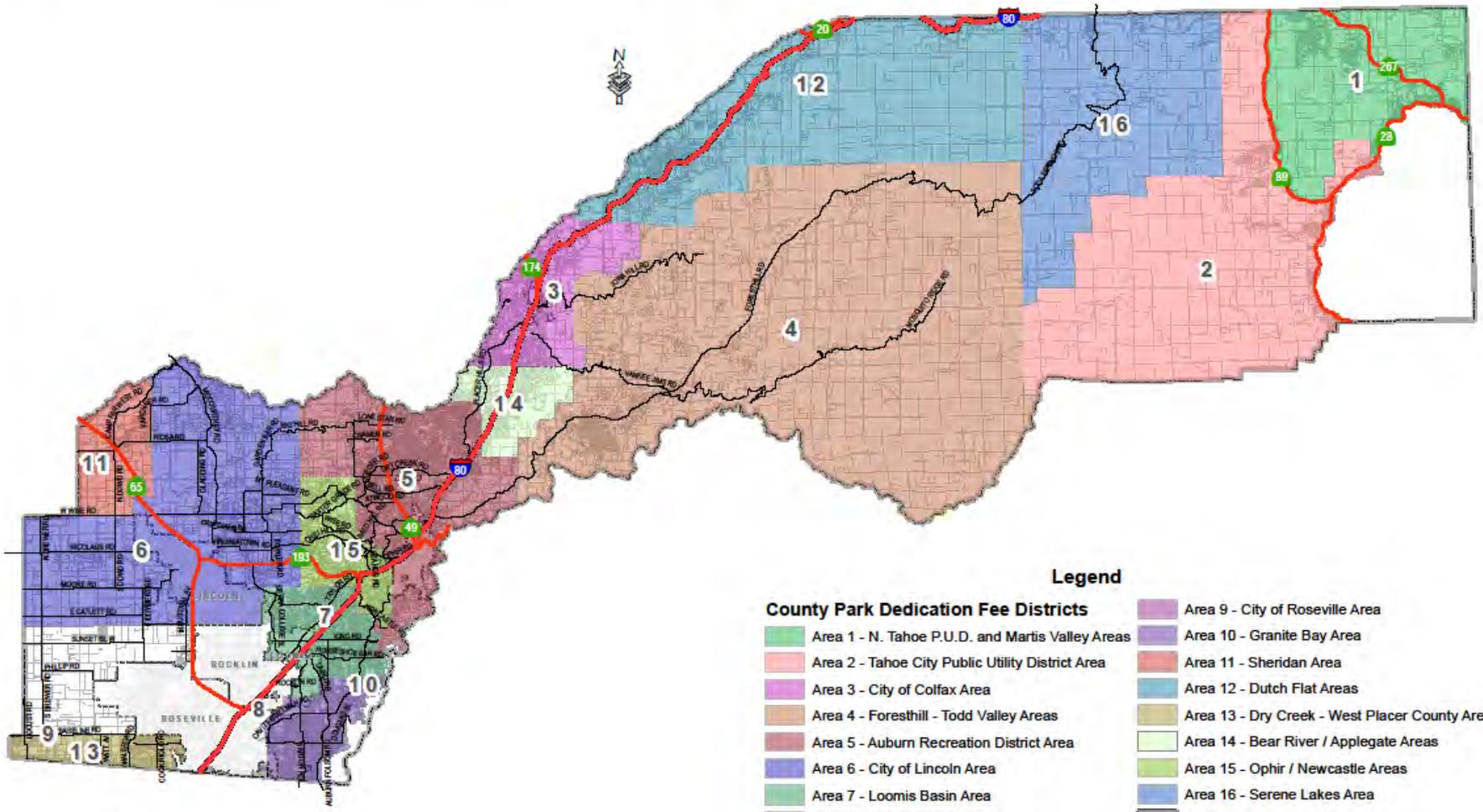
- ▣ Quimby Fees are collected at Final Map
- ▣ AB1600 Fees are collected at Building Permit
- ▣ All fees collected at Building Permit if no Final Map

PARK FEES

HOW ARE THEY COLLECTED?

- ▣ 16 geographical benefit areas of Placer County, commonly called “Recreation Areas”
- ▣ Boundaries of Recreation Areas are used as a guideline to evaluate funding applications
- ▣ There must be a nexus between the development project location and where the fee is utilized.

