



# MEMORANDUM

EXECUTIVE OFFICE, COUNTY OF RIVERSIDE

**Bill Luna**

County Executive Officer

**Jay E. Orr**

Assistant County Executive Officer

**TO:** Nancy Romero, COB

**FROM:** Jay E. Orr, Assistant CEO

**DATE:** September 30, 2008

**RE:** CONTINUANCE

Please continue the following item for ninety (90) days:

Establish County Procedures for Development Agreements (3.66 – 07/15/08)

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



**FROM:** Supervisor Marion Ashley and Supervisor Jeff Stone

**SUBMITTAL DATE:**  
July 9, 2008

**SUBJECT:** Establish County Procedures for Development Agreements

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Directs the Transportation and Land Management Agency Director, working with the Executive Office and County Counsel, to report back to the Board in 90 days with a draft ordinance that establishes procedures for Development Agreements.

**BACKGROUND:** On September 11, 2001 (M.O. 3.72), the Board of Supervisors rescinded Resolution 87-525, and all amendments thereto, which established County procedures and requirements for Development Agreements. In its decision to rescind the Development Agreement procedures, the Board cited the need to update these procedures to address land use policy in the new Riverside County Integrated Plan (RCIP) and the proposed Development Impact Fee ordinance.

Several developers have recently approached the Transportation and Land Management Agency and asked to enter into a development agreement so that they can secure long-term development rights. Government Section 65865.(c) states:

"Every city, county, or city and county, shall, upon request of an applicant, by resolution or ordinance, establish procedures and requirements for the consideration of development agreements upon application by, or on behalf of, the property owner or other person having a legal or equitable interest in the property."

As demonstrated in the recent BIA/County Strike Force workshop, the County is committed to developing new approaches to assist the development community and the local economy. Establishing County procedures for development agreements will provide another tool for those members of the development community who are seeking long-term certainty regarding development. At the same time, development agreements can be another method by which important infrastructure, not addressed by the Development Impact or other fee programs, can be developed.

*Marion Ashley*

Marion Ashley  
5<sup>th</sup> District Supervisor

*Jeff Stone*

Jeff Stone  
3<sup>rd</sup> District Supervisor

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and further report on the previous Development Agreement Program, to know how many development agreements there were, and how it has worked out with these development amounts of funding generated for infrastructure to have a basis to go forward with new program.

Ayes: Buster, Stone, Wilson and Ashley  
Nays: None  
Absent: Tavaglione  
Date: July 15, 2008  
xc: Supvs. Ashley & Stone, Transp., E.O.,  
Co.Co., COB

Nancy Romero  
Clerk of the Board  
By *[Signature]*  
Deputy

Policy  Policy   
Consent  Consent   
Dept Recomm.:  Per Exec. Ofc.:

Prev. Agn. Ref. | District: | Agenda Number:

The Honorable Board of Supervisors

RE: Establish County Procedures for Development Agreements

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It is therefore recommended that the Transportation and Land Management Agency (TLMA) Director, working with County Counsel and the Executive Office, draft a new ordinance for development agreements for the Board's consideration. As the new ordinance is prepared, the TLMA Director will solicit input from parties interested in entering into a development agreement with the County.