

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

701 C



FROM: Executive Office

SUBMITTAL DATE:
June 10, 2014

SUBJECT: Public Hearing for Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a Development Impact Fee (DIF) Program; Approval of the Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan); CEQA Exempt [All Districts] [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the adoption of Ordinance No. 659.13 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty there is no possibility the ordinance may have a significant effect on the environment;
2. Approve the Ordinance No. 659.13, an Ordinance of the County of Riverside Amending Ordinance 659 Establishing a Development Impact Fee Program that includes a phase-in of the new fees over a period of ten months;
3. Approve the Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan);
4. 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; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk's Office for the statutory period.

Departmental Concurrence

Serena Chow

Continued on Page 2

Serena Chow
Principal Management Analyst

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* 6/11/2014
Ivan M. Chand

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED to approve staff recommendations, and bring back revised documents for adoption on January 6, 2015 at 9:00 a.m.

Ayes: Stone, Benoit and Ashley
Nays: Jeffries
Absent: Tavaglione
Date: November 25, 2014
xc: EO, COB

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

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

9-1

FORM APPROVED COUNTY COUNSEL
BY: *HR Lester* 6/10/14
MARSHAL VICTOR DATE

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

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Public Hearing for Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a
Development Impact Fee (DIF) Program; Approval of the Development Impact Fee Capital Improvement Plan
(DIF Capital Improvement Plan)

DATE: June 10, 2014

PAGE: Page 2 of 3

BACKGROUND:

Summary

On February 11, 2014 (Item 3-4) the Board of Supervisors approved the Introduction of Ordinance 659.13 and the Notice of Intent to Conduct a Public Hearing for the Riverside County Development Impact Fee Program on April 22, 2014.

This item is re-introducing Ordinance 659.13 with new Resolutions No. 2014-141 and 2014-142 in order to re-set the public hearing date for July 1, 2014. The effective date is changed to 60 days after the public hearing, which will be September 1, 2014. During the 60-day postponement, staff was able to collect additional comments and provide clarification in a new "Question and Answer" section of the staff report "An Overview of the New 2010-2020 Development Impact Fee Nexus Study."

One comment resulted in a change to Ordinance 659 Section 16. "Reduction for Senior Citizen's Residential Units" that proposes a 33.3 percent fee reduction for Recreational Vehicle (RV) Parks, a proposal that was initially considered by the county in 2008. The proposed fee schedules did not change as a result of this modification.

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 construction in unincorporated county.

The Ordinance update itself does not lead directly to the implementation of any specific project and it does not commit the County to any development, therefore it can be seen with certainty that there is no possibility that the ordinance amendment itself may have a significant effect on the environment and is exempt from CEQA under 15061(b)(3).

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
- Wildomar Fire Station Expansion

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 ten months. In order to provide the most level increases and the most certainty, the new adopted 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. The new adopted DIF fees will be reduced by 20% on January 1, 2015. On July 1, 2015, there will be 0% fee reductions of the new adopted DIF fees and the fees will be at 100%. The "40-20-0" ramp up will result in an estimated fee revenue loss of approximately \$562K, based on average fee revenues in fiscal year 2013-2014.

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PAGE: Page 3 of 3

Proposed DIF Fees (at 100%)

Area Plans	Current	Proposed	
1 Jurupa	\$ 4,613	\$ 4,069	\$ (644)
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	\$ 266
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 Geronio Pass	\$ 4,956	\$ 4,385	\$ (671)

Illustration is for the average Single Family Fee \$4,651 \$4,318 \$ (333)

"40-20-0" Ramp Up

Area Plans	OLD FEES		NEW FEES						
	(Single Family)		Transition to new fees	Sept. 1, 2014	Jan. 1, 2015	July 1, 2015	New Fees		
	100% of Old Fees	Current Reduced Fees		40% of Temporary Fee Reduction	20% of Temporary Fee Reduction	0% Temporary Fee Reduction	at 100%		
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	\$ 523	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
20 San Geronio 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				

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9-1

9:30 a.m. being the time set for public hearing on the recommendation from Executive Office regarding Public Hearing on the Adoption Of Ordinance No. 659.13, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program; Approval of the Development Impact Fee Capital Improvement Plan (DIF), Finding of Notice of Exemption, the chairman called the matter for hearing.

Serena Chow, Principal Management Analyst, presented the matter.

The following people spoke on the matter:

Michele Randall
Bill Blankenship
Nathan Miller
Mathew Buck
Garry Grant
Paul Jacobs
Errol Koschewitz

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, November 25, 2014 at 9:30 a.m.

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 30, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 30, 2014
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
9-1

xc: E.O., CØB

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Michelle Landell

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: (951) 277-3583

Date: 8/30/14 **Agenda #** 9.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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Individual Speaker Limits:

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SPEAKER'S NAME: Debbie WASH

Address: _____
(only if follow-up mail response requested)

City: Mead Valley **Zip:** 92570

Phone #: _____

Date: _____ **Agenda #** 9.1

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I give my 3 minutes to: Michelle Randall

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SPEAKER'S NAME: Bill Blankenship

Address: BIA
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 9-1

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SPEAKER'S NAME: Nathan Miller

Address: BIA
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 9-1

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SPEAKER'S NAME: Matthew Buck
"California Apartment Association" 91730

Address: 8250 White Oak Ave, Rancho Cucamonga ~~91730~~
(only if follow-up mail response requested)

City: Rancho Cucamonga **Zip:** 91730

Phone #: 951.809.4423

Date: 9/30/14 **Agenda #** 9-1

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Garry Grant

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: SEPT 30 2014 **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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SPEAKER'S NAME: Paul Jacobs

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** _____

Phone #: _____

Date: 9/30/14 **Agenda #** 9-1

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SPEAKER'S NAME: Ellen Koschewitz

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____ 9-1

Date: _____ **Agenda #** _____

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MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9-1

9:30 a.m. being the time set for public hearing on the recommendation from the Executive Office regarding Public Hearing on the Adoption of Ordinance No. 659.13, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program; Approval of the Development Impact Fee Capital Improvement Plan (DIF), Finding of Notice of Exemption, the chairman called the matter for hearing.

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, September 30, 2014 at 9:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 9, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 9, 2014
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.

9-1

xc: E.O., CQB

9-1



JAY E. ORR
COUNTY EXECUTIVE OFFICER

**MEMORANDUM
COUNTY OF RIVERSIDE
EXECUTIVE OFFICE**

GEORGE A. JOHNSON
CHIEF ASSISTANT COUNTY EXECUTIVE OFFICER

ROB FIELD
ASSISTANT COUNTY EXECUTIVE OFFICER
ECONOMIC DEVELOPMENT AGENCY

MICHAEL T. STOCK
ASSISTANT COUNTY EXECUTIVE OFFICER
HUMAN RESOURCES

ED CORSER
COUNTY FINANCE DIRECTOR

CHRISTOPHER HANS
CHIEF DEPUTY COUNTY EXECUTIVE OFFICER

TO: Kecia Harper-Ihem, COB
FROM: George A. Johnson, Chief Assistant CEO
DATE: September 3, 2014
RE: CONTINUANCE

Please continue the following item to September 30, 2014:

Adoption of Ordinance 659.13, Establishing DIF Program (9-1 07/29/2014).

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



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The following people spoke on the matter:

Michelle Randall

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, September 9, 2014 at 9:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 29, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: July 29, 2014
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
9-1

xc: E.O., CØB

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Serena Chow, Principal Management Analyst, Executive Office, presented the matter.

