

Park Land Dedication Ordinance Update




MARCH 2018



Summary of Proposed Changes

PLDO Provision	Current PLDO	Proposed in PLDO Update
LPPA Boundary	<ul style="list-style-type: none"> Based on APN Books 	<ul style="list-style-type: none"> Based on Community Plan Area Boundaries
Legal Basis	<ul style="list-style-type: none"> Quimby Only 	<ul style="list-style-type: none"> Quimby + Mitigation Fee Act
Housing Type	<ul style="list-style-type: none"> Same fee for all types 	<ul style="list-style-type: none"> Different fees for Single Family, Multi-Family and ADU
Use of Fees	<ul style="list-style-type: none"> Land Acquisition Park Improvements Rehabilitation 	<ul style="list-style-type: none"> Land Acquisition (Quimby and Mitigation Fee Act) Park Improvements (Quimby and Mitigation Fee Act) Rehabilitation (Quimby Only) 25% for Trails in each Fiscal Year



Board of Supervisor's Direction

- July 20, 2016: Board of Supervisors directs staff to comprehensively update the PLDO with the following elements:
 - Nexus/Feasibility Study
 - Change Local Park Planning Area boundaries
 - Developer Toolbox
 - Allow Inter-jurisdictional Coordination
 - More flexibility and clarity
 - Level of Service Standards
 - Consistency with Current County Plans






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Active Recreation Definition	<ul style="list-style-type: none"> Excludes passive and some active recreational uses 	<ul style="list-style-type: none"> Change name to PLDO Eligible Recreational Uses Added new passive and active uses
Toolbox or Toolkit	<ul style="list-style-type: none"> No toolbox 	<ul style="list-style-type: none"> Create toolbox Require 2 High and 1 Low Intensity Use Require Multi-Use Sport Fields (5+ acres dedicated)
Credit for Trails, Overlooks, Steep Slopes, and Stormwater Facilities	<ul style="list-style-type: none"> No credit for trails, overlooks, steep slopes, and stormwater facilities 	<ul style="list-style-type: none"> 50% credit not to exceed 10% of total requirement Steep slopes with recreational uses at 100% credit


PLDO Update Efforts

- Created PLDO Update Webpage: http://www.sandiegocounty.gov/content/sdc/parks/public_review/park-lands-dedication-ordinance--pldo-.html
- Conducted 18 PLDO Update Advisory Committee Meetings
- Attended over 60 stakeholder meetings
- 42 Jurisdictions Reviewed


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Off-Site Land Dedication	<ul style="list-style-type: none"> Not clear on allowance or requirements 	<ul style="list-style-type: none"> Credit for offsite dedication Within 3 miles driving distance Improvements equal fee amount Parks Improvement Fee still required Applicant negotiates with other agency 50% credit if public access is restricted
Parks Master Plan	<ul style="list-style-type: none"> Parks Master Plan not referenced 	<ul style="list-style-type: none"> Add Reference Created Level of Service Standards for each community





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Minimum Park Size	<ul style="list-style-type: none"> No minimum park size requirements 	<ul style="list-style-type: none"> 0.4 acre minimum public park size No minimum private park size
Park Design Guidelines	<ul style="list-style-type: none"> Park design guidelines and standards not clear 	<ul style="list-style-type: none"> Create design guidelines and standards Reference existing DPR checklists and applicable Board Policies
Incentives	<ul style="list-style-type: none"> No incentives for developers 	<ul style="list-style-type: none"> Waive CFD Requirement for <ul style="list-style-type: none"> Affordable Housing DPR Planned Projects Excess Park Land Dedication



Changes Not Proposed in Update



- ❑ Increase In Private Park Credit
- ❑ PLDO Credit For Parking Areas
- ❑ Apply PLDO To Commercial/Industrial Development




Proposed Updates to Board Policies

- ❑ I-44: Procedure for Designing County-Owned Parks
 - ❑ Require presentation of public park design as informational item
- ❑ I-136: Comprehensive Goals and Policies for Community Facilities District (CFD) Formation
 - ❑ Add incentive waiver provisions

PLDO Update Estimated Timeline

- ❑ Outreach Period: March /April 2018
- ❑ Public Review Period: March/April 2018
- ❑ Board of Supervisors Hearings: May 9 and 16, 2018







Proposed Board Policy Updates

- ❑ F-26: Use of PLDO Fees and Interest
 - ❑ Add Park Land Acquisition and Park Improvement Fees
 - ❑ Clarify Use of Fees
- ❑ G-19: Design Guidelines and Standards for County Parks and Recreational Facilities
 - ❑ Create New Board Policy




Questions??