PLACER COUNTY PARK DEDICATION FEE AREAS



Legend

County Park Dedication Fee Districts

- Area 1 - N. Tahoe P.U.D. and Martis Valley Areas
- Area 2 - Tahoe City Public Utility District Area
- Area 3 - City of Colfax Area
- Area 4 - Foresthill - Todd Valley Areas
- Area 5 - Auburn Recreation District Area
- Area 6 - City of Lincoln Area
- Area 7 - Loomis Basin Area
- Area 8 - City of Rocklin Areas
- Area 9 - City of Roseville Area
- Area 10 - Granite Bay Area
- Area 11 - Sheridan Area
- Area 12 - Dutch Flat Areas
- Area 13 - Dry Creek - West Placer County Area
- Area 14 - Bear River / Applegate Areas
- Area 15 - Ophir / Newcastle Areas
- Area 16 - Serene Lakes Area
- City Limits

PARK FEES

WHAT CAN THEY BE USED FOR?

- ▣ TO MAINTAIN EXISTING SERVICE LEVELS
 - 5 acres of active recreation per 1000 residents
 - 5 acres of passive recreation per 1000 residents
 - Other general plan thresholds – pools, courts, tot lots, etc.
- ▣ NEW RECREATION AMENITIES
- ▣ REHABILITATION OF EXISTING AMENITIES IN ORDER TO MAINTAIN EXISTING SERVICE LEVELS
- ▣ ACTIVE OR PASSIVE RECREATION
- ▣ CAPITAL COSTS OF PROJECTS

PARK FEES

WHO CAN APPLY TO USE THEM?

PUBLIC RECREATION PROVIDERS:

- ▣ Placer County
- ▣ Schools
- ▣ Special Districts

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PARK FEES AREA 11 PROJECTS

LOCATION	PROJECT	AMOUNT	STATUS
SHERIDAN ELEMENTARY SCHOOL	FITNESS COURSE	\$10,122	COMPLETE - 2009
SHERIDAN PARK	PAVING	\$13,700	COMPLETE
SHERIDAN PARK	ADA IMP., TABLES, FOUNTAINS	\$19,300	COMPLETE
SHERIDAN PARK	DRAINAGE IMPROVEMENTS (POTENTIAL)	UNK	PLANNING

HISTORY

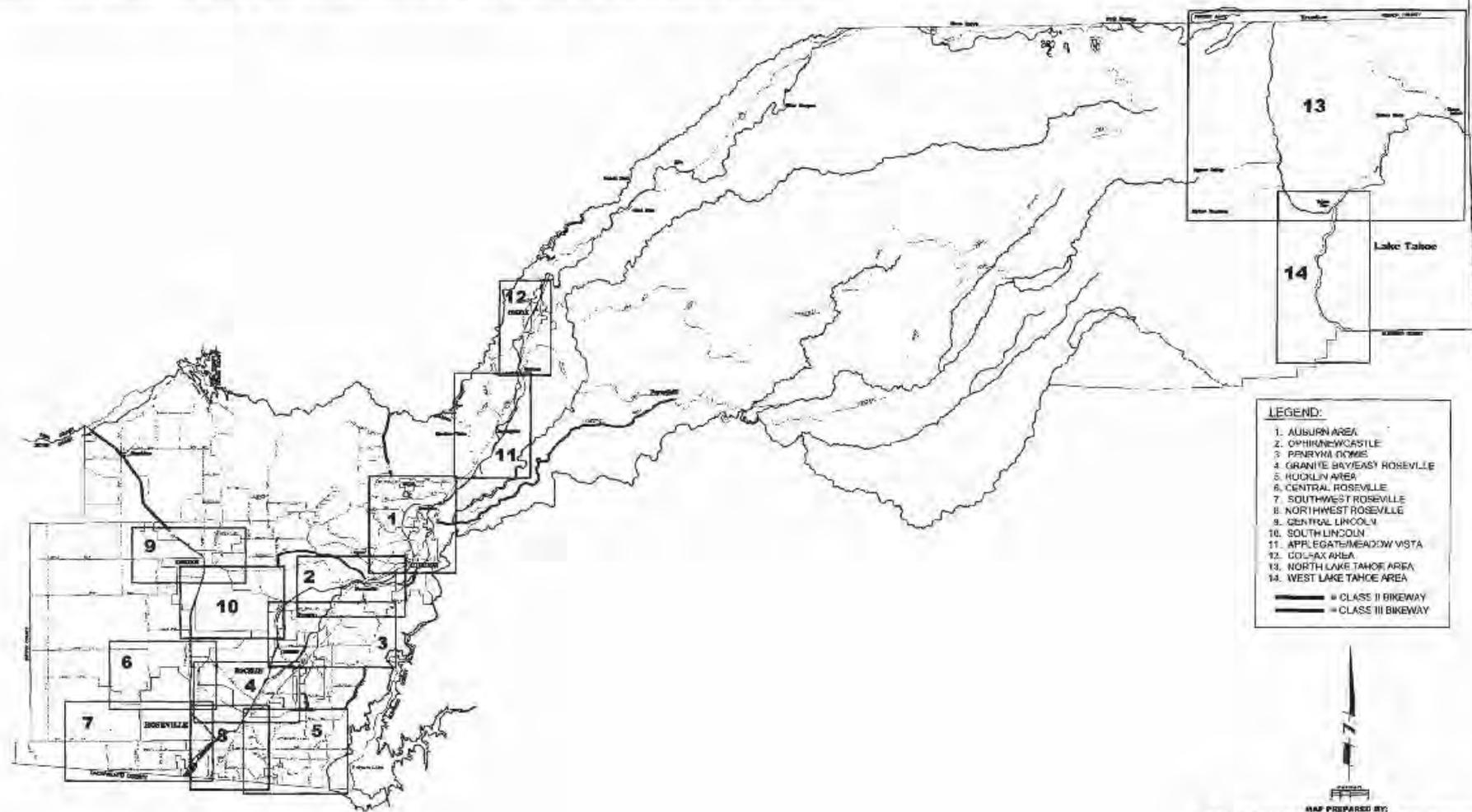
- ▣ 1976 GENERAL PLAN
- ▣ SHERIDAN PARK
 - SHERIDAN RECREATION INC. - 1967
 - COUNTY LEASE AGREEMENT - 1975
 - COUNTY BEGINS MAINTENANCE - 1987
 - CSA 28 ZONE OF BENEFIT #06 - 1987
 - PROPERTY TRANSFER TO COUNTY - 2012

