

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

Continued on Page 2

FORM APPROVED COUNTY COUNSEL  
BY: *Wade R. Gardner* 2/3/14  
DATE: 2/3/14  
DALE GARDNER  
Deputy County Counsel

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/GONSENT (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

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that the ordinance is approved as introduced with waiver of reading and is set for public hearing April 22, 2014 at 9:30 a.m.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: February 11, 2014  
xc: E.O., COB

Kecia Harper, Ithem  
Clerk of the Board

By: *Roger Reed*  
Deputy

Prev. Agn. Ref.:

District: All

Agenda Number:

3-4

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

**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, 4<sup>th</sup> 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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
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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
				\$ 265		\$ 863		\$ 863		
				average increase from current fee level (16.5%)		average increase after 6 months		average increase after 6 months		

2 **RESOLUTION NO. 2014-051**

3 **NOTICE OF INTENT TO CONDUCT A PUBLIC HEARING ON APRIL 22, 2014 FOR THE**  
4 **ADOPTION OF COUNTY ORDINANCE NO. 659.13 DEVELOPMENT IMPACT FEE**  
5 **PROGRAM AND THE RIVERSIDE COUNTY DEVELOPMENT IMPACT FEE CAPITAL**  
6 **IMPROVEMENT PLAN**

7  
8 WHEREAS, on September 11, 2001, the Board of Supervisors of the County of Riverside, State  
9 of California, adopted Ordinance No. 659.6, establishing a Development Impact Fee Program (DIF), and  
10

11 WHEREAS, Section 14 of that ordinance provides that the Board of Supervisors may  
12 periodically review and cause an adjustments and updates to be made to the DIF, including the fee  
13 schedules, as a result to changes in the facilities needed and costs of those facilities required to be  
14 constructed due to new development; and,  
15

16 WHEREAS, the County of Riverside Development Impact Fee Study Update provides a basis  
17 for the establishment of a new fee or the increase of an existing fee pursuant to the Mitigation Fee Act  
18 (Commencing on Section 66000 through Section 66025 of the California Government Code); and,  
19

20 WHEREAS, pursuant to California Government Code Sections 66004 and 66018, the County  
21 shall hold a public hearing at a regularly scheduled meeting, at which oral or written presentations can  
22 be made, prior to adopting Riverside County Ordinance No. 659.13, Establishing a Development Impact  
23 Fee Program and such hearing must be noticed pursuant to Government Code Section 6062a; and,  
24

25 WHEREAS, pursuant to California Government Code Section 66002, the County shall conduct a  
26 public hearing prior to adopting, by resolution, a Riverside County Development Impact Fee Capital  
27  
28

FORM APPROVED COUNTY COUNSEL  
BY: *Wally St. Pierre* 2/11/14  
DATE  
BY: DAISE ANGLARDNER



2 **RESOLUTION NO. 2014-052**

3 **NOTICE OF INTENT TO ADOPT A NEW DEVELOPMENT IMPACT FEE**

4 **CAPITAL IMPROVEMENT PLAN**

5  
6 WHEREAS, on September 11, 2001, the Board of Supervisors of the County of Riverside, State  
7 of California, adopted Ordinance No. 659.6, establishing a Development Impact Fee Program (DIF),  
8 and,  
9

10 WHEREAS, Section 14 of that ordinance provides that the Board of Supervisors may  
11 periodically review and cause any adjustments and updates to be made to the DIF, including the fee  
12 schedules, as a result to changes in the facilities needed and costs of those facilities required to be  
13 constructed due to new development; and,  
14

15 WHEREAS, the County of Riverside (County), in connection with DIF, may adopt, by  
16 resolution, a capital improvement plan to provide the approximate location, size, time of availability and  
17 estimated cost for all facilities needed due to any new development; and,  
18

19 WHEREAS, the County desires to adopt the Riverside County Development Impact Fee Capital  
20 Improvement Plan (DIF Capital Improvement Plan) which reflects the changes in the public facilities  
21 capital projects needed and costs of the facilities required to be constructed as a result of new  
22 development; and,  
23

24 WHEREAS, the County desires to adopt the new DIF Capital Improvement Plan concurrently  
25 with the adoption of Riverside County Ordinance No. 659.13 Establishing a Development Impact Fee  
26 Program, to establish a connection between the two which includes the change in the facilities needed  
27 and any new or adjusted fees; and,  
28

FORM APPROVED COUNTY COUNSEL  
BY: *Dale A. Gardner* 2/3/14  
DATE: DALE A. GARDNER RATE

1 WHEREAS, pursuant to California Government Code Section 66002, in adopting the DIF CIP,  
2 the County shall have published notice to adopt a new DIF Capital Improvement Plan pursuant to  
3 Government Code Sections 65090 and 6061; and,  
4

5 WHEREAS, the new DIF Capital Improvement Plan is planned to be adopted concurrently with  
6 the adoption of Riverside County Ordinance 659.13, Establishing a Development Impact Fee Program at  
7 the close of the public hearing scheduled to take place on April 22, 2014; now, therefore,  
8

9 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
10 County of Riverside, State of California, that the Board of Supervisors adopts the new DIF Capital  
11 Improvement Plan at the close of the 9:30 am public hearing held on or after April 22, 2014 and  
12 concurrently with the adoption of Riverside County Ordinance No. 659.13, Establishing a Development  
13 Impact Fee Program at the County Administrative Center Board Chambers; and,  
14

15 BE IT FURTHER RESOLVED that the Clerk of the Board has given notice of the public  
16 hearing, pursuant to Government Code Section 65090 and 6061.  
17

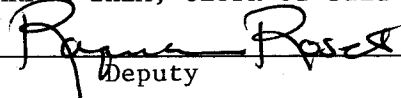
18 ROLL CALL:

19 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
20 Nays: None  
Absent: None

21 The foregoing is certified to be a true copy of a resolution duly  
22 adopted by said Board of Supervisors on the date therein set forth.

23 KECIA HARPER-IHEM, Clerk of said Board

24 By \_\_\_\_\_  
25  
26  
27  
28

  
Deputy