The following people spoke on the matter:

Nathan Miller
Daryl Terrell
Bill Blankenship
Tim Johnson
Michele Randall
Tom Jerele
Nicholas Adcock

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the public hearing remain open and that, staff revise the Ordinance to include the jail fee increase from \$392 to \$485 in a two year phase, starting January 2015 and increasing 25% every six months until it is back to 100% of the fee, and that the item come back Tuesday, July 29, 2014 at 9:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on July 1, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: July 1, 2014

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
9-1

xc: E.O., COB



2014 BOARD OF DIRECTORS

PRESIDENT

Joseph Hayes
First Bank

1st VICE PRESIDENT

Bruce Maize
Fidelity Title

SECRETARY/TREASURER

Eileen Eske
Pacific Premier Bank

**VICE PRESIDENT
OF ASSOCIATES**

Allan Levin
Allan Levin & Associates

PAST PRESIDENT

Mark Benedetti
BMC Select Build

CHIEF EXECUTIVE OFFICER

Gretchen Gutierrez

DIRECTORS

Fred Bell
Nobell Energy Solutions LLC
Brian Benedetti
Brian Benedetti Contracting
Andy Brakebill
Paul Associates Printing
Tom DuBose
Development Design & Engineering
Margaret Drury
Margaret Drury Construction
Mario Gonzales
GHA Companies
Mark Gran
Strictly Business Consulting
Todd Hooks
Agua Caliente Band of Cahuilla Indians
Dave Lippert
Lippert Construction, Inc
Heather Loutsenhizer
Penta Building Group
Bruce Maize
Fidelity Title Insurance
Tom Noble
Noble & Company, LLC
Dan Olivier
Mueller/Olivier/Whittaker LLP
Alan Pace
Petra Geotechnical
John Powell, Jr.
Coachella Valley Water District
Marvin Roos
MSA Consulting Inc
Greg Smith
Smith-Kandal Insurance/Real Estate
Phil Smith
Sunrise Company
Patrick Swarhout
Imperial Irrigation District
Jeff Wattenbarger
Wattenbarger Construction

June 26, 2014

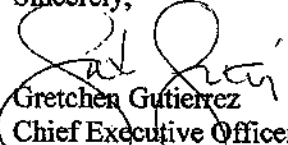
County of Riverside
Jay Orr, County Executive Officer
4080 Lemon Street
Riverside, CA 92502-1647

Re: Development Impact Fees

Dear Mr. Orr,

Thank you for providing the Desert Valleys Builders Association the opportunity to review and comment on the the County of Riverside's Development Impact Fee Update. Our previous questions and comments have received appropriate answers and explanations. We appreciate the dialogue we have had, over the past couple of years, with the administrative staff in making this a smooth process of discovery and understanding.

The Desert Valleys Builders Association supports the Riverside County Staff recommendations to update the Development Impact Fee Schedule with the scheduled periodic increases.

Sincerely,

Gretchen Gutierrez
Chief Executive Officer

75100 Mediterranean • Palm Desert • CA 92211

(760) 776-7001 office • (760) 776-7002 fax

www.thedvba.org

Submitted by 

9/30/14 Item 9-1
(date)



JAY E. ORR
COUNTY EXECUTIVE OFFICER

COUNTY OF RIVERSIDE EXECUTIVE OFFICE

GEORGE A. JOHNSON
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ED CORSER
COUNTY FINANCE DIRECTOR

CHRISTOPHER HANS
CHIEF DEPUTY COUNTY EXECUTIVE OFFICER

9-22-14

Robert Evans
Executive Director | NAIOP Inland Empire
25241 Paseo de Alicia, Suite 120
Laguna Hills, CA 92653

Dear Mr. Evans,

I wanted to advise you that county staff and our consultant, Willdan, have reviewed your concerns and have found an error in the impact fee model calculations, as you pointed out in your letter on September 3. The non-residential calculations for the industrial categories associated with warehousing and manufacturing were corrected to reflect the ITE trip generation rates. You will note these corrections in the fee tables as well as Tables 6.1 and 6.7 in the report.

We very much appreciate you for bringing the error to our attention so it can be properly corrected before we have the public hearing with the Board of Supervisors scheduled on September 30. Thank you for your attention to this important matter and for your focus on having an accurate methodology for the County DIF update. We look forward to a positive working partnership with NAIOP.

Yours truly,

George Johnson, Chief Assistant CEO
Riverside County Executive Office

Attachments

CC: Juan Perez, Cindy Roth, James Edison

Memorandum

To: Serena Chow, Riverside County
From: James Edison and Carlos Villarreal, Willdan Financial Services
Date: September 22, 2014
Re: **Riverside County Development Impact Fees – Trip Rate Assumption Correction**

After being alerted to a potential discrepancy in trip rate assumptions in a letter from the NAIOP on September 3, 2014, Willdan reviewed the existing impact fee model used to calculate Riverside County's draft impact fees. While the trip rate assumptions were correct, it was discovered that for several of the industrial land use categories, the model was linking to the wrong employees per acre factor (linked to the office, rather than the industrial assumption). As a result, the trip per acre assumption for those industrial land uses was calculated incorrectly.

Note that the calculation of total trips in the base year, and in the planning horizon was correct. It was only in the trip per acre factors that are used to allocate the fee that there was an error.

Table 1 displays a comparison between the trip per acre calculations used in the December 18, 2013 draft, and the corrected assumptions that should be used going forward. Numbers in red indicate an incorrectly linked land use.

Table 2 displays the corrected fee schedule. Note that only the fees for industrial land uses have changed. Fees for all other land uses remain the same.

Traffic Signal Fee

The traffic signal fee shares the same trip per acre assumptions with the traffic fee. Due to the methodology used to calculate the traffic signal fee, when correcting the linking error, the fees for all of the land uses are readjusted, to reflect an overall lower amount of trips and an increased share of fee responsibility. **Table 3** displays the maximum justified corrected traffic signal fee.

We understand that given the stakeholder outreach that has already occurred, and the small magnitude of the fee change, the County intends to impose the fees for all land uses at the levels indicated in the December 18, 2013 draft, except for the adjusted (lowered) industrial fees shown below. These fees are less than the maximum justified amount. **Table 4** displays the proposed traffic signal fees.

Table 1: TLMA Trip Rate Assumptions

	Trip Rate - Per Dwelling Unit / Employee	Employees per Acre Assumption Used In Report	Trip Rate - Per Dwelling Unit /acre	Correct Employees per Acre Assumption	Trip Rate - Per Dwelling Unit /acre	Difference in Trip Rate per Acre
<i>Residential</i>						
Single Family	9.57		9.57			
Multi-family	6.72		6.72			
<i>Non-residential</i> ¹						
Agriculture	1.00	11.04	11.04	11.04	11.04	-
Construction	3.02	50.82	153.48	11.04	33.33	(120.15)
Manufacturing	3.02	50.82	153.48	11.04	33.33	(120.15)
Wholesale	3.02	50.82	153.48	11.04	33.33	(120.15)
Retail	15.00	21.78	326.70	21.78	326.70	-
Transportation/Warehousing/Utilities	3.02	50.82	153.48	11.04	33.33	(120.15)
Information	3.32	50.82	168.72	50.82	168.72	-
Finance, Insurance, Real Estate (FIRE)	3.32	50.82	168.72	50.82	168.72	-
Professional and Management	3.32	50.82	168.72	50.82	168.72	-
Education and Health	10.46	50.82	531.32	50.82	531.32	-
Arts and Entertainment	11.95	21.78	260.27	21.78	260.27	-
Other Services	11.95	50.82	607.30	50.82	607.30	-
Public Administration	11.95	50.82	607.30	50.82	607.30	-
Surface Mining ²	3.02	11.04	33.33	11.04	33.33	-
Wineries ³	3.93	15.01	58.92	15.01	58.92	-

¹ With the exception of the surface mining land use, non-residential trip factors are based on adjusted Institute of Traffic Engineering (ITE) values provided by Riverside County TLMA.

² The Surface Mining trip factor is the same as for industrial. Surface mining trip factor based on a survey of 15 surface mining projects across Riverside County and found to be substantially similar for the active areas of the sites.

³ Winery factors identical to adopted WRCOG factors.

Sources: Riverside TLMA; County of Riverside Development Impact Fee Justification Study Update, April 6, 2006, David Taussig & Associates, Inc.; Willdan Financial Services.

