



## **AGENDA REPORT**

**DATE: October 7, 2025**

**AGENDA OF: October 14, 2025**

**DEPARTMENT: City Council**

**SUBJECT: Change Subdivision Ordinance Sec. 100-53. - Parkland Dedication**

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### **RECOMMENDED ACTION:**

**The Park's Board make recommended changes to reduce the number of houses required in a small subdivision to require dedication of parkland instead of payment for land value. Park's Board consider requiring certain minimum installation of park play equipment and shade structures as a possible partial tradeoff with land dedication.**

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### **BACKGROUND**

The subdivision ordinance requires payment of a fee in lieu of parkland dedication for small subdivisions of 100 houses or less. My request is we have the Park's Board look at this requirement to see if it needs to be reduced to a number closer to 25. Even at the level of 25 the decision should be made by council as to whether to accept funds instead of parkland on any development. It has been noted by the Park's Board that areas where people can congregate with their pets, their children or friends in a public area is beneficial to the community.

We are taking considerable effort to put in more outdoor recreation area in Castroville, including walking paths and trails and similar things to get people outside. Most subdivisions are going to have children that need access to outside play area. A small pocket park with some climbing facilities and swings and a covered area for rest and gatherings would be beneficial and just about any size of new development and can serve as a hub for people in that area to get together building a stronger neighborhood. Size of

development should not necessarily be a factor in taking funds instead of providing recreation areas for residents.

Additionally, having the developer install a minimum of play equipment and a shade structure as part of the value of parkland dedication will give an immediate kick start to making a new subdivision more enjoyable.

The Park's Board should review these items and come back to council with recommended changes.

**FISCAL IMPACT/SOURCE OF FUNDING:** N/A

Budgeted ☐ Requires Budget Amendment

**Urgency (0-5 = Low Urgency to High Urgency):** 3

**Impact (0-5 = Low Impact to High Impact):** 3

**ATTACHMENTS:**

Castroville Subdivision Ordinance Sec.100-53. – Parkland Dedication.

Submitted by: Councilmember Lee