

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

*4/5/07*



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
June 28, 2007

**SUBJECT:** Guidelines for Community Facilities and Services in the Lakeview/Nuevo Area Plan

**RECOMMENDED MOTION:** That the Board of Supervisors ;

1. Approve the Lakeview/Nuevo Area Plan Guidelines for Community Facilities and Services (Attachment A);
2. Direct staff to identify funding sources for construction of necessary community facilities to be provided in accordance with the Community Facilities and Services Guidelines by:
  - (a) Proposing an amendment to the Development Impact Fee program for the Lakeview/Nuevo Area Plan, and/or
  - (b) Developing a supplemental community facilities fee program for the Lakeview/Nuevo Area Plan for consideration by the Board;
3. Direct staff to incorporate conditions of approval on future discretionary development applications (Attachment B) to ensure their participation in the provision of necessary community facilities; and
4. Direct staff to work with area developers to explore, and as appropriate, form Community Facilities Districts (CFD) to finance timely provisions of necessary community facilities for the Lakeview/Nuevo area in accordance with the Community Facilities and Services Guidelines.

(Continued on page 2)

*[Signature]*  
Ron Goldman, Director  
Planning Department

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

<b>SOURCE OF FUNDS:</b> Developer Contributions	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE  
BY: *[Signature]*  
Gary M. Christmas  
**County Executive Office Signature**

Consent     Policy  
 Consent     Policy  
 Dept't Recomm.:  
 Per Exec. Ofc.:

## **BACKGROUND:**

The Lakeview/Nuevo Area Plan, originally adopted in 1990, and updated as part of the County's RCIP/General Plan in 2003, anticipates 26,778 dwelling units and 80,602 residents at build out. The area is experiencing significant growth. As a result, approximately 4066 additional units are being considered along the Ramona Expressway corridor. In the absence of sensitive planning and project coordination, a patchwork of underserved and uncoordinated land use approvals may occur without adequate community facilities.

As a result, on October 18, 2005 the Board of Supervisors have recommended staff to the following comprehensive direction to identify the level of public infrastructure and community facilities that are needed to foster a sustainable and livable community in Lakeview/Nuevo Area (Attachment C):

1. Established a policy that new development in the Lakeview/Nuevo Area Plan shall pay its own way and not be dependant on the County's General Fund for the funding of new infrastructure;
2. Directed staff to identify the community facilities needed to serve new development in the Lakeview/Nuevo area;
3. Directed staff to develop a funding strategy that insures phased funding and/or construction of community facilities, some of which may require them at a minimum that contracts for construction be in place prior to the issuance of building permits;
4. Required that staff work with the major property owners and/or developers within the Lakeview/Nuevo area to develop a community facilities phasing and funding strategy for conditioning projects in the Lakeview/Nuevo area and as a foundation for negotiations for development agreements for additional or enhanced facilities;
5. Directed TLMA staff to begin discussions with the staffs of the Cities of Perris and San Jacinto, WRCOG, and other governmental entities to advance the construction of roads and other community facilities that would involve these other cities;
6. Directed TLMA staff and CEO staff, with assistance from other appropriate county departments, to identify and evaluate the feasibility of using special funding mechanisms (including, but not limited to CSA's, to pay for ongoing maintenance and extending urban-type services to new projects within the Lakeview/Nuevo Area ; and
7. Directed TLMA to report back if necessary with refinements to this program, which may result in discussions with developers, major property owners, and input from the existing community.

## **GUIDELINES FOR COMMUNITY FACILITIES AND SERVICES:**

Staff within various departments of the Transportation and Land Management Agency has been working with the area developers, various county and non-county entities, as well as community leaders to develop the Guidelines for Community Facilities and Services for the Lakeview/Nuevo area. Upon approval by the Board of Supervisors, these guidelines are intended to provide policy guidance to:

1. Staff in conditioning development applications with respect to the funding and phasing of construction of necessary community facilities in advance of or as development occurs in the area; and
2. The County and non-county entities regarding facilities need, size, location, and service standards to ensure that adequate public health and safety related facilities and services are provided in this fast growing community .

The community facilities that are addressed in these guidelines include, but are not limited to, emergency response facilities (fire, sheriff etc), as well as libraries, educational facilities, community centers, senior centers, child care facilities, public recreational amenities etc.

#### **DISCUSSION ABOUT DEVELOPMENT IMPACT FEE PROGRAM**

The current Development Impact Fee Program, established in accordance with Ordinance No. 659.6, does not completely identify the community facilities needs unique to the Lakeview/Nuevo Area Plan, as reflected in the Guidelines for Community Facilities and Services (Attachment D). As a result, the Development Impact Fee Program does not generate sufficient funding to construct the necessary community facilities, does not include all of the necessary community facilities in the area, and does not allow longer time frames for construction of community facilities during various phases of build-out. Therefore, in order to follow the intent of the initial Board action, it is necessary to:

1. Establish a community facilities needs list to serve the total population during various phases of build out appropriately in the Lakeview/Nuevo area,
2. Recognize additional community facilities that are not reflected in the current development impact fees program, and
3. Identify a comprehensive funding solution for the actual construction cost of all such facilities to ensure that the County is not required to fund any of the community facilities through its General Fund.

#### **DISCUSSION ABOUT COMMUNITY FACILITIES DISTRICT**

On October 07, 2003, the County has established a Policy (B-12) on Land Secured Financing in principle to provide financing options for critical transportation corridor improvements in several areas to of the county. This policy was restated in December 2003 to add policies and procedures concerning the county's use of Community Facilities District established pursuant to the Mello-Roos Community Facilities Act of 1982. The restated policy provided three options for financing public facilities using a Community Facilities Districts – 1) Traditional, 2) Critical Transportation Corridor Improvement Program and its optional Participant Incentives Programs, and 3) a Developer Fee Reimbursement Program.

Currently, the Ramona Expressway is recognized as a Critical Transportation Corridor; therefore, similar policies and procedures pursuant to Policy B-12 are necessary for the Lakeview/Nuevo area:

1. To finance construction of critical community facilities according to the attached Guidelines and
2. To provide incentives to property owners/area developers to participate in community facilities districts to finance necessary facilities.

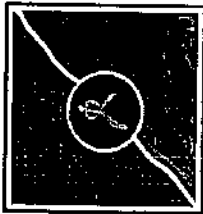
While the county staff is developing a comprehensive solution for funding, financing, and on-going operation of the community facilities in Lakeview/Nuevo area, Development Agreements or specially negotiated Infrastructure Agreements may be considered on case-by-case basis to assist property owners/area developers in constructing community facilities beyond their traditional fair-share mitigation requirements.

In view of all the preceding information, staff recommends adoption of Items 1 through 4 above related to the Guidelines for Community Facilities and Services in the Lakeview/Nuevo Area Plan.