Table 2: Traffic Improvement Facilities Fee Schedule Summary

	Base Cost		Admin Charge		Total Cost per Trip	Single Family (per Unit)	Multi-Family (per Unit)	Commercial (per acre)	Office (per acre)	Industrial (per acre)	Surface Mining (per acre)	Wineries (per acre)
	per Trip	per Trip	per Trip	per Trip								
Trip Demand Factor (Average Daily Trips, ADT)						9.57	6.72	326.70	168.72	33.33	33.33	58.92
Adjustment for Pass-By and Diverted Trips ¹						0%	0%	-30%	0%	0%	0%	0%
Adjusted Trip Factor (Average Daily Trips, ADT)						9.57	6.72	228.69	168.72	33.33	33.33	58.92
<i>Fees per Area Plan</i>												
Junupa Area Plan (AP1)	\$ -	5	-	-	5	48	34	1,143	844	167	167	295
Coachella - Western (AP2)		67	1	-	68	651	457	15,551	11,473	2,266	2,266	4,007
Highgrove/Northside/University City (AP3)		58	1	-	59	565	396	13,493	9,955	1,966	1,966	3,476
Recha Canyon/Badlands (AP4)		-	-	-	-	-	-	-	-	-	-	-
Eastvale (AP5)		63	1	-	64	612	430	14,636	10,798	2,133	2,133	3,771
Temescal Canyon (AP6)		82	2	-	84	804	564	19,210	14,173	2,799	2,799	4,949
Woodcrest/Lake Mathews (AP7)		-	-	-	-	-	-	-	-	-	-	-
March Air Force Reserve Base Policy Area (AP8)		-	-	-	-	-	-	-	-	-	-	-
Desert Center/CV Desert (AP9)		11	-	-	11	105	74	2,516	1,856	367	367	648
Upper San Jacinto Valley (AP10)		19	-	-	19	182	128	4,345	3,206	633	633	1,119
REMAP (AP11)		3	-	-	3	29	20	686	506	100	100	177
Lakeview/Nuevo (AP12)		46	1	-	47	450	316	10,748	7,930	1,566	1,566	2,769
Mead Valley/Good Hope (AP 13)		6	-	-	6	57	40	1,372	1,012	200	200	354
Palo Verde Valley (AP14)		17	-	-	17	163	114	3,888	2,868	567	567	1,002
Greater Elsinore (AP15)		-	-	-	-	-	-	-	-	-	-	-
Highway 74/79 (AP16)		-	-	-	-	-	-	-	-	-	-	-
Sun City/Menifee Valley (AP17)		-	-	-	-	-	-	-	-	-	-	-
Coachella - Eastern (AP18)		75	2	-	77	737	517	17,609	12,992	2,566	2,566	4,537
Southwest Area Plan (SWAP) (AP19)		-	-	-	-	-	-	-	-	-	-	-
San Geronimo Pass Area (AP20)		32	1	-	33	316	222	7,547	5,568	1,100	1,100	1,944

¹ Adjustment made for pass-by trips (trips occurring while on the way to another destination) and diverted trips (trips slightly out of the way to another destination) commonly applied to retail land uses.

² Fee for Jurupa Area (Area Plan 1) and Eastvale (Area Plan 5) is no longer applicable because those areas are now incorporated.

Sources: Tables 6.1 and 6.6, Wilkfin Financial Services.

Table 3: Maximum Justified Traffic Signal Facilities Fee

Land Use	A		B	C = A x B		D = C x 0.02	E = C + D
	Cost Per ADT	ADT Unit	ADT per Unit	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	
<i>Residential</i>							
Single Family Unit	\$ 47	Dwelling Unit	9.57	\$ 450	\$ 9	\$ 459	
Multi-family Unit	47	Dwelling Unit	6.72	316	6	322	
<i>Non-residential</i>							
Commercial	\$ 47	Acre	228.69	\$10,748	\$ 215	\$ 10,963	
Office	47	Acre	168.72	7,930	159	8,089	
Industrial	47	Acre	33.33	1,566	31	1,597	
Surface Mining ³	47	Acre	33.33	1,566	31	1,597	
Wineries	47	Acre	58.92	2,769	55	2,824	

¹ Fee per unit for single family and multi-family residential; fee per acre of commercial, industrial, per acre of intensive use areas for surface mining, and wineries.

² Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

³ The trip factor assumption of trips per day per acre of land is based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc.

Sources: Table 7.4; County of Riverside; Willdan Financial Services.

Table 4: Proposed Traffic Signal Facilities Fee

Land Use	A		B		C = A x B		D = C x 0.02	E = C + D
	Cost Per ADT	ADT Unit	ADT per Unit	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹		
<i>Residential</i>								
Single Family Unit	\$ 42	Dwelling Unit	9.57	\$ 402	\$ 8	\$ 410		
Multi-family Unit	42	Dwelling Unit	6.72	282	6	288		
<i>Non-residential</i>								
Commercial	\$ 42	Acre	228.69	\$ 9,605	\$ 192	\$ 9,797		
Office	42	Acre	168.72	7,086	142	7,228		
Industrial	42	Acre	33.33	1,400	28	1,428		
Surface Mining ³	42	Acre	33.33	1,400	28	1,428		
Wineries	42	Acre	58.92	2,475	50	2,525		

¹ Fee per unit for single family and multi-family residential; fee per acre of commercial, industrial, per acre of intensive use areas for surface mining, and wineries.

² Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

³ The trip factor assumption of trips per day per acre of land is based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc.

Sources: Table 7.4; County of Riverside; Willdan Financial Services.

County of Riverside DIF 2020 Nexus Study
Ordinance 659.13
Section 7 (a) Fee Amounts
September 2014 Draft

September Draft December 18 Draft

Area Plan		Traffic Improvement Fee	Traffic Improvement Fee	Difference
1	Jurupa	-	-	-
2	Coachella - Western	167	767	(600)
3	Highgrove / Northside / University City	2,266	10,436	(8,170)
4	Reche Canyon / Badlands	1,966	9,055	(7,089)
5	Eastvale	-	-	-
6	Temescal Canyon	2,133	9,822	(7,689)
7	Woodcrest / Lake Matthews	2,799	12,892	(10,093)
8	March Air Force Base	-	-	-
9	Desert Center / CV Desert	-	-	-
10	Upper San Jacinto Valley	367	1,688	(1,321)
11	REMAP	633	2,916	(2,283)
12	Lakeview / Nuevo	100	460	(360)
13	Mead Valley / Good Hope	1,566	7,213	(5,647)
14	Palo Verde Valley	200	921	(721)
15	Greater Elsinore	567	2,609	(2,042)
16	Harvest Valley / Winchester	-	-	-
17	Sun City / Menifee Valley	-	-	-
18	Coachella - Eastern	2,566	11,818	(9,252)
19	Southwest Area Plan (SWAP)	-	-	-
20	San Geronio Pass	1,100	5,065	(3,965)