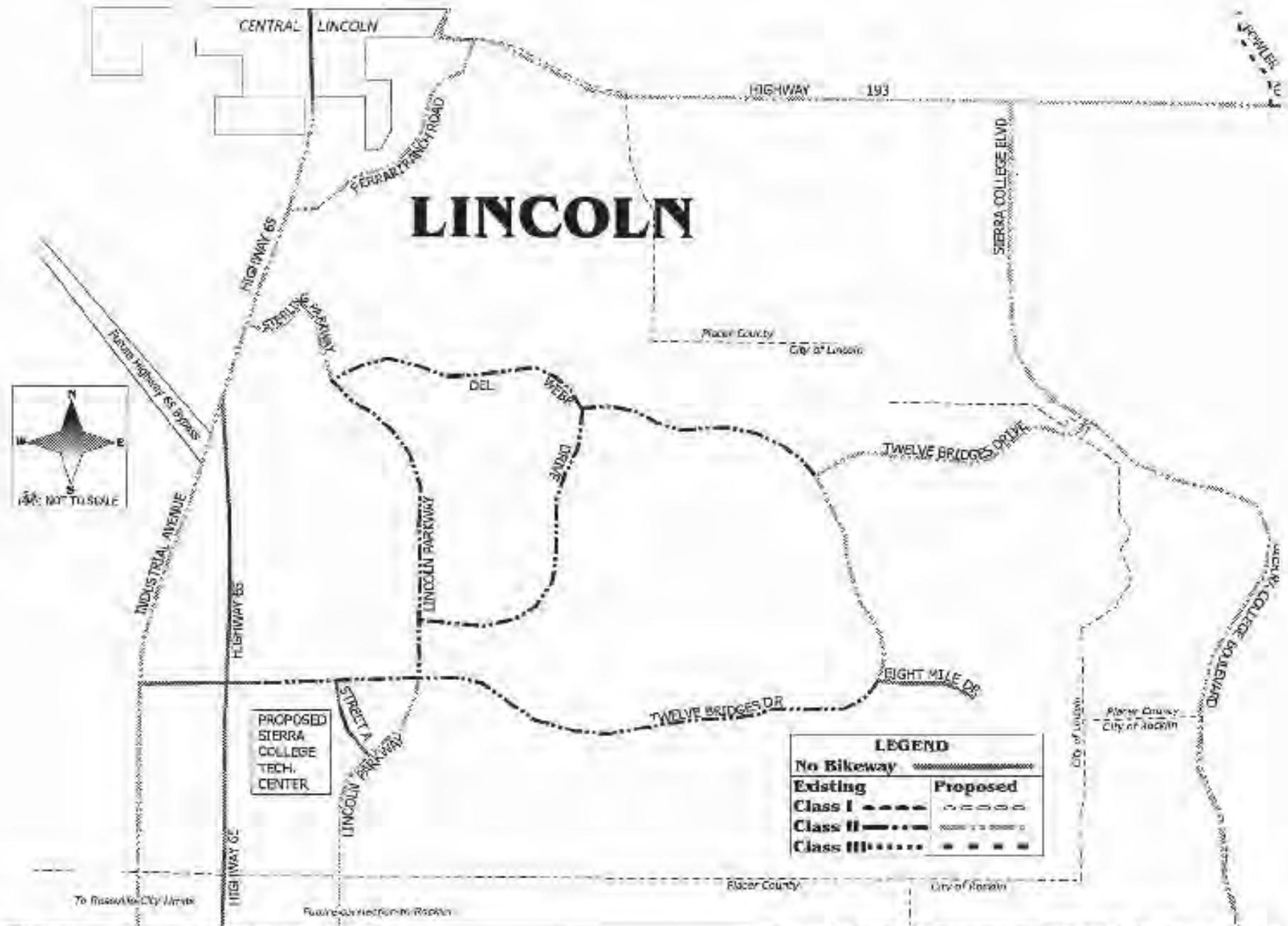
FUNDING

- ▣ CSA ZONE OF BENEFIT #6
 - 395 PROPERTIES
 - \$47 PER YEAR PER PARCEL
 - \$23,565 ANNUAL REVENUE
 - NO COLA
- ▣ CEMEX DEVELOPMENT AGREEMENT
- ▣ PARK DEDICATION FEES

TRAILS

COMPREHENSIVE REGIONAL BIKEWAY PLAN MAP

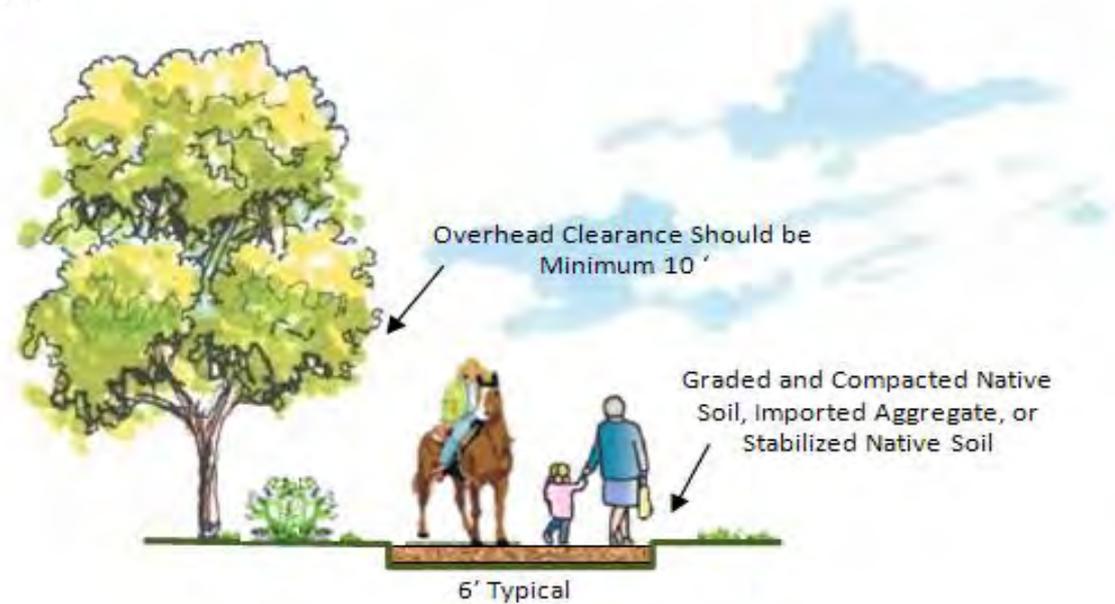




Class III Bike Route



Multiple Use Trail



Sample Community Plan Trail Map

PLACER COUNTY
 COMMUNITY DEVELOPMENT RESOURCE AGENCY
 GEOGRAPHIC INFORMATION SYSTEM DIVISION
 3091 COUNTY CENTER DR., AUBURN, CA 95603

GRANITE BAY COMMUNITY PLAN

TRAILS



Map Date:
 Community Development Resource Agency 2010

Map Disclaimer:
 The information presented here is provided for informational purposes only and should not be used as a basis for any legal or financial decisions. The community reserves the right to modify the information at any time without notice.

Document Location: S:\CDRA\PROJECTS\ComPlan_GraniteBay_Update2010_ArcMap\Final\Trails11_17.mxd

- - - - - Bike Class 1 Proposed
- · - · - Bike Class 2 Proposed
- · - · - Bike Class 3 Proposed
- · - · - Multi Purpose Proposed
- — — — — Bike Class 1 Existing
- · — · — Bike Class 2 Existing
- · — · — Bike Class 3 Existing
- · — · — Muti Purpose Trail Existing