# Lakeview/Nuevo Area Plan



## Implementation Program



## Preliminary Working Draft Guidelines for Developing Community Facilities and Service Standards

DESCRIPTION TABLE FOR EACH COLUMN CATEGORY

FACILITY TYPE	CATEGORY	EXISTING FACILITY	TYPICAL BUILDING SIZE AND SITE SIZE	FACILITY SPACE NEEDED PER 1,000 POPULATION OR OTHER STANDARD	FACILITIES DETERMINED TO BE NEEDED IN COMMUNITY (APPROXIMATE)	POSSIBLE PHASING	POSSIBLE LOCATION	POSSIBLE CONSTRUCTION RESPONSIBLE PARTY	POSSIBLE FUNDING SOURCE (OWNER / OPERATION)	POSSIBLE JOINT-USE	MISCELLANEOUS NOTES
FACILITY TYPE					Community facilities under consideration for development in the Lakeview/Nuevo community, a general description of an individual facility or group of facilities.						
CATEGORY					"Primary" facilities are related to public health and safety; are primarily funded through a county fee; and are owned and operated by the county or a county authorized entity "Secondary" facilities are related to community improvement, are primarily funded through a county fee, and are owned and operated by the county or a county authorized entity						
EXISTING FACILITY					Existing county or non-county facility within the area plan						
TYPICAL BUILDING SIZE AND SITE SIZE					Typical building and site size based on County standards and/or survey of surrounding jurisdictions including Perris, San Jacinto, Moreno Valley and Hemet. In cases where County is not the primary agency, reference is made to the applicable agency and the supporting document.						
FACILITY SPACE NEEDED PER 1,000 POPULATION OR OTHER STANDARD					Typical building and site size based on County standards and/or survey of surrounding jurisdictions including Perris, San Jacinto, Moreno Valley and Hemet. In cases where County is not the primary agency, reference is made to the applicable agency and the supporting document.						
FACILITIES DETERMINED TO BE NEEDED IN COMMUNITY (APPROXIMATE)					From aforementioned standard, facilities that will be needed in the area plan considering additional 30,000 Dwelling Units and 80,000 Population at build-out						
POSSIBLE PHASING					Indicates preliminary proposal for phasing of aforementioned facilities or documents where phasing may be found. Conditions of approval may be added on specific development applications in the area plan to ensure construction of these facilities per these guidelines.						
POSSIBLE LOCATION					Indicates preliminary proposal for location of aforementioned facilities or documents where locations may be found. Conditions of approval may be added on specific development applications in the area plan to ensure construction of these facilities per these guidelines.						
POSSIBLE CONSTRUCTION RESPONSIBLE PARTY					Preliminary identification of party responsible for construction of the facilities. Conditions of approval may be added on specific development applications in the area plan to ensure construction of these facilities per these guidelines. Development agreements may be considered to assist area developers in funding community facilities beyond their fair-share.						
POSSIBLE FUNDING SOURCE / OWNER / OPERATOR					Indicates: 1) the potential sources of funding for construction of the facility; 2) the entity that is proposed to own the facility; and 3) the entity that is intended to operate the facility						
POSSIBLE JOINT-USE					Identifies possible areas of overlap with other facility types.						
MISCELLANEOUS NOTES					Definition of facility type and additional miscellaneous notes about the facility.						

Lakeview/Nuevo Area Plan Community Facilities  
05/30/07 Revision

CATEGORY	EXISTING FACILITY	TYPICAL BUILDING SIZE AND SITE SIZE	FACILITY SPACE NEEDED PER 100 POPULATION OR OTHER STANDARD	POSSIBLE LOCATIONS (APPROXIMATE)	POSSIBLE CONSTRUCTION RESPONSIBLE PARTY	POSSIBLE FUNDING SOURCE/ OWNER/ OPERATOR	POSSIBLE FUNDING SOURCE, TUNIF AND DIF, RIBDD, and other sources to be identified by working with County Transportation, or per Development Agreement with the county	MAINTENANCE NOTES
Transportation Facilities	Primary	N/A	N/A	Major facilities include the widening of San Ramona Mobility Loop (RMG7) Road including bridge, the extension of Restaurar Ave. and the closure to a 10th Street crossing of the river.	See RMG Assignment Program	Possible Funding Source: TUNIF and DIF, RIBDD, and other sources to be identified by working with County Transportation, or per Development Agreement with the county	See RMG Assignment Program	Definition: Roads, bridges and other transportation facilities selected for County operation.
Flood Control Facilities	Primary	N/A	N/A	Per San Jacinto River Master Plan and TBD	TBD	Possible Funding Source: ADIF Fees and DIF (No flood control)	Operator: County Flood	Definition: Various improvements and facilities for flood control purposes.
Shelter Station	Primary	None (area served by City of Perris)	Building Space: 200 SF per 1,000 Pop.	18,000 SF Building	Phase Development	Possible Funding Source: Per Development Agreement with the county, DIF (approximately 30% construction cost covered and does not recognize a Sheriff Station in this area plan); to be identified by working with County Sheriff.	Operator: County Sheriff	Definition: A building housing County equipment that keeps public order, safety, and enforces the law. -Captain Fraternal does not recommend establishing a station. Facilities should be individually designed to meet the needs of each community response time. 5 minutes for emergency, 30-60 minutes for non-emergency
Fire Station	Primary	Station #2 (recently built) with a garage 5,000 to 20,000 SF Site: 0.5 to 2 acres	Building Space: 500 SF per 1,000 Pop.	37,000 SF Building Per County Fire Dept., 4 fire stations are needed, out of which 1 fire station will be located on the 10th St bridge (see note on completion)	Phase 1 Expansion of current facility in Phase 1, and one additional fire station could be built per RMG Phase 1.	Possible Funding Source: Per Development Agreement with the county, Emergency Services Plan, CIP application made in 2008 for the County Fire Dept. for one additional fire station, Lakeview Nuevo Community Facilities Fee Owner: County Fire Operator: County Fire	Health Clinic Hospital Urgent Care Center	Definition: A building housing fire engines and firefighters for emergency response. -Response Time: 7 minutes for urban areas -Response Time: 11 minutes for rural areas
Library	Primary	Small Facility at Lakeview Ave. & 10th Building: 10,000 SF with a garage 5,000 to 20,000 SF Site: 1 to 2 Acres	Building Space: 500 SF per 1,000 Pop.	Building: 45,000 SF Site: 4.5 acres (Depending upon joint use, building and site size may vary) Per County Library, 2 facilities are needed 1) Expansion of current Norview Library (10,000 SF) (2 acres) 2) 25,000 to 35,000 SF (2 acres)	County Librarian and Lewis Planned Communities working with the County Sheriff's department	Possible Funding Source: Per Development Agreement with the county, DIF (only requires library book fees); Lakeview Nuevo Community Facilities Fee, or other sources to be identified by working with the County Librarian Owner: County Librarian Operator: County Libraries	Community Center Senior Center Museum Schools	Definition: A building or section of a building containing books, films and other materials for purposes of study or reference by the public. -Collections of library materials -Subscriptions and back files -Reference books and labels -Public service desks -Equipment items and special services (microfilm, machines, copy machines, atlas, cards, etc.) -Parking -Provides recreation or education programs -Public restrooms
Public Community Center	Primary	Building: 10,000 to 20,000 SF Site: 3 to 5 acres	Building Space: 887 SF per 1,000 Pop.	Building: 60,000 SF (in one or multiple buildings) Site: 10 acres (Note: many joint use, building and site size may vary)	Could be built in 3 phases of 20,000 SF per phase	Possible Funding Source: Per Development Agreement with the county, RDA, DIF (No community center in this area plan, CIP application made for the County EDA in 2008 for the first phase) or Lakeview Nuevo Community Facilities Fee Owner: CSA Note: A Specific Plan could condition a developer to build community center with a park	Library Community Park Neighborhood Park Sports Park Child Care Facility Senior Center Public Health Clinic Aquatic Center Trail Heads Practice Field	Definition: A multi-purpose building or a cluster of facilities used to provide a variety of community services that are placed close together for convenience of public and/or private administration and supervision. -Volleyball court -Soccer/football area -Basketball court -Playground/ tot lot -Multi-use turf areas -Parking lot -Informal youth base/skill/softball field -Accommodates physical, social, cultural, and educational activities -Play areas when located in a park