County of Riverside DIF 2020 Nexus Study Ordinance 659.13

Section 7 (a) Fee Amounts
September 2014 Draft

December
18 Draft

Area Plan	Single Family Residential \$ per dwelling unit		Multi-Family Residential \$ per dwelling unit		Commercial \$ per acre		Office \$ per acre		Industrial \$ per acre		Industrial \$ per acre		Surface Mining \$ per acre		Wineries \$ per acre	
	Old Nexus	New Nexus	Old Nexus	New Nexus	Old Nexus	New Nexus	Old Nexus	New Nexus	Old Nexus	New Nexus	Old Nexus	New Nexus	Old Nexus	New Nexus	Old Nexus	New Nexus
1 Jurupa	4,069	4,613	2,828	3,842	21,766	19,217	24,517	10,279	10,279	12,552	5,132	6,600	7,560	12,552	6,600	7,560
2 Coachella - Western	4,096	6,183	2,847	4,962	29,460	26,692	31,629	11,864	12,464	15,977	6,717	8,297	9,784	15,977	8,297	9,784
3 Highgrove / Northside / University City	4,720	3,628	3,285	3,064	37,337	30,690	20,850	12,545	20,715	10,637	7,398	4,915	11,567	10,637	4,915	11,567
4 Reche Canyon / Badlands	4,634	3,628	3,224	3,064	35,279	29,172	20,850	12,245	19,334	10,637	7,098	4,915	11,036	10,637	4,915	11,036
5 Eastvale	4,069	4,057	2,828	3,413	21,786	19,217	21,579	10,279	10,279	11,017	5,132	5,249	7,560	11,017	5,249	7,560
6 Temescal Canyon	4,681	4,416	3,258	3,700	36,422	30,015	22,652	12,412	20,101	11,578	7,265	5,743	11,331	11,578	5,743	11,331
7 Woodcrest / Lake Matthews	4,873	5,142	3,392	4,262	40,986	33,390	26,316	13,078	23,171	13,492	7,931	7,427	12,509	13,492	7,427	12,509
8 March Air Force Base	4,069	3,598	2,828	3,039	21,786	19,217	20,737	10,279	10,279	10,577	5,132	4,862	7,560	10,577	4,862	7,560
9 Desert Center / CV Desert	4,048	4,277	2,813	3,606	28,317	25,748	24,734	11,697	11,697	12,271	6,550	5,036	9,489	12,271	5,036	9,489
10 Upper San Jacinto Valley	4,459	4,395	3,100	3,810	24,950	21,073	22,552	10,974	12,295	12,166	5,827	6,422	8,654	12,166	6,422	8,654
11 REIMAP	4,251	3,598	2,956	3,039	26,131	22,423	20,737	10,912	13,195	10,577	5,765	4,862	8,679	10,577	4,862	8,679
12 Lakeview / Nuevo	4,098	3,847	2,848	3,236	22,472	19,723	21,665	10,379	10,739	11,062	5,232	5,289	7,737	11,062	5,289	7,737
13 Mead Valley / Good Hope	4,559	6,265	3,172	5,187	32,624	27,147	29,143	11,890	17,537	15,078	6,743	8,851	10,390	15,078	8,851	10,390
14 Palo Verde Valley	4,105	6,801	2,853	5,409	29,659	26,760	33,879	11,897	12,618	17,050	6,750	9,242	9,843	17,050	9,242	9,843
15 Greater Elsinore	4,232	4,221	2,942	3,536	25,674	22,085	22,810	10,846	12,888	11,661	5,699	5,816	8,562	11,661	5,816	8,562
16 Harvest Valley / Winchester	4,069	3,598	2,828	3,039	21,786	19,217	20,737	10,279	10,279	10,577	5,132	4,862	7,560	10,577	4,862	7,560
17 Sun City / Menifee Valley	4,069	5,185	2,828	4,293	21,786	19,217	26,645	10,279	10,279	13,664	5,132	7,578	7,560	13,664	7,578	7,560
18 Coachella - Eastern	4,785	6,962	3,330	5,566	45,926	38,740	33,676	14,263	23,515	16,942	9,116	9,147	14,026	16,942	9,147	14,026
19 Southwest Area Plan (SWAP)	4,069	3,637	2,828	3,071	21,786	19,217	20,884	10,279	10,279	10,654	5,132	4,930	7,560	10,654	4,930	7,560
20 San Geronimo Pass	4,385	4,956	3,050	4,238	29,333	24,785	25,866	11,379	15,344	14,001	6,232	7,805	9,504	14,001	7,805	9,504



JAY E. ORR
COUNTY EXECUTIVE OFFICER

**COUNTY OF RIVERSIDE
EXECUTIVE OFFICE**

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HUMAN RESOURCES
ED CORSER
COUNTY FINANCE DIRECTOR
CHRISTOPHER HANS
CHIEF DEPUTY COUNTY EXECUTIVE OFFICER

August 25, 2014

RAMV – Rural Association of Mead Valley
19100 Una Street
Perris, CA 92570
Attn: Everett Price, President

Dear Mr. Price,

Thank you for your letter to the Board of Supervisors regarding the Development Impact Fee program. Your thoughts and comments on the Riverside County Development Impact Fee Study Update make us better prepared for additional comments, questions, and suggestions. In your letter to the Board members, you requested that the current DIF fees for Mead Valley remain at the present rate of \$6,265. We appreciate your passion for the Mead Valley area and would offer the following reasons why the proposed DIF fee for Mead Valley is changing:

“ 1. Unlike other areas of Riverside County, rural zoning in Mead Valley will not generate large amounts of housing that produce residential developer impact fees. Higher DIF fees will not affect housing in the area. Impact fees will come from the Mead Valley Industrial Corridor and land uses.”

The present DIF fee referenced, \$6,265, is the DIF fee for a single family dwelling, and was included in the staff report as an example. The Mead Valley area plan also has current and proposed DIF fees for the non-housing categories. If there is less residential development in the industrial corridor, then you would be correct in stating that less DIF revenue from residential development would be collected. However, to cover the range of new construction types possible in the Mead Valley area plan, DIF fees have been developed for each type, as seen in the table below.

County of Riverside DIF 2020 Nexus Study

Ordinance 659.13

Section 7 (a) Fee Amounts

December 18, 2013 Draft

Area Plan	Single Family Residential \$ per dwelling unit		Multi-Family Residential \$ per dwelling unit		Commercial Office \$ per acre		Industrial \$ per acre		Surface Mining \$ per acre		Wineries \$ per acre	
	Old Nexus	New Nexus	Old Nexus	New Nexus	Old Nexus	New Nexus	Old Nexus	New Nexus	Old Nexus	New Nexus	Old Nexus	New Nexus
13 Mead Valley / Good Hope	4,559	6,265	3,172	5,187	32,624	27,147	29,143	17,537	15,078	6,743	8,651	10,390

"2. Industrial zoned properties and land uses will make substantial negative impacts on the community and therefore need to pay their fair share in developer impact fees toward roads, parks, trails, libraries and community centers."

"3. Industrial projects create a need for more than just roads and infrastructure. People working in these facilities have families. These families need to have services such as roads, parks, trails, libraries and community centers that require funding. Many of these services were paid for through RDA funding in the past, but these services must be funded by developers through DIF fees today."

As more people come into the unincorporated county, new construction will follow. The California Mitigation Fee Act of 1987 authorizes the county to charge development impact fees for the public facilities that will be constructed to ease the impacts caused by new construction. The 2020 Nexus Study compiles the public facilities that will be needed and calculates the cost and who will pay for them. Developers must "pay their way and pay their share".

While the new nexus study establishes how many new residents will drive the need for regional parks and trails, libraries and community centers, the study has not yet determined the number of non-residents who drive the need for these same public facilities to be constructed. All the public recreational facilities add to the quality of life for residents and non-residents, but the main question is who must share the cost of constructing them via DIF fees.

The current nexus study defines "employees" as working residents, which is why there is an industrial and commercial DIF fee to share in the cost of constructing regional parks and trails, libraries and community centers.

"Employees" per the definition in the new nexus study, are the non-residents who may be employed in the new industrial and commercial buildings but don't live in the unincorporated county or in Riverside County at all. This is the definition used consistently throughout the new study for the non-housing construction types. Employees, or non-residents may use public recreational facilities, but the issue is whether industrial and commercial developers should share the cost of constructing regional parks and trails, libraries and community centers for their non-resident employees.

We acknowledge that there is a possibility that non-resident employees may use regional trails for commuting to work in unincorporated Riverside County, but there is no study to show this. So, after discussing this issue with Supervisor Jeffries, the Regional Parks and Open Space District has agreed to embark on a separate study to determine how many non-resident employees use regional trails for commuting purposes and how much of a DIF fee burden should be placed on industrial and commercial development.

However, because the completion of the Regional Parks and Open Space District's study may result in a new fee, the new nexus study will go forward and the fee increase (if any) will be rolled in as part of the next DIF update.

4. Improvements to the Placentia Ave. overpass improvements at I-215 Freeway clearly show adding on and off ramp access onto the 215 Freeway for the Mid-County Parkway. The massive amount of increased industrial truck traffic projected for Harvill Ave. will generate a need for Placentia Ave. access through Mead Valley onto the 215 Freeway and improvements to this interchange and nearby roads. See attached circulation plans.