Notice of Availability

To: Interested Parties

From: Bonsall Unified School District
Facilities, Maintenance and Transportation
31505 Old River Road
Bonsall, California 92003

Subject: Notice of Availability of a Draft Environmental Impact Report

Date: February 5, 2018

Project Title: Bonsall Unified School District - Bonsall High School Project

Notice is hereby given that the Bonsall Unified School District (BUSD or District), as the Lead Agency for the proposed project, prepared a Draft Environmental Impact Report (Draft EIR) for the project in compliance with the California Environmental Quality Act (CEQA) (California public Resources Code, Division 13, Section 2100 et seq. (CEQA Statutes) and California Code of Regulations, Title 14, Divisions 6, Chapter 3, Section 15000 et seq. (CEQA Guidelines).

Project Location: The 48.9-acre project site is located within the unincorporated community of Bonsall in the north-central portion of San Diego County (**Figure 1**). The Project is located within Assessor Parcel Number (APN) 124-340-3400 approximately 0.4-mile north of the intersection of State Route 76 (SR 76) and Gird Road (**Figure 2**). Specifically, the Project is located in an unsectioned portion of Township 10 South, Range 3 West on the Bonsall USGS 7.5-minute topographic quadrangle.

Project Description: The proposed project is the construction of a new high school for grades 9-12 with a maximum enrollment of 1,500 students, 60 staff (teachers, aides, administrators, and other school personnel). The project would provide approximately 150,500 square feet (sf) of building floor area and approximately 21.4 acres of recreational fields, parking, and landscape/hardscape on the 48.9-acre site (**Figure 3**). **Table 1** provides a breakdown of the project components. The proposed buildings include permanent classrooms, administrative offices, media centers, and gymnasium. The project would also include recreational fields and facilities for community use after school hours, weekends, and holidays. Horticultural plantings could be incorporated into the landscaped areas.

**TABLE 1
PROJECT COMPONENTS**

Building/Facility	Number of Floors	Ground Area (SF/Acres)	Total Building Area (SF)
Administration/Student Support	1	5,500 sf	5,500 sf
Classroom Building	2	16,200 sf	32,400 sf
Classroom Building	2	16,200 sf	32,400 sf
Classroom Building & Learning Commons	2	16,200 sf	32,400 sf
Classroom Building – Art, Music, Drama, Food Service	1	17,800 sf	17,800 sf
Gymnasium/Lockers/Support	1	30,000 sf	30,000 sf
Total – Buildings		3.2 acres/101,900 sf	150,500 sf
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Recreational Fields/Track/Field Building		3.4 acres	
Landscape/Hardscape/Sports Courts	-	12.2 acres	-
Parking Lot/Bus Parking/Driveway	-	5.8 acres	-
Total Improvements - Non-Buildings	-	21.4 acres	-
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Golf Course Encroachment		1.9 acres	
Total – Disturbed Area	-	24.6 acres*	-
Total – Undisturbed Open Space Area	-	22.4 acres*	
Total – Project Site	-	48.9 acres**	
Offsite Improvements – Gird Road	-	0.1 acres	-
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* Does not include existing golf course encroachment area.			
** Does not include Gird Road easement area.			
SOURCE: BakerNowicki design studio, 2017			

The project includes an onsite parking area for staff and student parking with a parking area for up to 12 school buses contiguous to staff student parking areas.


Environmental Effects: The District addressed the potentially significant effects of the project related to aesthetics, agriculture, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, tribal cultural resources, and utilities/service systems in the Draft EIR. The Draft EIR analysis determined that the propose project would not result in significant environmental impacts.

Public Review Period and Document Availability: The Draft EIR will be available for review during the 45-day public review period from **February 5, 2018 and ends March 22, 2018**. A copy of the Draft EIR is available for review at:

- San Diego County Library, Fallbrook Branch – 124 Mission Road, Fallbrook, CA 92028
- Bonsall Unified School District Web Site: www.bonsalUSD.com

Public Comments: Please send your comments to the Bonsall Unified School District, Facilities, Maintenance and Transportation, Attn: David Medcalf, 31505 Old River Road, Bonsall, California 92003. You may also email your response to david.medcalf@bonsallusd.com. Please provide the name of a contact person at your agency. Please include "Bonsall High School project" in the subject line.