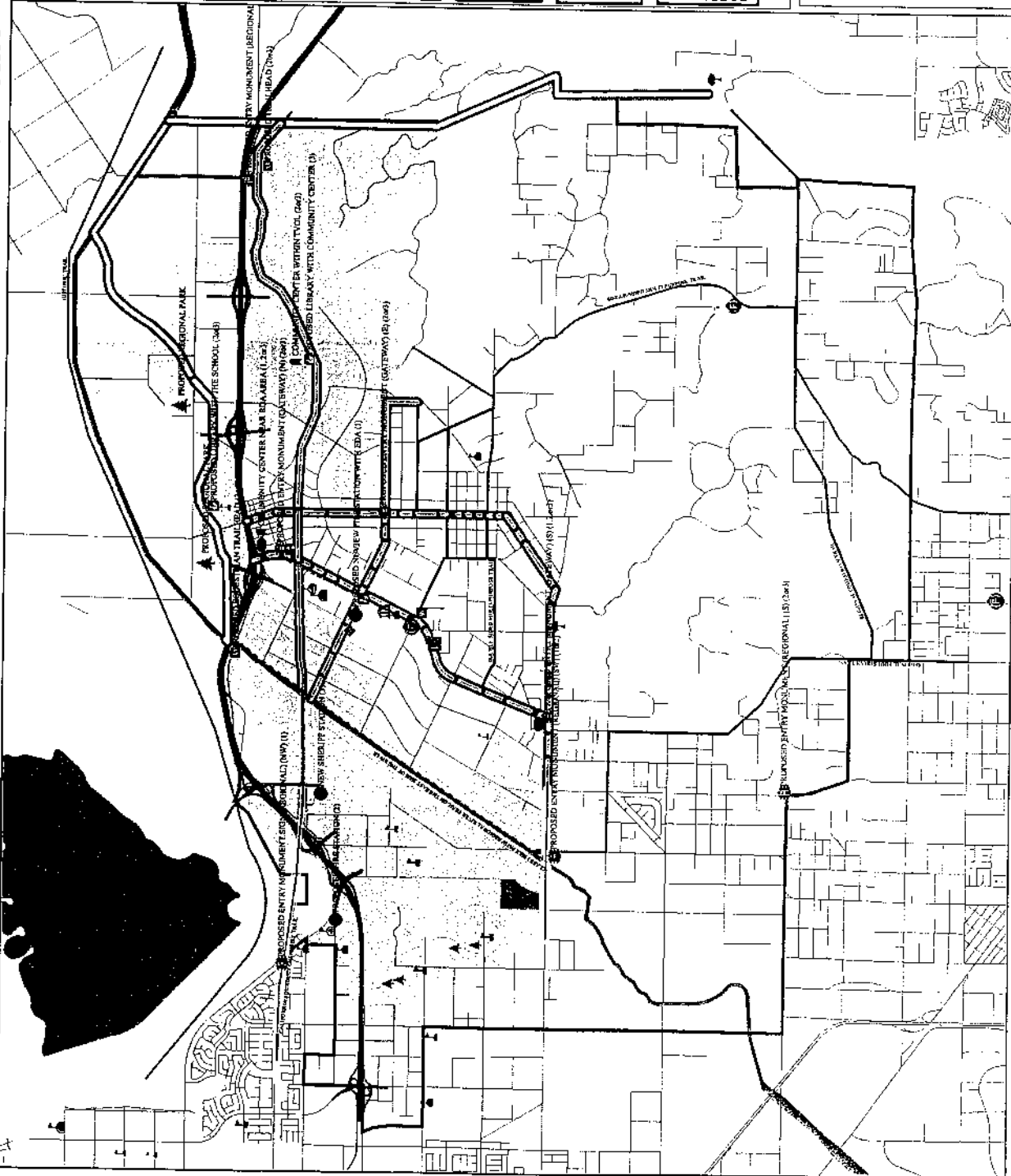




Lakeview/Nuevo Area Plan Community Facilities  
05/30/07 Revision

FACILITY TYPE	CATEGORY	PLANNING	TYPICAL BUILDING SIZE AND SITE SIZE	FACILITIES TO BE DETERMINED BY THE PLANNING DEPARTMENT	POSSIBLE HOUSING	POSSIBLE CONSTRUCTION RESPONSIBILITY	POSSIBLE FINANCIAL SOURCES	POSSIBLE OPERATOR	POSSIBLE REGIONAL TRAILS	POSSIBLE REGIONAL TRAILS	POSSIBLE REGIONAL TRAILS	POSSIBLE REGIONAL TRAILS	POSSIBLE REGIONAL TRAILS	POSSIBLE REGIONAL TRAILS	POSSIBLE REGIONAL TRAILS	POSSIBLE REGIONAL TRAILS	REMARKS/NOTES
Regional Park	Secondary	None	Building: Typically provided Site: 30 or more acres	At least one regional park in this area plan and preferably two	For specific plan showing and/or conditions of approval	Lewis Planned Communities and Rancon/Mojo Group working with the County Parks and Open Space District	Possible Funding Source: Per Development Agreement with the county, DIF (approximately 25-28% from Regional Fee per DIF Update); Lakeview Nuevo Community Facilities Fee Operator: Regional Park and Open Space District	Regional Trails Community Center Equine Center Pool Public Schools	Regional Trails Community Center Equine Center Pool Public Schools	Regional Trails Community Center Equine Center Pool Public Schools	Regional Trails Community Center Equine Center Pool Public Schools	Regional Trails Community Center Equine Center Pool Public Schools	Regional Trails Community Center Equine Center Pool Public Schools	Regional Trails Community Center Equine Center Pool Public Schools	Regional Trails Community Center Equine Center Pool Public Schools	<ul style="list-style-type: none"> <li>Children's play areas</li> <li>Off street parking</li> <li>Public art/fountains</li> <li>Petris</li> <li>Natural areas</li> <li>Community center/neighborhood</li> <li>Swimming pools</li> <li>Water features</li> <li>Public street access/way (min. of two sides)</li> <li>Competition sports facilities</li> <li>Permanent restrooms</li> <li>Single &amp; group picnic areas</li> <li>Festive space</li> <li>Interpretive facilities</li> <li>Multipurpose centers</li> <li>Separative flat areas (12 acre minimum)</li> </ul>	
Public Community and Neighborhood Park	Secondary	None	Building: Typically provided Site: 4 to 20 acres	At least one public community and neighborhood park (which is publicly accessed) per each specific plan with 1000 or more DU	For specific plan showing or conditions of approval	Within each Specific Plan would be in one or multiple locations within the SP7	Possible Funding Source: Per Development Agreement with the county, Lakeview Nuevo Community Facilities Fee (Not in DIF Update), Donations, or Quimby Fees Owner: CSA Operator: CSA	Community Center Equine Center Pool Public Schools	Community Center Equine Center Pool Public Schools	Community Center Equine Center Pool Public Schools	Community Center Equine Center Pool Public Schools	Community Center Equine Center Pool Public Schools	Community Center Equine Center Pool Public Schools	Community Center Equine Center Pool Public Schools	Community Center Equine Center Pool Public Schools	<ul style="list-style-type: none"> <li>Typically includes a 15-25 acre Sports Park</li> <li>Children's play areas</li> <li>Sports facilities including tennis and basketball courts, multiple sports fields, skate parks</li> <li>On and off street