9. Placentia Interchange is on the list of ugly bridges and termed as structurally deficient. DIF fees from the increased traffic created by development such as the Villages of Lakeview should bare the majority of the cost of this interchange, but industrial development on both sides of the freeway should be included in paying higher DIF fees as they will greatly impact the roads and bridges in the area as heavy laden trucks tear up roads, increasing road maintenance costs and therefore create a need for more developer fees.

County Transportation staff looked into the Placentia Avenue overpass at the I-215 Freeway project. It was removed from the Mead Valley list of transportation improvements in the April 2006 DIF update because it was a regional project included in the TUMF (Transportation Uniform Mitigation Fee) program. Therefore, the developer's share in the cost through TUMF fees cannot be charged again by including the Placentia Avenue overpass/I-215 in the DIF program.

5. Rural Association of Mead Valley is very concerned with the Regional Trail that crosses over the I-215 at Placentia Ave. The current overpass includes the regional trail along the south side of the bridge. The Regional Trail must be included in the Mid County Parkway improvements to this interchange. This trail also needs extensive maintenance throughout Mead Valley and DIF fees are crucial to funding trails.

7. Harvill Ave. today is in total disrepair and falling apart. The County is currently not able to maintain this road at current capacity. What will happen once increased truck traffic starts to roll down these streets? Current fees must be maintained to provide minimal road maintenance to roads within and nearby the Industrial Corridor. Developers must pay their fair share and not put burden on the taxpayers of Mead Valley.

Exacting a mitigation fee under California law does not permit DIF funds to be used for maintenance of existing facilities, which include trails and roads. The "fair share" that developers must pay is only the portion of the new public facility (ies) that must be constructed or expanded due to the impacts of more people. In other words, developers are not permitted to pay for existing deficiencies.

The original DIF program, Board Ordinance 659.6, became effective November 11, 2001. Section 14, entitled "Fee Adjustment" authorized the Board to periodically review and adjust DIF fees. Adjustments are needed to reflect the changes in the public facilities required to be constructed as a result of new development as well as revisions in the actual and estimated costs of the facilities. Many of the projects from the original fee study and the April 2006 DIF update have since been completed and removed, reprioritized, or updated in cost. Below is the comparison of road improvements from the 2006 DIF update and the proposed road improvements for Mead Valley, which were submitted by the Transportation Department.

Current Mead Valley/Good Hope Roads (AP13)	Comment	Development Allocation	Proposed Mead Valley/Good Hope Roads (AP13)	Comment	Development Allocation
Clark Street - Cajalco to Rider	(Still needed, but with revised cost) (Not needed due to lower than expected growth)	\$387,008	Clark Street - Cajalco to Rider	(Revised cost)	\$248,300
Gavilan - Cajalco to Santa Rosa Mine	(Not needed due to lower than expected growth)	\$1,970,800			
Old Elsinore Road - San Jacinto Ave to Ellis Ave	(Not needed due to lower than expected growth)	\$1,548,031			
Old Elsinore Road - Rider to San Jacinto Ave	(Still needed, but with revised cost)	\$2,507,810	Old Elsinore Rd - Rider to San Jacinto Avenue	(Revised cost)	\$1,612,000
Santa Rosa Mine Road - Marshall to Old Elsinore Rd	(Not needed due to lower than expected growth)	\$192,078			
Santa Rosa Mine Road - Post to Marshall	(Not needed due to lower than expected growth)	\$1,536,623			
Santa Rosa Mine Road - Christmas Tree to Post Rd	(Not needed due to lower than expected growth)	\$427,854			
Theda St - Ellis Ave to Hwy 74	(Still needed, but with revised cost)	\$1,099,102	Theda Street - Ellis to Hwy 74	(Revised cost)	\$762,000
Interstate 215 and Placentia St	(Covered under TUMF; also RCTC is planning to build this interchange with the Mid County Parkway Project (unofficially, the preferred alignment connection to I-215))	\$0			
			Nandina - Wood Road to Barton	(New priority road improvement)	\$1,995,000
Cost To New Development		\$9,669,306	Cost to New Development		\$3,957,300

Finally, the 2010-2020 nexus study update is overdue. There are critical and necessary projects that are contingent on the approval of the new DIF Capital Improvement Plan. The requirements of the law must be followed and sufficient data is required in order to justify the collection of DIF fees from developers. This makes it possible for developers to fund their fair share of public facilities without placing undue burdens on taxpayers of Mead Valley.

Thank you again for your thoughts and comments on the 2010-2020 DIF Nexus Study. We appreciate the opportunity to understand your position and provide clarification. Please let us know if you have any further questions. Please feel free to contact us at the Executive Office; our phone number (951) 955-1110.

Sincerely Yours,

Serena Chow

Serena Chow, Principal Management Analyst



JAY E. ORR
COUNTY EXECUTIVE OFFICER

COUNTY OF RIVERSIDE
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CHRISTOPHER HANS
CHIEF DEPUTY COUNTY EXECUTIVE OFFICER

May 29, 2014

Tim Johnson, Executive Director
California Apartment Association – Greater Inland Empire (AAGIE)
8250 White Oak Avenue Suite 100
Rancho Cucamonga, CA 91730
RE: Response to AAGIE letter dated April 9, 2014

Dear Mr. Johnson,

The County has considered the AAGIE's letter dated April 9, 2014 regarding the latest draft of the Riverside County Development Impact Fee Study Update. Your additional comments, questions, and concerns provide us with the opportunity to enhance the study and we would like to offer the following responses to the concerns you raised in your letter:

1. Correlation between Population and Need for Jails and Detention Facilities

Population increases drive housing demand. A wide range of housing choices, apartments, single family homes and condominiums, are needed to support these additional residents at every economic scale. Along with additional residents is the increased need for public infrastructure and facilities, including the construction of jails. Jail bed construction is not a new public facility in the county's DIF fee. In fact, the construction of 2,620 jail beds has been included in the county's DIF since the start of the program in 2001.

Population increases drive future jail bed need. The term "incarceration rate" is an industry standard used in jail corrections planning that describes the number of arrests per population.

"Population projections continue to show a steady increase into the future for Riverside County. The increased incarceration rate is directly linked to increased populations."

Riverside County Sheriff's Department 2011 Correctional Facility Needs Assessment, page 19.

2. Fee Allocations

The percentage of unincorporated growth in Table 3.1 of the nexus study should not be confused with percentage of "fee allocation". The service population is 2,971,820, which includes both incorporated and unincorporated growth by 2020. This is because new jails serve the total population of Riverside County.

Table 3.2, column D uses the countywide 2020 service population of 2,971,820 to derive the facilities per capita. The jail bed facility per capita or standard is 2.11. Table 3.3 translates this per-capita standard into per capita costs. This is the "pro-rata" fair share of the cost to construct the jail beds needed by 2020 for the countywide service population of 2,971,820. Finally, Table 3.4 determines the DIF fee for the service population of 2,971,820.

May 29, 2014

RE: Response to AAGIE letter dated April 9, 2014

Page 2

DIF fees are paid by the new single family, multi-family, commercial, industrial, surface mining, and winery development in unincorporated county for its "fair share" of the jail facilities cost. The remainder of the jail costs must be paid from other non-fee sources. To determine the amount that will be needed from non-fee sources, Table 3.6 "Projected Fee Revenue and Other Funding Needed" provides the county with the magnitude of its cost burden to bear its "fair share."

Table 3.6 shows the cost of all planned Criminal Justice Public Facilities is \$439,628,000. Jail construction is but one component. If new development occurs in unincorporated Riverside as *projected* in Table 3.1 and the maximum potential fee revenue is collected, the county will still need to make up the difference of \$333,461,300. This makes it vitally important for the county to plan ahead and pursue general fund debt financing and grant funding.

Again, thank you for your comments on the County's Development Impact Fee study update. Please don't hesitate to contact us if you have any further questions.

Yours truly,

A handwritten signature in black ink, appearing to read "George Johnson", written in a cursive style.

