

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



FROM: Executive Office

SUBMITTAL DATE:
January 28, 2014

SUBJECT: Introduction of Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a Development Impact Fee Program; Resolution No. 2014-051 Notice of Intent to Conduct a Public Hearing; Resolution No. 2014-052 Notice of Intent to Adopt the Riverside County Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan) [All Districts] [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Introduce Ordinance No. 659.13, an Ordinance of the County of Riverside Amending Ordinance 659 Establishing a Development Impact Fee Program (DIF) that includes a phase-in of the new fees over a period of one year;
2. Adopt Resolution No. 2014-051 Notice of Intent to Conduct a Public Hearing on April 22, 2014 for the Adoption of County Ordinance 659.13 Establishing a Development Impact Fee Program;
3. Adopt Resolution No. 2014-052 Notice of Intent to Adopt the Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan);
4. Receive and file the Riverside County Development Impact Fee (DIF) Study Update Final Draft Report;
5. Receive and file the staff report "An Overview of the New 2010-2020 Development Impact Fee Nexus Study";

Serena Chon

Serena Chow
Principal Management Analyst

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FORM APPROVED COUNTY COUNSEL
BY: *Wm A Gardner* 2/3/14
DATE: 2/3/14
DALE A. GARDNER, County Counsel

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: N/A

For Fiscal Year: FY 2014-2015

C.E.O. RECOMMENDATION:

APPROVE

BY: *Ivan M. Chand*
Ivan M. Chand 2/4/2014

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: All

Agenda Number:

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Introduction of Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a Development Impact Fee Program; Resolution No. 2014-051 Notice of Intent to Conduct a Public Hearing; Resolution No. 2014-052 Notice of Intent to Adopt the Development Impact Fee Capital Improvement Plan

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RECOMMENDED MOTION: (continued from page 1)

6. Direct the Clerk of the Board to set the public hearing on April 22, 2014; to give notice pursuant to Government Code Section 6062a for Adoption of Ordinance No. 659.13, Amending Ordinance No. 659; and to give notice pursuant to Government Code Section 6061 for Adoption of the Riverside County DIF Capital Improvement Plan;
7. Upon the close of the public hearing, Adopt County Ordinance No. 659.13, amending Ordinance No. 659, Establishing a Development Impact Fee Program, and Adopt the Riverside County DIF Capital Improvement Plan;
8. Find the adoption of Ordinance No. 659.13 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(c) in that it can be seen with certainty there is no possibility the ordinance may have a significant effect on the environment; and,
9. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk's Office for the statutory period.

BACKGROUND:

Summary

During the past years of developing the new DIF study update for 2010-2020, projects were completed, communities incorporated, the housing market and county budgets dipped, and redevelopment agencies in the state were dissolved. Nevertheless, over the last ten years, the DIF program has invested more than \$132 million in the county's capital infrastructure, which was made possible by new development in the Riverside County. The County has come a long way from the depths of the recession and the outlook appears to be brightening. Now is the time to prepare for the next cycle of growth.

Section 14 entitled "Fee Adjustment" authorizes the Board to periodically review and update the nexus study and the capital infrastructure needs to develop new fees. The infrastructure projects in the DIF Capital Improvement Plan determine the amount of fees paid by new development in unincorporated county.

Impact on Citizens and Businesses

The adoption of the DIF Capital Improvement Plan and Ordinance 659.13 will improve the quality of life for citizens and businesses through the public safety projects and infrastructure facilities which can now be funded, in part, by the new fee revenues collected from new development. Some major projects include:

- 2,527 New jail beds
- Banning Legal Center
- Probation Van Horn Juvenile Facility Expansion
- Grade separation in Highgrove
- Interchanges in Temescal Canyon and Eastern Coachella
- I-10 "Life-Line" By-Pass

The public is invited to review the DIF Nexus Study, fee schedules, and related documents on the TLMA website, which will be available on or about March 1, 2014. Written comments may be received by the Riverside County Executive Office at 4080 Lemon Street, 4th Floor, Riverside, California 92501 to the attention of the DIF Program Administrator no later than April 1, 2014.

Additional Fiscal Information

The proposed phase-in of the new DIF fees will provide citizens and businesses with a gradual phase-in from the current reduced fee level, to the new fees over one year. In order to provide the most level increases and the most certainty, the new DIF fees are proposed to be reduced by 40% on the effective date of Ordinance 659.13, which is an initial average increase of \$265, or 16.5% from the current fees. Two (2) increases of 20% at six month intervals will occur thereafter. The second 20% increase will occur on July 1, 2015, which coincides with the sunset of the fee reductions on July 1, 2015.