parking</li> <li>Memorials/restrooms</li> <li>Public art/fountains</li> <li>Shaded group picnic areas</li> <li>Walking paths</li> <li>Various types of trails</li> <li>Seating</li> <li>Play area</li> <li>Natural areas</li> <li>Open space</li> <li>Water features</li> <li>Swimming pools</li> <li>Interpretive facilities</li> <li>Multipurpose centers</li> <li>Large expansive flat areas (7 to 10 acres)</li> <li>Public street access/way (min. of two sides)</li> <li>Lighting (poles or bollards)</li> <li>Electrical outlets</li> <li>Ashtray size appropriate children's play areas (Age 2- 5 &amp; Age 6-12)</li> <li>Picnic Shade Structure</li> <li>Exercise stations</li> <li>Sport bleachers/stands</li> <li>Storage facility attached to permanent restroom if available</li> <li>Community amphitheater/band shell</li> </ul>	

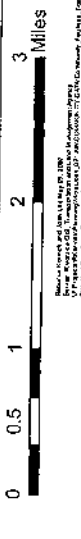
# DRAFT Community Facilities for Lakeview/Nuevo Area Plan



- THE VILLAGE OF LAKEVIEW/NEUVEO (PHASING)**
  - TRAILHEAD (2003)
  - ENTRY MONUMENT (GATEWAY) (IN 2004)
  - ENTRY MONUMENT (REGIONAL) (IN 2022)
  - FIRE STATION (CONTINGENT UPON 10TH ST BRIDGE) (2)
  - POTENTIAL LIBRARY WITH THE SCHOOL (2)
  - POTENTIAL LIBRARY WITH THE SCHOOL (2)
  - SENIOR CENTER WITH THE COMMUNITY CENTER (2003)
  - PUBLIC FOOD EDUCATION WITH THE COMMUNITY CENTER (2003)
  - COMMUNITY CENTER WITH THE COMMUNITY CENTER (2003)
  - GYMNASIUM WITH THE COMMUNITY CENTER (2003)
  - REGIONAL PARK
  - REGIONAL COMMUNITY AND NEIGHBORHOOD PARK
  - CALIFORNIA AQUADUCT GREENBELT TRAIL (1 AND 2)
  - DOUBLE 90DEED MULTI-PURPOSE TRAIL (1 AND 2)
- MOTTE (PHASING)**
  - FIRE STATION (3)
  - DOUBLE 90DEED MULTI-PURPOSE TRAIL (1 AND 2)
  - REGIONAL EQUESTRIAN TRAIL (2003)
  - REGIONAL COMMUNITY AND NEIGHBORHOOD PARK
- RIVERPARK (PHASING)**
  - ENTRY MONUMENT (REGIONAL) (2011)
  - PUBLIC COMMUNITY AND NEIGHBORHOOD PARK
  - DOUBLE-SIDED MULTI-PURPOSE TRAIL (1 AND 2)
  - SAN JACINTO REGIONAL RIVER TRAIL (1 AND 2)
  - CALIFORNIA AQUADUCT GREENBELT TRAIL (1 AND 2)
- STONERIDGE (PHASING)**
  - SHERIFF STATION @ BERNASCONI INTERCHANGE (3)
  - PUBLIC COMMUNITY AND NEIGHBORHOOD PARK
  - DOUBLE 90DEED MULTI-PURPOSE TRAIL (1 AND 2)
- MCCANNA HILLS (PHASING)**
  - FIRE STATION (2)
  - REGIONAL TRAIL (1)
  - PUBLIC COMMUNITY AND NEIGHBORHOOD PARK
  - CALIFORNIA AQUADUCT GREENBELT TRAIL (1 AND 2)
- COUNTY (EDA) (PHASING)**
  - ENTRY MONUMENT (GATEWAY) (IN 2004)
  - FIRE STATION (EXPANSION OF STATION 3)
  - COMMUNITY CENTER WITH THE COMMUNITY CENTER (2003)
  - DOUBLE 90DEED MULTI-PURPOSE TRAIL (1 AND 2)

- Legend**
- SHARFF
  - FIRE STATION
  - SCHOOL ADMIN BUILDING
  - ELEMENTARY SCHOOL
  - MIDDLE SCHOOL
  - HIGH SCHOOL
  - LIBRARY
  - HOSPITAL
  - POST OFFICE
  - ELECTRIC SUBSTATION
  - NEURO WATER COMMUNITY
  - PARK
  - TO BE ESTABLISHED
  - PROPOSED BIKESHARE
  - PROPOSED FIRE STATION
  - PROPOSED ALTERNATIVE
  - PROPOSED MIDDLE SCHOOL
  - PROPOSED HIGH SCHOOL
  - PROPOSED SCHOOL
  - PROPOSED LIBRARY
  - PROPOSED COMMUNITY CENTER
  - PROPOSED ENTRY MONUMENT (GATEWAY)
  - PROPOSED ENTRY MONUMENT (REGIONAL)
  - PROPOSED TRAIL-HEAD
  - PROPOSED COMMUNITY PARK
  - PROPOSED NEIGHBORHOOD PARK
  - PROPOSED PARK
  - PROPOSED REGIONAL PARK
  - VILLAGE
  - MOTTE
  - RIVERPARK (DEVELOP IN 2010)
  - MCCANNA
  - STONERIDGE
  - STATION (DEVELOP IN 2010)
  - STATION (DEVELOP IN 2010)
  - STATION (DEVELOP IN 2010)

