

Parks & Recreation Master Plan Update



Appendices



Town of
Yucca Valley

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Appendix A: Glossary



Town of
Yucca Valley

GLOSSARY

Benefit Assessment District – A district created to fund public improvements such as parks and recreation facilities and purchase and maintain open space. Homeowners within the district are assessed a fee to finance the needed public improvements. The owners must be beneficiaries of the parks, recreation facilities, and/or open space and the size of individual assessment levies must be strictly proportional to the amount of per-parcel “special benefit” which the property receives. Assessments must not exceed the project’s total cost.

Capital Improvement Plan (CIP) – A planning instrument for mapping out short- and long-term capital acquisition and development costs.

Certificates of Participation (COP) – Investor- owned shares of a lease payment revenue stream from a lease obligation signed by a local government entity on a new or renovated public facility. The title to the facility is eventually transferred to the government entity at the end of the lease period at nominal cost.

Community Development Block Grant (CDGB) - Funds allocated from the U.S. Department of Housing and Urban Development (HUD) that provide for upgrading of parks in compliance with the Americans with Disability Act (ADA) requirements, as well as for other limited program funding.

Community Park - A park with a usable size of 15-40 net acres that provides community-wide recreation facilities, offering a variety of recreation opportunities and serving several neighborhoods within a one- to two-mile radius.

Demand Analysis- An estimation of the number of facilities required to accommodate the demand level based on the participation rates at those facilities.

Development Impact Fees (DIF) - Contributions from developers in the form of in-lieu fees for major facilities (e.g., community centers, senior centers, gymnasiums, etc.) or improvements to the parkland requires by the Quimby Act in order to meet the needs of residents in new development Under California law, unused and uncommitted fees must be refunded if not obligated in five years.

Facility Needs Ratio- The measure of the population level in a given area which creates the demand for one recreation facility.

General Obligation Bonds – Bonds that are issued by cities and counties for the acquisition and improvement of real property, including open space. Issuance of bonds is premised on a two-thirds voter approval. General Obligation bonds are secured primarily by ad valorem property taxes at whatever rate is required to service the debt. Cities and counties may increase property taxes beyond the normal Proposition 13 limit to pay the principal and interest on the bonds. Since investors often perceive property taxes as being less risky than the security for other types of indebtedness, General Obligation bonds may be issued at relatively lower interest rates.

Joint Use Agreement – An agreement that provides for shared use, operation and maintenance of properties owned by all parties entering into the agreement. For example, joint-use agreements often exist between cities and school districts.

Mello-Roos Community Facilities Act (Government Code section 53311 et seq.) – The Act authorizes local governments to establish community facilities districts (CFDs) within which they may levy special taxes and issue bonds to finance open space acquisition, maintenance and other programs. Approval of the special tax and related bond issue requires approval by two-thirds of the

district electorate. When there are fewer than 12 registered voters within a CFD, approval must be by two-thirds of the district's landowners. CFD boundaries need not be contiguous.

Needs Analysis – A comparison of the current facility needs and the existing public and private facilities to determine whether the existing facility inventory is adequate in terms of demand conditions.

Neighborhood Park – A park with a usable size of 3-15 net acres and a service area of ½ mile that provides for the daily recreation needs or residents within the immediate vicinity.

Park Acquisition and Development (PAD) Fees – The primary source of capital improvement funding exacted under the Quimby Act; they also provide for development of improvements on dedicated parkland.

Quimby Act (California Government Code Section 66477) – A provision of the Subdivision Map Act that enables a city, by ordinance, to require the dedication of land or payment of fees, or a combination of the two, for park or recreation purposes as a condition to map approval. The dedication or payment shall not exceed a proportionate amount necessary to provide three (3) acres of park area per one thousand (1,000) subdivision residents.

Redevelopment Agency Funding – Funds necessary to acquire property and make improvements in an area of blighting conditions are obtained by accepting financial assistance from public or private source, borrowing money, and issuing bonds. Tax allocation bonds secured by tax increment revenues, which is the increase in annual property taxes attributable to redevelopment improvements, are commonly used to finance development of parks and recreation facilities.

Revenue Bonds – Bonds that are secured by a pledge of revenues from a particular tax or non-tax source such as assessments or fees; usually carry a higher interest rate than general obligation bonds.

Special Community Facility – A recreation facility that provides special community-level recreation function such as a gymnasium, community center, senior center or dog park.

Special Purpose Amenities - One of more facilities with a particular use that is not identified in the Needs or Demand Analysis. These amenities may service a community or the entire city. The size of special use amenity shall be no less than three acres and may include facilities and features such as gardens, golf courses, commercial skate park venues and other amenities with a special purpose or use.