George Johnson, Chief Assistant County Executive Officer



JAY E. ORR
COUNTY EXECUTIVE OFFICER

COUNTY OF RIVERSIDE EXECUTIVE OFFICE

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COUNTY FINANCE DIRECTOR
CHRISTOPHER HANS
CHIEF DEPUTY COUNTY EXECUTIVE OFFICER

May 20, 2014

Bill Blankenship, Chief Executive Officer
Building Industry Association
3891 11th Street
Riverside, CA 92501
RE: Response to BIA comments from April 14, 2014 Meeting

Dear Mr. *Bill* Blankenship,

The County has considered the BIA's comments at our April 14, 2014 meeting regarding the latest draft of the Riverside County Development Impact Fee Study Update. Your additional comments, questions, and concerns provide us with the opportunity to enhance the study and we would like to offer the following responses to the concerns you raised during our meeting:

1. Correlation between Population and Need for Jails and Detention Facilities

Population increases drive housing demand. A wide range of housing choices, apartments, single family homes and condominiums, are needed to support these additional residents at every economic scale. Along with additional residents is the increased need for public infrastructure and facilities, including the construction of jails. Jail bed construction is not a new public facility in the county's DIF fee. In fact, the construction of 2,620 jail beds has been included in the county's DIF since the start of the program in 2001.

Population increases drive future jail bed need. The term "incarceration rate" is an industry standard used in jail corrections planning that describes the number of arrests per population.

"Population projections continue to show a steady increase into the future for Riverside County. The increased incarceration rate is directly linked to increased populations." Riverside County Sheriff's Department 2011 Correctional Facility Needs Assessment, page 19.

2. Average Length of Stay

The county supports the 2011 Sheriff's Correctional Facility Needs Assessment that establishes the number of jail beds needed by the year 2020 and disagrees with the BIA's own calculations of average length of stay (ALOS).

In the Sheriff's Correctional Facility Needs Assessment, the average length of stay (ALOS) was calculated using the average daily population and the estimated number of bookings in which an inmate required a bed. The Sheriff's Jail Information Management System (JIMS) calculates the ALOS based on time served by inmates released during a specific time period. Both formulas were used in the Correctional Needs Assessment to confirm the correct ALOS was being used.

Page 2

May 20, 2014

RE: Response to BIA comments from April 14, 2014 Meeting

The ALOS is used to project future bed needs based on population. The obvious goal of the Sheriff's Department and the criminal justice system is to keep every inmate sentenced to serve time in jail in custody for the entire duration of their sentence.

In order to have zero early releases, additional jail beds are needed. The baseline ALOS of 2010/2011 is used in the Correctional Facility Needs Assessment because during that year, the Smith Correctional Facility Expansion was completed and there were only 28 inmates released early – a relative balance between the jail and court system. This meant that all but 28 inmates that were booked had a jail bed and remained in custody for their court-appointed jail term.

3. Population Figures

At the suggestion of the BIA, County staff researched the incorporated and unincorporated figures used in the Criminal Justice Service Population figures in Table 3.1 of the nexus study. According to the County Demographics unit, the projection of service population for unincorporated Riverside County for 2020 is slightly lower (35,576 persons) than the figures in Table 3.1. However, using a lower unincorporated growth figure would increase the per capita cost and result in a higher fee for criminal justice facilities.

As discussed on page 40 of the nexus study, estimates of total development at the 2020 planning horizon are used a) to determine the facility standard when using the system plan approach, and b) to estimate total fee revenues.

The estimated total fee revenue should not be confused with fee burden in Table 3.6 of the nexus study, but to quantify other funding needed should new development not occur as projected.

4. AB109 Projections of Jail Bed Need

The AB109 jail bed projections are not included in the Riverside County Sheriff's Department Correctional Facility Needs Assessment, as discussed on page 48-49 of the nexus study. Completed in July 2011, the Correctional Facility Needs Assessment established the jail bed need of an additional 2,527 beds by 2020. AB109, the California Public Safety Realignment Act, was implemented on October 1, 2011. Although the estimated potential of jail beds needed could be as high as 5,068 additional beds by 2020 (page 49), this number is clearly not used in any of the fee calculation tables.

Again, thank you for your comments on the County's Development Impact Fee study update. Please don't hesitate to contact us if you have any further questions.

Yours truly,



George Johnson, Chief Assistant County Executive Officer



JAY E. ORR
COUNTY EXECUTIVE OFFICER

MEMORANDUM COUNTY OF RIVERSIDE EXECUTIVE OFFICE

GEORGE A. JOHNSON
CHIEF ASSISTANT COUNTY EXECUTIVE OFFICER
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ED CORSER
COUNTY FINANCE DIRECTOR
CHRISTOPHER HANS
CHIEF DEPUTY COUNTY EXECUTIVE OFFICER

TO: Bill Blankenship, Riverside Building Industry Association
FROM: George Johnson, Chief Assistant CEO
DATE: March 10, 2014
RE: DIF Discussion Points

Attachments: Riverside County Sheriff's Department's 2011 Correctional Facility Needs Assessment, 2007 Local Youthful Offender Rehabilitative Facility Construction Funding Program Proposal

1. Average Length of Stay.

According to the Sheriff's department, the Average Length of Stay (ALOS) numbers for sentenced and unsentenced is already weighted in JIMS; therefore the further weighting of the averages between the two is duplicative. The excerpt from the Riverside County Sheriff's Department's 2011 Correctional Facility Needs Assessment, page 2 reads:

"The Jail Information System (JIMS) tracks all inmates processed through the Riverside County Jail system. JIMS calculates the ALOS by determining the time in custody for every inmate released from custody over a specific time frame. For FY 10/11, JIMS calculated the ALOS for Pre-Trial inmates (every inmate not sentenced to county jail) was 10.4 days. The ALOS for sentenced inmates was 52.0 days. Averaging the above two calculations, the ALOS for the jail population was 31.2 days."

2. There is no reasonable relationship (nexus) between the need for jail beds and new development.

There is a reasonable relationship between population growth and the need to increase public infrastructure and facilities, including the construction of jails. Other factors such as demographics and economics can create other trends in crime statistics but these are cyclical in nature. Jail bed need is determined by population growth, bookings, and average length of stay (ALOS).

"Population projections continue to show a steady increase into the future for Riverside County. The increased incarceration rate is directly linked to increased populations."
Riverside County Sheriff's Department 2011 Correctional Facility Needs Assessment, page 19.

The incarceration rate is the number of bookings that result from 100,000 arrests out of the total population of 18-69 year-olds in any given year. The average booking of felonies + misdemeanors for 2007-2010 was 4,450. This factor was used to calculate the bookings per 100,000 total arrests with the Department of Finance population projections to determine the jail bed need by 2020 in Figure 3.9. Riverside County Sheriff's Department 2011 Correctional Facility Needs Assessment, page 20.

The nexus study is "an analysis of the need for public facilities and capital improvements to support projected future development within Riverside County through 2020." Development Impact Fee Study Update Draft Final Report December 18, 2013, page 1.

"The determination of a public facilities fee begins with the selection of a planning horizon and development of projections for population and employment. These projections are applied consistently to each of the facility categories analyzed in this report, and are summarized in Chapter 2." Development Impact Fee Study Update Draft Final Report December 18, 2013, page 30.

Criminal justice public facilities serve both residents and businesses, and provide services to both incorporated and unincorporated portions of the County. Therefore, the demand for criminal justice facilities is based on the County's total service population of residents and workers. Development Impact Fee Study Update Draft Final Report December 18, 2013, page 47. Service population, which is comprised of residents and employment establishes current and projected populations in Table 3.1; the Criminal Justice Public Facilities System Plan Facilities Per Capita uses the service population projection to determine facilities per capita in Table 3.2. Development Impact Fee Study Update Draft Final Report December 18, 2013, page 48, 49.

"The total cost of identified criminal justice facilities to serve growth in incorporated and unincorporated areas is approximately \$439.6 million. New development in unincorporated areas is projected to provide approximately \$106.2 million." Development Impact Fee Study Update Draft Final Report December 18, 2013, page 52.