APPROXIMATE DISTANCE (EFT)		TOTAL MILE	
VILLAGE	AMOUNT	ISSUE #	ISSUE #
LAKEVIEW	20718	2003	2003
MCCANNA	1976	2003	2003
MOTTE	6508	2003	2003
STONERIDGE	7943	2003	2003
THE VILLAGE OF LAKEVIEW/NEUVEO	18371	2003	2003
EDWARDSVILLE	2071	2003	2003
POST ASSIGNED	4134	2003	2003
TOTAL	13649	4392	2313



Map Scale and Units: 1" = 1 Mile  
 1" = 1 Mile  
 1" = 1 Mile  
 1" = 1 Mile

Lakeview/Nuevo -  
Cumulative Community Facilities Condition

**Draft**

The County is in the process of establishing a Community Facilities Fee Program and Community Facilities District/s for the Lakeview/Nuevo Area Plan, which includes this project site, in order to mitigate cumulative traffic impacts. A comprehensive matrix called "Community Facilities and Services Guidelines", dated June 15, 2007, has been prepared which identifies cumulative impact of developments in this area regarding future community facilities and services needs.

In order to mitigate its proportional share of cumulative impacts anticipated for this area, this project shall, at the option of the applicant, either:

- 1) Agree to participate in a Community Facilities Fee Program and/or Community Facilities District at such time as the fee and district are established. In the event that the project proceeds to record maps prior to the formation of the District, the project applicant shall enter into a Community Facilities Agreement with the County, whereby the project applicant agrees to pay the proportionate fair share attributable to this project prior to the issuance of building permits.
  
- 2) As an alternative to 1) above, the project shall be required to construct \_\_\_\_\_ (example – a fire station, certain trail segments etc.). This is based on the project contributing \_\_\_\_% of the total cumulative facilities need from new development to the Lakeview/Nuevo Area Plan.

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

129



FROM: Transportation and Land Management Agency

SUBMITTAL DATE:  
October 6, 2005

SUBJECT: Proposed Lakeview/Nuevo Area Plan Implementation Program and Community Facilities Phasing and Funding Strategy

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Establish a policy that new development in the Lakeview/Nuevo Area Plan shall pay its own way and not be dependent on the County's General Fund for the funding of new infrastructure;
- 2) Direct staff to identify the community facilities needed to serve new development in the Lakeview/Nuevo area;
- 3) Direct staff to develop a funding strategy that ensures phased funding and/or construction of community facilities, some of which may require at a minimum that contracts for construction be in place prior to the issuance of building permits;
- 4) Require that staff work with the major property owners and/or developers within the Lakeview/Nuevo area to develop a Community Facilities Phasing and Funding Strategy for conditioning projects in the Lakeview/Nuevo area and as a foundation for negotiations for Development Agreements for additional or enhanced facilities;
- 5) Develop thematic design guidelines for the existing rural communities of Lakeview and Nuevo;
- 6) Direct TLMA staff to begin discussions with the staffs of the Cities of Perris and San Jacinto, WRCOG, and other governmental entities to advance the construction of roads and other community facilities that would involve these other cities;

Departmental Concurrence

(Continued on Page 2)

Tony Carstens, Director  
Transportation and Land Management Agency

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

Policy  
 Policy

Consent  
 Consent

Dept'l Recomiit.:  
Per Exec. Ofc.:

Prev. Agn. Ref.:

District:

Agenda Number:

**RECOMMENDED MOTION:** (continued)

- 7) Direct TMLA and CEO staff, with assistance from other appropriate County departments, to identify and evaluate the feasibility of using special funding mechanisms (including, but not limited to CSAs) to pay for ongoing maintenance and extending urban-type services to new projects within the Lakeview/Nuevo area;
- 8) Direct TLMA to report back as necessary with refinements to this program, which may result from discussions with developers, major property owners, and input from the existing community.

**BACKGROUND:** The Lakeview/Nuevo Area Plan, originally adopted in 1990 and updated as part of the County's RCIP/General Plan in 2003, anticipates a potential of over 26,000 dwelling units and over 80,000 residents at build out. The area is experiencing significant growth. In the absence of sensitive planning and project coordination, leapfrog development resulting in a patchwork of underserved and uncoordinated tentative tract map approvals without adequate roads or other community facilities may occur.

Upon support and direction from the Fifth District Supervisor, staff has been working to implement a vision that development in the Lakeview/Nuevo area pays its own way regarding new public facilities. There are several large development proposals under consideration in the area. The County is working with the development proponents to ensure that roads and other community facilities are provided in advance of or as development occurs, and that these facilities are provided at no cost to the residents of the existing community. It is also intended that the needed new community facilities be provided with no capital facilities construction impact to the County's general fund. A comprehensive strategy is necessary to ensure that the area developers work together to identify, fund, and construct the needed facilities in a manner meeting the approval of the County and the needs of the community.

Therefore, staff recommends that the Board require that the major property owners and/or developers within the Lakeview/Nuevo area participate with staff in preparing a Community Facilities Phasing and Funding Strategy (proposed Attachment "A") to comprehensively address the needs of the growing community.

In order to accomplish this vision, several things must be accomplished: a) the County's land use, circulation, recreation, and open space components of the Lakeview/Nuevo Area Plan must be updated; b) design guidelines for development in the rural areas of the community including treatment of the rural/urban edges, and policy guidelines to identify and protect the rural lifestyles of the existing residents must be prepared; and c) a community facilities phasing and funding program must be adopted to ensure that necessary community facilities are provided to keep pace with future development.

To date, several actions have occurred to advance these programs. To address the major cumulative transportation facility impacts and needs, a developer coalition has been formed and has hired a traffic consultant, Urban Crossroads, to prepare a phased circulation facilities implementation plan. The consultant is operating under the guidance and direction of County staff in coordination with the developer coalition.

In addition, a consultant, PDS West, has been hired by the developer/landowner coalition to prepare the Rural Design Guidelines. This work effort has just begun. It will proceed under the guidance and direction of county staff. It is envisioned that the Lakeview/Nuevo community's new Municipal Advisory Council, recently appointed by the Board of Supervisors will, as one of its first tasks, be asked to work with County staff to develop the guidelines.

**BACKGROUND:** (continued)

Regarding future community facilities needs in the planning area, staff and the major property owners and/or developers are in the process of preparing a draft comprehensive matrix that identifies sizing, siting and service standards to support development of a community facilities phasing and funding program for County-provided facilities. Because of the need to coordinate land use/community facility planning, and to focus on opportunities for joint facility usage, staff has also included non-County facilities, such as water and sewer facilities and schools. The Lakeview/Nuevo area community phasing and funding plan is expected to be completed within the next few months. When completed, staff will recommend to the Board that the plan be adopted.