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Proposed DIF Fees

Area Plans		Current	Proposed	
1	Jurupa	\$ 4,613	\$ 4,069	\$ (544)
2	Coachella - Western	\$ 6,183	\$ 4,096	\$ (2,087)
3	Highgrove / Northside / University City	\$ 3,628	\$ 4,720	\$ 1,092
4	Reche Canyon / Badlands	\$ 3,628	\$ 4,634	\$ 1,006
5	Eastvale	\$ 4,057	\$ 4,069	\$ 12
6	Temescal Canyon	\$ 4,416	\$ 4,681	\$ 265
7	Woodcrest / Lake Matthews	\$ 5,142	\$ 4,873	\$ (269)
8	March Air Force Base	\$ 3,598	\$ 4,069	\$ 471
9	Desert Center / CV Desert	\$ 4,277	\$ 4,048	\$ (229)
10	Upper San Jacinto Valley	\$ 4,395	\$ 4,459	\$ 64
11	REMAP	\$ 3,598	\$ 4,251	\$ 653
12	Lakeview / Nuevo	\$ 3,847	\$ 4,098	\$ 251
13	Mead Valley / Good Hope	\$ 6,265	\$ 4,559	\$ (1,706)
14	Palo Verde Valley	\$ 6,801	\$ 4,105	\$ (2,696)
15	Greater Elsinore	\$ 4,221	\$ 4,232	\$ 11
16	Harvest Valley / Winchester	\$ 3,598	\$ 4,069	\$ 471
17	Sun City / Menifee Valley	\$ 5,185	\$ 4,069	\$ (1,116)
18	Coachella - Eastern	\$ 6,982	\$ 4,785	\$ (2,197)
19	Southwest Area Plan (SWAP)	\$ 3,637	\$ 4,069	\$ 432
20	San Gorgonio Pass	\$ 4,956	\$ 4,385	\$ (571)
average		\$4,651	\$4,318	\$ (333)

“40-20-20” Ramp Up

Area Plans	OLD FEES		NEW FEES							
	(Single Family)		Transition to new fees	July 1, 2014	January 1, 2015		July 1, 2015	New Fees at 100%		
	100% of Old Fees	Current Reduced Fees		60% of New Fees	80% of New Fees	100% of New Fees				
1	Jurupa	\$ 4,613	\$ 2,307	\$ 135	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
2	Coachella - Western	\$ 6,183	\$ 3,092	\$ (634)	\$ 2,458	\$ 819	\$ 3,277	\$ 819	\$ 4,096	\$ 4,096
3	Highgrove / Northside / University City	\$ 3,628	\$ 1,814	\$ 1,018	\$ 2,832	\$ 944	\$ 3,776	\$ 944	\$ 4,720	\$ 4,720
4	Reche Canyon / Badlands	\$ 3,628	\$ 1,814	\$ 966	\$ 2,780	\$ 927	\$ 3,707	\$ 927	\$ 4,634	\$ 4,634
5	Eastvale	\$ 4,057	\$ 2,029	\$ 413	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
6	Temescal Canyon	\$ 4,416	\$ 2,208	\$ 601	\$ 2,809	\$ 936	\$ 3,745	\$ 936	\$ 4,681	\$ 4,681
7	Woodcrest / Lake Matthews	\$ 5,142	\$ 2,571	\$ 353	\$ 2,924	\$ 975	\$ 3,898	\$ 975	\$ 4,873	\$ 4,873
8	March Air Force Base	\$ 3,598	\$ 1,799	\$ 642	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
9	Desert Center / CV Desert	\$ 4,277	\$ 2,139	\$ 290	\$ 2,429	\$ 810	\$ 3,238	\$ 810	\$ 4,048	\$ 4,048
10	Upper San Jacinto Valley	\$ 4,395	\$ 2,198	\$ 478	\$ 2,675	\$ 892	\$ 3,567	\$ 892	\$ 4,459	\$ 4,459
11	REMAP	\$ 3,598	\$ 1,799	\$ 752	\$ 2,551	\$ 850	\$ 3,401	\$ 850	\$ 4,251	\$ 4,251
12	Lakeview / Nuevo	\$ 3,847	\$ 1,924	\$ 535	\$ 2,459	\$ 820	\$ 3,278	\$ 820	\$ 4,098	\$ 4,098
13	Mead Valley / Good Hope	\$ 6,265	\$ 3,133	\$ (397)	\$ 2,735	\$ 912	\$ 3,647	\$ 912	\$ 4,559	\$ 4,559
14	Palo Verde Valley	\$ 6,801	\$ 3,401	\$ (938)	\$ 2,463	\$ 821	\$ 3,284	\$ 821	\$ 4,105	\$ 4,105
15	Greater Elsinore	\$ 4,221	\$ 2,111	\$ 429	\$ 2,539	\$ 846	\$ 3,386	\$ 846	\$ 4,232	\$ 4,232
16	Harvest Valley / Winchester	\$ 3,598	\$ 1,799	\$ 642	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
17	Sun City / Menifee Valley	\$ 5,185	\$ 2,593	\$ (151)	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
18	Coachella - Eastern	\$ 6,982	\$ 3,491	\$ (620)	\$ 2,871	\$ 957	\$ 3,828	\$ 957	\$ 4,785	\$ 4,785
19	Southwest Area Plan (SWAP)	\$ 3,637	\$ 1,819	\$ 623	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
20	San Gorgonio Pass	\$ 4,956	\$ 2,478	\$ 153	\$ 2,631	\$ 877	\$ 3,508	\$ 877	\$ 4,385	\$ 4,385
average increase from current fee level (16.5%)						average increase after 6 months		average increase after 6 months		