Chapter 14 of the nexus study is entitled "Mitigation Fee Act Findings." Four statutory findings required for adoption of the public facilities fees documented in the nexus report are presented in this chapter and supported in detail by the report. All statutory references are to the Mitigation Fee Act (MFA). The fifth finding, Proportionality, is only required by the MFA if an agency imposes a fee as a condition of approval for a specific project. Although the nexus study does not include any fees as conditions of approval for a specific project, the fees established by the nexus study ensure that planned projects under each facility category has a reasonable relationship between the fee amount and the portion of the facilities attributable to the development on which the fee is imposed. Development Impact Fee Study Update Draft Final Report December 18, 2013, page 122-124.

3. Cost of Juvenile Beds versus Adult Beds*

Juvenile secure treatment facilities are governed by the minimum standards set forth in Title 24. Given that the focus is toward education and rehabilitation, the Probation Van Horn Youth Facility is designed with more education and rehabilitation program spaces. There is a mix of assessment units, living units and transitional units which include single, double and dormitory-style occupancy rooms which are designed according to the program function. Finally, there are also specific requirements in Title 24 that utilize more space and require more fixtures/equipment than all-dormitory style dayrooms or multiple-occupancy rooms. This is in contrast to adult incarceration beds, which are designed for more total beds taking up less space proportionately and requiring less fixtures/equipment. The juvenile beds in the Probation Van Horn Youth Facility are the only juvenile beds proposed by 2020. Development Impact Fee Study Update Draft Final Report December 18, 2013, Table 3.2 page 49. Future juvenile education and rehabilitation beds will follow similar per-bed cost trends.

Probation Juvenile Van Horn Youth Treatment Facility per bed cost: $\$32,947,045 \div 100 \text{ beds} = \$329,470$ per bed. 2007 Local Youthful Offender Rehabilitative Facility Construction Funding Program Proposal, attached.

Adult incarceration costs per bed were derived from the recently-completed Smith Correctional Facility Expansion #3: $\$78,867,500 \div 582 \text{ beds} = \$135,511$ per bed. Board of Supervisor's approval of project budget February 5, 2008, Item 3.20.

*Note: The County detailed requirements for juvenile facilities in its written response dated June 29, 2013 and transmitted to BIA and DPGF on July 1, 2013

November 18, 2014

VIA E-MAIL AND FIRST CLASS MAIL

Mr. Bill Blankenship,
Chief Executive Officer
BUILDING INDUSTRY ASS'N OF
SOUTHERN CALIFORNIA
Riverside Chapter
3891 11th Street
Riverside, CA 92501

Re: **Legal analysis, comments and critique – County of Riverside –
“Draft Development Impact Fee Study Update”**

Dear Mr. Blankenship:

Pursuant to your request, we have conducted a review and legal analysis of the County of Riverside's staff proposal for adoption of the new “Draft Development Impact Fee Study Update.” This letter summarizes our analysis and conclusions to date, with particular focus on the component of the new fee proposal described as the County “Justice Fee.”

The County staff's latest proposal for “updating” the County's development impact fees (“DIF”) includes a proposal for a distinct, and unusual, “fee” that is referred to as the Justice Fee, which is intended supposedly to fund construction of new County-owned criminal justice and detention facilities, including juvenile justice facilities. The current proposal recommends that the Justice Fee be charged at the rate of \$1,218 per new single-family home as a condition of issuing building permits for new residential construction.

In brief, the proposed inclusion of a “Justice Fee” in the DIF continues to raise serious legal questions, and in its current form appears to be inconsistent with constitutional and statutory requirements.

Constitutional Prohibitions Against Use of a “Fee” to Fund Jail Facilities:

There are unique legal concerns and constitutional constraints prohibiting the use of “fees” to fund police facilities or services. Such police, law enforcement, and correctional services have traditionally been viewed as “general governmental services,” inherent in the public services freely provided by city and county government to the public generally and funded out of the general fund from properly allocated general taxes – not from “user fees” or from fees or assessments imposed on new development. These prohibitions include Proposition 218, adopted in 1996.

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Bill
Blankenship 9-1

Building Industry Association of Southern
California
November 18, 2014
Page 2

Proposition 218:

“No fee or charge may be imposed for general governmental services, including but not limited to, police, fire, ambulance or library services where the service is available to the public at large in substantially the same manner as it is to property owners.” (Prop. 218, Cal. Const., Art. XIII D, sec. 6(b)(5).)

In this context, “general governmental services,” include the bricks-and-mortar facilities required to provide police, fire, ambulance and library services. California law governing development fees defines “public services” as being synonymous with “public facilities” and “community amenities.” (Gov. Code § 66000(d).) The County’s law enforcement, detention, and correctional facilities clearly fit into this group of “general governmental services” which are available to the public at large in substantially the same manner as to property owners. Prop 218 thus prohibits the County from funding those services or facilities by way of any “fee or charge.”

The California Court of Appeal confirmed this interpretation of Prop. 218 in *Golden Hill Neighborhood Ass’n v. City of San Diego* (2011) 199 Cal.App.4th 416, 435: “The plain meaning of ... Art. XIII D section 6(b)(5) prohibiting fees or charges for general governmental services is that fees and charges (and arguably assessments, which are different from fees and charges) may not be imposed against real property to recoup the cost of providing general governmental services.”

“Fees” for Correctional Facilities Are Likely to Be Deemed to Be “Taxes”:

Funding for “generally-available governmental services” – such as law enforcement and incarceration – is most often provided by way of properly-adopted, voter-approved, taxes than by way of “fees.” or “assessments.” “Fees for providing fire protection and other traditional core government services are usually considered taxes, and are subject to constitutional limitations.” McQuillen, MUNICIPAL CORPORATIONS (3d Rev. Ed, 2000) § 44.62.20, p. 235. *See also, Novato Fire Protection Dist. v. United States* (9th Cir., 1999) 181 F.3d 1135, 1139, in which the federal court of appeal applied California law and held that a special district’s purported fire protection and emergency service “fees” were, instead, illegal “taxes” for general governmental services, and thus those charges were invalid unless properly voter-approved.

No Authority for “Justice Fees” Under the Mitigation Fee Act:

California’s Mitigation Fee Act (Gov’t Code Sections 66000 *et seq.*) provides no legal authority for the County’s attempt to fund the expansion of jail facilities by imposition of development fees. To the contrary, Gov’t Code Section 66002 lists the types of “public facilities” or “improvements” that may be funded by fees on new residential development, and

Building Industry Association of Southern
California
November 18, 2014
Page 3

does not include jails, police facilities, or any other type of correctional or law enforcement facilities. Instead, it lists schools, water and sewer facilities, storm water facilities, gas and electrical facilities, transportation and transit facilities, parks, and “any other capital project identified in the [County’s] capital facility plan pursuant to Section 66002.”

Constitutional Constraints on Development Fees in General:

The proposed County “Justice Fees” – like all of the County’s DIF – are subject to the common legal principles that limit development fees and exactions in general. Such limitations are of constitutional origin and provide the boundaries between permissible regulation and unconstitutional conditions in violation of the 5th and 14th Amendments. The U.S. Supreme Court in 2013 reaffirmed that all fees imposed as conditions of development approval must meet constitutional requirements of *Nollan v. California Coastal Comm.* (1987) 483 U.S. 825, and *Dolan v. City of Tigard* (1994) 512 U.S. 374. Specifically, (1) the fee must be shown to be reasonably related to adverse impacts actually caused by proposed development (the “rational relationship” test), and (2) the fees must be “roughly proportional” to the costs of facilities necessary, or similar impacts imposed on the public agency, as a result of the proposed development activity (the “rough proportionality” requirement). (*Koontz v. St. John's River Water Mgt. Dist.* (2013) __ U.S. __, 133 S.Ct. 2586.)