In the analysis of the development of community facilities, staff has referred to a number of sources, including County Ordinance No. 659, the County's Development Impact Fee (DIF) ordinance. The facilities envisioned in this program for the Lakeview/Nuevo Area Plan may exceed those already addressed in Ordinance No. 659. Therefore, in conjunction with or following the adoption of the facility standards, staff may recommend to the Board of Supervisors that Ordinance No. 659 be amended to incorporate the new and/or revised facilities and fee changes as they pertain to the Lakeview/Nuevo Area Plan.

Most of the anticipated development in the Lakeview/Nuevo area is currently under review by County staff, and is likely to be heard before the Planning Commission and Board of Supervisors in the near future. Therefore, staff is proposing a multi-tiered strategy as a basis for conditioning new projects that come before the County for discretionary approval, including the use of development agreements with developers who are willing to provide facilities beyond those normally warranted by their projects. This multi-tiered approach is suggested in order to require participation by the properties that are in various stages of review or approval. One aspect of this strategy considers entering into development agreements, most practicably, with the larger developers in the Lakeview/Nuevo area. This potential use of development agreements to support early funding or construction of public facilities will be further explored with the Board before implementation.

In addition to the above, staff has begun discussions with the Cities of Perris and San Jacinto to ensure that the development occurring within these cities is compatible with implementation activities in the Lakeview/Nuevo Area Plan. This is particularly important as funding and phasing plans for the roads and other community facilities serving the area are developed.

The issue of how to pay for extended urban type services needs to be resolved and this program proposal will require County staff to work with area property owners and/or developers to determine the means by which new project approvals will participate in funding ongoing operations and extended county services.

In view of all the preceding information, we therefore recommend adoption of items 1 through 8 above related to the Lakeview/Nuevo Area Plan Implementation Program and Community Facilities Phasing and Funding Strategy.

**PROPOSED LAKEVIEW/NUEVO AREA PLAN  
COMMUNITY FACILITIES PHASING AND FUNDING STRATEGY  
(Revised 10/06/05)**

**I. Objective of Strategy**

The objective of this strategy is to establish a comprehensive approach toward the provision of a full range of community facilities, to be phased in as development occurs, that are necessary to support the Lakeview/Nuevo Community. It is the intent of this strategy that new development will pay its own way in terms of needed new community facilities, for capital construction as well as for on-going operations and maintenance. It is also intended that new facilities be phased in such a manner so as to be provided as development occurs, consistent with new growth. To ensure that the facilities provided through this strategy are adequate to support new local development, fees and revenues generated in the Lakeview/Nuevo area should be applied to that area, to the maximum feasible extent.

**II. Community Facilities to be considered**

A summary of community facilities to be considered in accordance with this phasing and funding strategy may include, but are not limited to:

- A. Transportation facilities: General Plan roads, the Ramona Expressway, improvements to I-215 Interchanges, and other road facilities, bridges, and traffic signals, as needed;
- B. Community activity centers: Recreation centers, civic centers, senior citizen centers, child care centers, museums and interpretive centers, auditoriums, libraries, and facilities of other governmental units, such as post offices;
- C. Parks and recreation facilities: regional parks, sports parks, including pools and water parks, trails for pedestrians, joggers, bicyclists and equestrians, equestrian centers, paseos, regional and local parks, neighborhood parks, pocket parks/tot lots/playgrounds, urban open space, community separators, and areas for the protection and conservation of wildlife;
- D. Public health and safety facilities: health clinics, sheriff facilities, fire protection facilities, and flood control facilities;
- E. Schools: elementary, middle and high schools, and participation in the provision of full time community colleges and other higher education facilities, and other specialized institutions for learning, public and private;

- F. **Community identity facilities:** landscaped medians, protection and enhancement of historical and scenic features, and public art;
- G. **Public Facilities:** Water and sewer infrastructure, electrical transmission and distribution and natural gas facilities, and telecommunications facilities, including fiber optic and cable.

### **III. Facility Standards**

All facilities will be sited and built in accordance with the standards set forth in the revised area plan text for Lakeview/Nuevo. It is recognized that the provider of many of these services described herein are jurisdictional entities other than the County, including school districts, special districts, and other entities. For these facilities, the jurisdictional standards will be identified to provide reference benchmarks for evaluation and planning of joint use facilities involving County land use planning, and for the appropriate location and efficient delivery of County services.

Facility planning shall be in accordance with the following principles, wherever practicable:

- A. **Joint usage.** Joint usage of facilities, such as between County service providers and between County and non-County service providers, will be encouraged.
- B. **Optimal facility sizing.** Optimal facility sizing will be encouraged, even where it is envisioned that the types and scales of the services provided from a particular facility may change from time to time in response to community growth, community demographic changes, or changes in the type and manner of delivery of the service. Construction of undersized facilities or facilities that are not envisioned to be adaptable to either anticipated or unanticipated reasonably foreseeable future service delivery contexts will be discouraged.
- C. **Facility Flexibility.** Multi-use or potential multi-use facilities such as community centers will be located, sited, and designed to ensure a high degree of flexibility in the type and size of services that could be provided from such a facility, as the community grows and undergoes demographic changes.

### **IV. Prioritization of Methodologies of Funding**

It is the intent of the County that community facilities needed to support development in the Lakeview/Nuevo Area Plan be funded or constructed concurrent with, or in advance of, the demand for them. Some facilities may require actual construction and some may require that contracts for construction or funding be in place prior to the issuance of building permits, while others may require that funding be identified and reserved and an implementation schedule be adopted. A mechanism will be established whereby

developers who elect or are required to provide infrastructure or facilities that benefit others will be entitled to fee credits or reimbursements from those benefited.

Accordingly, the following mechanisms may be implemented through any one or combination of the following: project feature and design requirements and negotiation, conditions of project approval, County providing developers with long-term County commitments to project approval through development agreements, and potentially other mechanisms.

- A. Developer construction of facility, no reimbursement warranted or requested. A developer may build a facility, and ensure that it is on-line either prior to the issuance of building or occupancy permits, or provided in a phased-in manner as development occurs. Credits against appropriate TUMF or DIF fees will be given, to the extent applicable. Where facility type, size, features, or other factors are beyond those normally accommodated in facilities typically funded through TUMF or DIF fees, additional County consideration, including the use of DA's, will be considered.
- B. Developer construction of facility, reimbursement expected. This differs from above in that reimbursement from other developers or the County would occur for a facility sized beyond the nexus requirements of the project. Reimbursement would be based on equivalent dwelling units (EDUs). A private or developer/County reimbursement agreement would be executed. This mechanism may be used by either large or mid-sized projects, typically specific plans, or large residential tracts or commercial or industrial projects.
- C. Payment of Fees. This may be the only practical mechanism for small projects, such as small tracts, parcel maps, and small commercial or industrial projects. Rather than allowing the payment of funds at the time of building permits, or at the time of the issuance of certificates of occupancy, full payment of all DIF fees would be required prior to map recordation. These fees shall be applied to pay for reimbursement agreements for those funding or constructing the facilities provided under "IV.B." above.