Date: 2/1/2018

Signature: 
*David Medcalf, Director of Facilities,
Maintenance and Transportation*

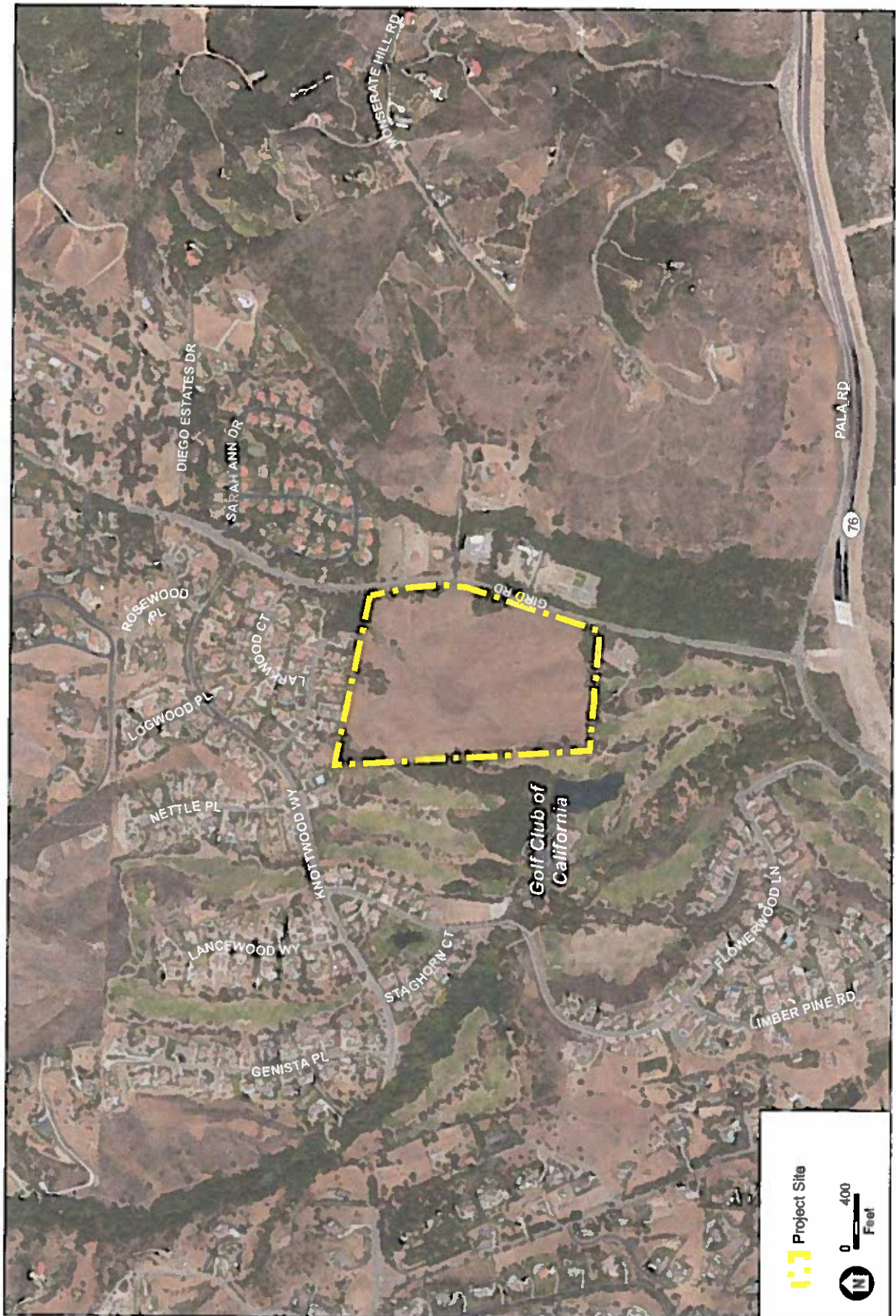


SOURCE: ESRI

Bonsall High School / BUSD

Figure 1
Regional Location





Bonsall High School / BUSD
Figure 2
 Vicinity Map

SOURCE: ESRI





SOURCE: ESA

Bonsall High School / BUSD

Figure 3
Site Plan

