

Amended by
R-275-92
9-15-92



PC 12.10.25
Item 2
4 pages

RESOLUTION No. 245-89
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**RESOLUTION ADOPTING ADMINISTRATIVE PROCEDURES,
INTERPRETATIONS AND POLICY DIRECTIONS REGARDING
LAND DEDICATION OR IN LIEU FEES FOR PARKS**

WHEREAS, on January 31, 1989, the Board of Supervisors adopted an ordinance requiring the dedication of land, or the payment of fees in lieu thereof, for parks and recreational facilities pursuant to Government Code Section 66477, commonly known as the Quimby Act, and further provided in El Dorado County Ordinance Code in Section 16.12.110 that the administrative procedures, interpretations and policy directions by the Board of Supervisors as to the collection and determination of such fees would be specified by resolution;

NOW, THEREFORE, the Board does hereby adopt the below described administrative procedures, interpretations and policy directions as follows:

1. POLICIES:

(a) El Dorado County Ordinance Sections 16.12.090 through 16.52.125 shall apply to all lands within the unincorporated areas of the County and the below designated zoning classifications:

Agricultural Districts - (A)
Estate Residential Five Acre - (RE-5)
Unclassified - (U)
One Family Residential - (R-1)
Limited Multiple Family Residential (R-2)
Multiple Family Residential; (R-M)
Tourist Residential District (RT)
Planned Commercial District (CP)
Commercial District (C)
Professional Office Commercial District (CPO)



TRP/jmf
245-89.res
8/19/92

RESOLUTION No. 245-92

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION AMENDING RESOLUTION NO. 245-89 FOR THE
ADMINISTRATIVE PROCEDURES, INTERPRETATION AND POLICY
DIRECTION REGARDING LAND DEDICATION OR IN-LIEU FEES FOR PARKS

WHEREAS, on July 25, 1989, the Board of Supervisors adopted Resolution No. 245-89 establishing the administrative procedures, interpretations and policy directions as to the collection and determination of parkland dedication or payment of in-lieu fees for purposes of parks and recreational facilities required in Section 16.12.090 and 16.12.110 of the Subdivision Ordinance, including the time of collection of in-lieu fees and the cost of the appraisal to determine the fair market value; and

WHEREAS, it has been determined that costs for the appraisal services to establish the fair market value is the responsibility of the developer; and

WHEREAS, it has been determined that the appraisal to establish the fair market value and payment for the cost of the appraisal services would be more appropriate at the time of filing the final map or parcel map;

NOW, THEREFORE, the Board does hereby resolve that Resolution No. 245-89 be amended as follows:

Section 2. Administrative Process:

(c) Upon the determination that an application to subdivide lands is complete, Community Development staff shall review the application and determine whether or not payment of in-lieu fees or parkland dedication is applicable.

✓ (d) If department staff determines that only dedication of land is required, the calculated parkland area requirement shall be determined by Community Development staff and included as a condition of approval for any tentative subdivision or parcel map.

(e) If departmental staff determines that parkland dedication in-lieu fees are required, the parkland in-lieu fee shall be determined by the Community Development staff calculated on the amount of parkland area required for the tentative map. The fee amount is to be based on the fair market value of the required parkland area as determined by the County Assessor's Office at the

time a final map or parcel map is filed, except where the parkland area required is .03 acres or less. In the case where the parkland dedication requirement is .03 acres or less, a minimum fee of One Hundred Fifty Dollars (\$150) shall be required, and the County Assessor shall not be required to establish a fair market value.

(f) The County Assessor, upon written request by the Planning Department, shall provide an appraisal establishing the fair market value. In determining the fair market value, the unit of comparison shall be determined by the County Assessor based on similar land sales in the general vicinity. The unit to be appraised will be the unit or parcel resulting from the subdivision.

(g) The Assessor in providing for the fair market value appraisal will charge the subdivider for the costs necessary to conduct the appraisal services. The fee for the Assessor's appraisal will not be contingent upon value appraised or desired, but will be based on the scope of appraisal services.

(h) The time guideline for report and appraisal by the Assessor will be thirty (30) days following submission of the request for appraisal by the subdivider. The request for appraisal shall include a description of the Assessor's Parcel Number of the subject property to be subdivided, the calculated "A" value described in Section 16.12.090 (B) (3), the subdivision lot size information as to the lots or parcels proposed and other information as may be necessary for the Assessor to determine the subject appraisal.

(i) A copy of the report and appraisal will be provided to the subdivider, local public recreation provider, and the County Surveyor's Office upon completion of the appraisal.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 15th day of September, 1992,
by the following vote of said Board:

Ayes: Supervisors Vernon F. Bernier, James R. Sweeney, William N. Center, John E. Upton

ATTEST

DIXIE L. FOOTE

Clerk of the Board of Supervisors

By Margaret E. Moody

Deputy Clerk

Noes: none

Absent: Supervisor Robert E. Dorn

Vernon F. Bernier
Chairman, Board of Supervisors

I CERTIFY THAT:

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____

ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By _____

Deputy Clerk