## V. Application

This phasing and funding strategy is intended to apply to projects that generate residential trips. Projects that provide job creation to support the residential development (such as commercial and industrial uses) will be evaluated on an individual basis.

## VI. Tiering

A tiered approach is proposed to provide flexibility in generating needed facility development/funding, in recognition that a significant amount of proposed growth in the area will be generated in large master-planned communities that are being comprehensively developed through specific plans. This approach organizes development into groupings that lend themselves to similar funding methodologies, generally due either to the size or timing of the developments, and whether they are located within adjacent cities. There are four tiers, as follows:

- A. Tier I. Tier I potentially includes the major master planned developments (McCanna Hills, Lake Nuevo Village, Stoneridge, Riverpark, Rancho Nuevo, Communities Southwest, The Villages of Lakeview, Motte - See Exhibit 1).
- B. Tier II. Tier II includes all projects other than those listed as being in Tier I and are located within the Lakeview/Nuevo Area Plan, and have been accepted for processing prior to October 18, 2005.
- C. Tier III. Tier III includes all projects within the Lakeview/Nuevo Area that are accepted for processing on or after October 18, 2005.
- D. Tier IV. Tier IV would pertain to projects located within the Cities of Perris and San Jacinto.

## VII. Project Funding Requirements

### A. Tier 1 Projects:

#### 1. Projects will be required to:

- a) Participate in funding or construction of interim transportation system improvements as identified by the Transportation Department to mitigate short-term impacts identified in their traffic studies (such as interim improvements to the Ramona Expressway/I-215 Interchange).
- b) Have the Circulation Phasing Plan substantially completed or approved before maps are approved.
- c) Construct or fund certain road improvement and interchange projects as identified in the Circulation Phasing Plan. The Circulation Phasing Plan will also identify certain projects that may be constructed by the County and other public agencies.

- d) Have a CFD or other funding mechanism acceptable to the Transportation Department, formed and ready to fund for certain improvements identified for TUMF Backbone Facilities and other key road projects, as identified in the Circulation Phasing Plan, before maps are recorded.
2. The County will require the construction of major and minor community facilities by various mechanisms, including individual developers, the use of public or private reimbursement agreements, DIF fee credits where applicable, development agreements, or other considerations subject to negotiation. The County encourages developers to work together toward common construction/financing of facilities.
  3. The County would consider entering into Developer Agreements (D.A.'s) only with Tier I projects in order to provide certainty over the long-term development window.
  4. The Transportation Department would advocate with Tier I developers in working with WRCOG to secure reimbursement for TUMF facilities where the construction of such facilities exceeds the developer's normal TUMF contribution.
  5. Joint Use Opportunities/Requirements: The County and project proponents will approach school districts, special districts, and other governmental entities where there is a potential for joint usage of facilities. For example, the County will work with local school districts to determine whether schools and neighborhood parks, paseo accesses, sports parks, and libraries could be either co-located on super sites, or otherwise connected in some way to impart public benefits from their geographical or operational associations. Also, the County will work with EMWD to determine which streets would be optimal for the emplacement of a recycled water delivery system that is efficiently oriented toward future high water consuming users (such as schools, parks, and commercial areas).

B. Tier II Projects:

1. Tier II projects will be required to participate in funding or construction of interim improvements as required to mitigate their projects' impacts identified in their traffic studies as identified by the Transportation Department.
2. The County would adopt a policy requiring Tier II projects to either join or form the CFD identified in Tier I, or pre-pay their TUMF and DIF fees in full at the time of map recordation.
3. Joint Use Opportunities/Requirements: (will be pursued as described above under Tier I, Item No. 5)

C. Tier III Projects:

1. Projects processed in Tier III will be required to participate in funding or construction of interim improvements as required to mitigate short-term impacts identified in their traffic studies as identified by the County Transportation Department.
2. Projects in Tier III can either:
  - a) Wait until the Circulation Phasing Plan is completed and participate in the proportional funding contribution identified in the Plan, or
  - b) Join or form a CFD identified in Tier I, or pre-pay the funding amounts identified in the CFD on a prorated basis in full at the time that maps are recorded, which may include, but are not limited to, the TUMF and DIF amounts.
3. The County will require the funding and/or construction of major or minor community facilities by individual or multiple developers. Reimbursement agreements and DIF fee credits will be utilized to facilitate early construction of facilities that serve the subject project plus other areas.
4. The County may also consider entering into Development Agreements with Tier III projects of significant size.
5. Joint Use Opportunities/Requirements: (will be pursued as described above under Tier I, Item No. 5)

D. Tier IV Projects:

1. The County will advocate with and strongly encourage the Cities of Perris and San Jacinto to participate in this program by adopting a policy that certain development in the Cities would be required to pre-pay their TUMF Fee as specified under Tier II.
2. The County's intent is to enter into MOU's with the Cities to implement this.
3. The County will continue to work with the Cities of Perris and San Jacinto and other cities in the Central and San Jacinto/Hemet TUMF Zones, to review and prioritize TUMF projects throughout the Zone Transportation Improvement Plan (TIP) development process.
4. Joint Use Opportunities/Requirements: (will be pursued as described under Tier I, Item No. 5)

## **VII. Funding of Ongoing Maintenance and Paying for Extended Urban Type Services**

- 1. The County staff will work with Lakeview/Nuevo developers and/or property owners to establish the appropriate mechanisms to provide for ongoing maintenance and extended urban services.**

