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SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: Transportation and Land  
Management Agency

SUBMITTAL DATE: June 10, 2003

SUBJECT: Amend Ordinance 810 to Establish the Multiple Species Habitat Conservation  
Plan Mitigation Fee

RECOMMENDED MOTION: That the Board set proposed Ordinance 810.2 for public hearing  
on July 1, 2003, at 1:30 p.m., with the Clerk to publish notice of the hearing.

BACKGROUND: As part of the adoption of the Multiple Species Habitat Conservation Plan  
(MSHCP), it is a requirement to establish a local development mitigation fee to contribute  
to the local obligation of funding the MSHCP. It is proposed to amend Ordinance 810 to  
eliminate the Interim Open Space Mitigation Fee and to replace it with the MSHCP fee. A  
draft fee nexus study was prepared by David Taussig and Associates to justify the fee in  
conformance with Government Code 66000 et seq. requirements. This draft nexus study  
was reviewed by the Planning Directors of all the MSHCP participating jurisdictions, and  
all pertinent comments were incorporated into the document. In addition, staff has  
arranged to meet and discuss the proposed fee and nexus study with Building Industry  
representatives prior to the public hearing at the Board of Supervisors. The nexus study

(Continued)

Attachment

Richard Lashbrook  
TLMA Director

- Consent
- Policy
- Consent
- Policy

FINANCIAL DATA:  
CURRENT YEAR COST  
NET COUNTY COST

\$ -0- ANNUAL COST:

\$ -0- IN CURRENT YEAR BUDGET:  
BUDGET ADJUSTMENT FY:

Yes/ No/  
Yes/ No/

SOURCE OF FUNDS:

C.E.O. RECOMMENDATION:

**APPROVE**

County Executive Officer Signature

Department Recommendation:  
Per Executive Office:

Prev. Agn. ref.

Dist. 1-5

AGENDA NO.

15.1

Amend Ordinance 810 to Establish the Multiple Species Habitat Conservation Plan  
Mitigation Fee

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analyzed several different methodologies for establishing the fee, with the consultant and staff recommending the adoption of the Equivalent Benefit Unit (EBU) methodology (see attached table). The fees being recommended by the consultant and staff are as follows:

Residential (density 0 to 8 DU / Acre)	-	\$1,651 per unit
Residential (density 8.1 to 14 DU / Acre)	-	\$1,059 per unit
Residential (density > 14.1 DU / Acre)	-	\$860 per unit
Non-Residential Property	-	\$5,623 per acre

Revised After June 4, 2003 Planning Director's TAC. Acres to be Acquired = 53,546  
 Local Development Mitigation Fee Amounts  
**EBU Methodology, Residential EBU Assignment Based Acreage, Trip Generation, and Population/Employment, Non-Residential EBU based on Residential Density (rev 06/03/03)**

	[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]	[11]	
Land Use Category	Average Lot Size (DUs/Acre)	Lot Size Factor	Average Trip Ends (Trips/DU)	Avg. Trip End Factor	Average Population (People/DU)	Avg. Pop. Factor	Total All Factors ((2)+(4)+(6))	Revised EBU Assignment	Expected Dwelling Units in 25 Years	Expected EBU's in 25 Years [8]*[9]	Proposed Fee per Dwelling Unit or Acre - Acquisition and Administration	Proposed Fee - Net of Offsetting Revenues
Residential, density between 0 to 8.0 dwelling units per acre	0.224	1.00	9.570	1.00	3.266	1.00	3.000	1.0	297,173	297,173	\$2,354	\$1,651
Residential, density between 8.1 and 14 dwelling units per acre	0.093	0.42	6.630	0.69	2.639	0.81	1.920	0.64	11,620	7,437	\$1,506	\$1,059
Residential, density between 14.1 and 40 dwelling units per acre	0.041	0.18	6.630	0.69	2.250	0.69	1.560	0.52	23,207	12,068	\$1,224	\$860
<b>Total</b>									332,000	316,678		
Non-Residential Property	NA		NA	NA	NA	NA	NA	3.40	Expected New Developed Acres in 25 Years 20,184	68,626	\$8,004	\$5,623
									<b>TOTAL EBU's</b> 385,304		\$906,729,808	\$635,914,308
									<b>Cost to be Financed Through LDMF</b>		\$2,354	\$1,652