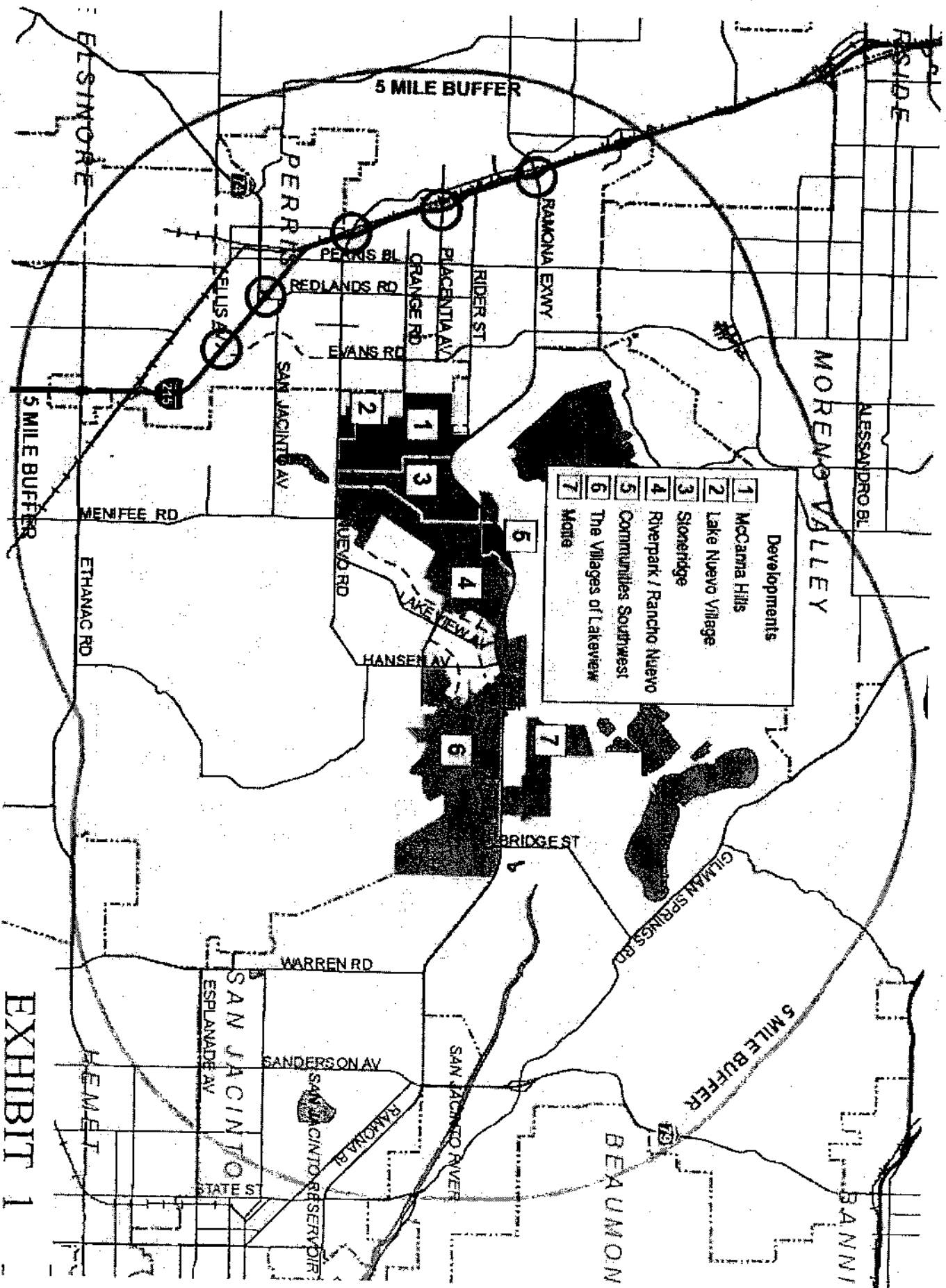


EXHIBIT 1

**ATTACHMENT D  
GUIDELINES FOR COMMUNITY FACILITIES AND SERVICES**

**EXISTING DIF**  
**DRAFT**

	Single-Family per Unit	Multi-Family per Unit	Commercial per Acre	Industrial per Acre
<b>Countywide Fees</b>				
General Government Facilities	\$ 118	\$ 99	\$ 906	\$ 378
Sheriff and Jail Facilities	438	366	3,369	1,405
<b>Total Countywide Fees</b>	<b>\$ 556</b>	<b>\$ 465</b>	<b>\$ 4,275</b>	<b>\$ 1,783</b>
<b>Western Riverside Regional Fees</b>				
Court Facilities	\$ 457	\$ 382	\$ -	\$ -
General Government Facilities	35	30	202	43
Sheriff and Jail Facilities	89	75	686	286
Library Facilities	70	59	-	-
Library Books	341	286	-	-
Fire Facilities	705	590	4,879	2,035
Regional Park Component	563	472	2,259	942
Regional Multipurpose Trail Component	316	264	1,266	528
<b>Total Western Riverside Regional Fees</b>	<b>\$ 2,576</b>	<b>\$ 2,158</b>	<b>\$ 9,292</b>	<b>\$ 3,834</b>
<b>Lakeview Nuevo Area Plan Fees</b>				
Roads, Bridges, and Interchanges	\$ 246	\$ 194	\$ 915	\$ 478
Traffic Signals	420	378	6,971	4,878
Administration	49	41	212	89
<b>TOTAL</b>	<b>\$ 3,847</b>	<b>\$ 3,236</b>	<b>\$ 21,665</b>	<b>\$ 11,062</b>

**LAKEVIEW NUEVO AREA PLAN FACILITIES FUNDED WITH EXISTING DIF**

Transportation	Facility/ Site Size	Facility Unit	Total Facility Cost
Road Construction, Hansen Ave. from Montgomery Ave. to Ramonz Expressway	2.22	Miles	\$ 1,931,461
Road Construction, Montgomery Ave. from Nuevo Ave. to Hansen Ave.	0.75	Miles	655,917
Traffic Signals	3	Each	2,587,378

**ADDITIONAL COMMUNITY FACILITIES PROPOSED FOR THE LAKEVIEW NUEVO AREA**

	Facility/Site Size	Facility Unit
<b>A. Public Facilities Component</b>		
Sheriff Station		
Land Acquisition	18,000	SF
	2	Acre
<b>B. Fire Facilities</b>		
10th & Lakeview (Replaces Station #3)	9,250	SF
Land Acquisition	2	Acre
West of River (McCanna Hills)	9,250	SF
Land Acquisition	2	Acre
East of River (The Villages of Lakeview)	9,250	SF
Land Acquisition	2	Acre
North of Ramona Expressway	9,250	SF
Land Acquisition	2	Acre
<b>C. Transportation Component (Anticipated to be Funded by RBBB)</b>		
<b>D. Conservation Land Bank Component (Funded by MSHCP)</b>		
<b>E. Regional Park Component</b>		
Regional Park	50	Acre
<b>F. Community Center/Community Park Component</b>		
Community Center	60,000	SF
Land Acquisition	8	Acre
<b>G. Regional Multipurpose Trail Component</b>		
Regional Trail	148,364	LF
California Aqueduct Greenbelt Trail	41,515	LF
<b>H. Flood Control Component (Funded by Area Drainage Plan)</b>		
<b>I. Library Facilities</b>		
Expansion of Existing Library or Joint Use		
Library with School	10,000	SF
New Library	35,000	SF
Land Acquisition	5	Acre
<b>J. Library Books (Funded by Western County Fee)</b>		
Library Books	180,000	Each
<b>K. Senior Center</b>		
Senior Center	10,000	SF
Land Acquisition	2	Acre
<b>L. Joint Use Education Facilities</b>		
Childcare/Early Childhood Education Facility	15,000	SF
Land Acquisition	-	Acre
Multi-Purpose Room/Gymnasium	15,000	SF
Land Acquisition	-	Acre
Public Healthcare Access	5,000	SF
Land Acquisition	-	Acre
<b>M. Entry Monument</b>		
Entry Monument	7	Each
<b>N. Community Trails</b>		
Community Trail	37,458	LF
Class 1 Bike Trail	40,261	LF
Double-Sided Multipurpose Trail with Streetscape	68,555	LF