The California Supreme Court has held that the similar requirements apply even to “legislatively adopted fees” such as the proposed DIF: “As a matter of constitutional and statutory law, such fees must be reasonably related, in use and amount, to the deleterious public impacts of development.” (*San Remo Hotel v. City & County of San Francisco* (2002) 27 Cal.4th 643, 661.) The Court also held that the constitutional limitations on fees and exactions prescribed the US Supreme Court are intended to be included in the California Mitigation Fee Act, enacted in 1988 as “AB-1600” (Gov’t Code §§ 66000-66024). (*Ehrlich v. City of Culver City* (1996) 12 Cal.4th 854.)

In addition to these limitations on fees arising from the U.S. Constitution’s prohibitions on “regulatory takings,” there are additional limitations on fees in California which derive from State constitutional limitations on fees, taxes, and charges (e.g., Cal. Const., art. XIII as amended by Proposition 13, and Proposition 218). Under the California Constitution, purported “fees” which exceed the reasonable costs of providing facilities or services made necessary by development activities may be deemed to be “special taxes” – which are invalid in the absence of the necessary voter approval.

No Nexus to New Residential Development:

Building Industry Association of Southern
California
November 18, 2014
Page 4

Assuming that the County could demonstrate some legal authority to charge development fees for the purpose of funding correctional facilities, the County would still need to demonstrate a reasonable nexus between construction of new homes and increased demands for more jail beds.

Flawed Nexus Study Issues:

The County staff appears to be aware of these constitutional nexus requirements, but fails to meet them. We have previously reviewed, and critiqued, the July 2013 Draft DIF Nexus Study (Willdan) and noted that it fails to support the proposed Justice Fee. Its data and nexus analysis fail to show the necessary causal connections between new homes and the Justice Fees to pay for more jail facilities (see also DPFPG analysis). Those flaws include (without limitation):

- Failure to take into account “non-development” sources of demand for jail facilities, e.g., AB-109, state prison realignment programs, ICE and other state and federal transfers of detainees/prisoners;
- Flawed “Facility Standards” analysis: Gov’t Code 66000(g) expressly prohibits use of fees to improve the standard of service, however, the Willdan Study erroneously calculates, and inflates, the current level of service of Jail Beds/Capita by using Justice Fee revenues.
- Flawed estimates of rate of growth incorporated v. unincorporated areas of the County. If most of the population growth is in the Cities, and assuming that need for jail beds is directly related to population (rather than new homes) then Justice Fee part of the DIF would be more heavily attributable to the Cities (if they were subject to fees) than in unincorporated County.
- Inflated cost estimates; declining (or at least changing) crime rates; distinguishing rates of incarceration from residents of newly-built homes vs. older existing communities, or multi-family units?
- State law requires Counties to fund County Jail facilities out of general fund/property taxes.

CEQA Compliance Issues:

The proposed County DIF program would likely trigger CEQA and require some level of environmental analysis of possible impacts arising from the adoption of the fee program. CEQA Guidelines § 15273(b) provides that fees or charges “for the expansion of a system remain subject

Building Industry Association of Southern
California
November 18, 2014
Page 5

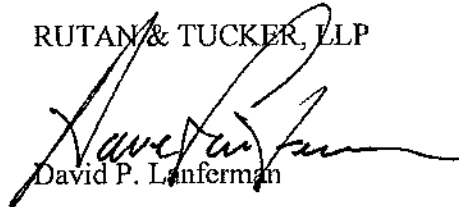
to CEQA.” That appears to apply to these Justice Fees. While Guideline § 15273(a)(4) allows for an exemption in the case of fees established for the purpose of: “...obtaining funds for capital projects, necessary to maintain service in existing service areas,” it is not clear that exemption could be invoked here. In addition, subsection (c) requires that the agency invoking this exemption must incorporate written findings in the record “setting forth with specificity the basis for the claim of exemption.”

I understand that BIA tries to work with the County on many levels to assure adequate and appropriate public facilities. However, our review of the proposed new DIR, particularly the proposed “Justice Fee” on new residential development, concludes that such a fee would be unauthorized by law and unsupported by the required evidence. Accordingly, enactment of the proposal – at least in its current form – would violate constitutional and statutory constraints, and may well expose the County to legal challenge.

Please contact me if you would like to discuss any of these points in further detail. Thank you for the opportunity to be of assistance.

Very truly yours,

RUTAN & TUCKER, LLP



David P. Lanferman

DPL/mtr

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: G. GRANT

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: NOV 25TH 014 **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Matthew Buck

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25/14 **Agenda #** 9.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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①

would like to speak before Bill
Riverside County Board of Supervisors Blankenbiller
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Nathan Miller

Address: BIA 3891 11th St.
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/29/14 **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

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2

**Riverside County Board of Supervisors
Request to Speak**

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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Bill Blankenship

Address: BIA 3891 Hwy 57.
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/23/14 **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

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SPEAKER'S NAME: Tim Johnson

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25 **Agenda #** 9-1

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Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

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_____ **Support** _____ **Oppose**

I give my 3 minutes to: _____

*Tim Johnson
Will not be
speaking on
9-1*

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

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Individual Speaker Limits:

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Dave Davis

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25/14 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Michelle Randall

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Holmstrom left before speaking
**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Holmstrom

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 16-7

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: GARY GRANT

BOARD RULES

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(6 Min)
**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Paul Jacobs

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** _____

Phone #: _____

Date: 11/25/14 **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Holmstrom, Britt

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25/14 **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**
I'll give my 3 minutes to

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below: *Paul on 9-1*

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: *Paul Jacobs*

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: Holmstrom

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____ *Dip fee.*

Date: _____ **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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9 (6) minutes
Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
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to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Miabelle Randall

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25/14 **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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Support **Oppose** **Neutral**

I give my 3 minutes to: _____

9 minutes total

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: Dave Davis

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25/14 **Agenda #** 9.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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Support **Oppose** **Neutral**

I give my 3 minutes to: Michelle Randall

BOARD RULES

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**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: Jerry Sencida

- Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 11/25/14 **Agenda #** 9.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Michelle Randall

BOARD RULES

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Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

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ORDINANCE NO. 659.13

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 659
ESTABLISHING A DEVELOPMENT IMPACT FEE PROGRAM

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 1. of Ordinance No. 659 is amended to read as follows:

“Section 1. TITLE. This ordinance shall hereafter be known as the Year 2010-2020 Development Impact Fee (“DIF”) Ordinance.”

Section 2. Section 2. of Ordinance No. 659 is amended to read as follows:

“Section 2. FINDINGS. The Board of Supervisors, having reviewed and considered the report entitled: “County of Riverside Development Impact Fee Study Update Draft Final Report (Report)” and the Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan) finds and determines that:

- a. In order to effectively implement the Riverside County Comprehensive General Plan, manage new residential, commercial, industrial, surface mining and winery development, and address impacts caused by such development, certain Facilities must be constructed or acquired.
- b. In order for the County to construct or acquire the needed Facilities, it is necessary to require that all new development bear its fair share cost of providing the Facilities reasonably needed to serve that development. However, new development shall not be unfairly burdened with the cost of facilities associated with serving the existing population.
- c. Development Impact Fees (Fees) are hereby created for that purpose.

FORM APPROVED COUNTY COUNSEL
BY: DALEA GARDNER
DATE: 11/25/14

11/25/2014 9-1

- 1 d. As indicated in the Report, the Fees set forth herein do not reflect the entire
2 cost of the Facilities needed in order to effectively meet the needs created
3 by new development. Additional revenues will be required from other non-
4 fee sources. The Board finds that the benefit to each development project is
5 greater than the amount of the Fees to be paid by that project.
- 6 e. Payment of the Fees does not necessarily mitigate to a level of
7 insignificance all impacts from new development. Whether impacts
8 associated with a particular development project have been mitigated to a
9 level of insignificance will be determined by the County on a case-by-case
10 basis. If the County determines that payment of the Fees, coupled with other
11 feasible mitigation measures, does not mitigate impacts to a level of
12 insignificance, an Environmental Impact Report will be required for the
13 development project in question.
- 14 f. The Criminal Justice Public Facilities, Library Construction, Fire Protection
15 Facilities, Traffic Signals, Regional Parks, Regional Trails, Flood Control,
16 Regional Multi-Service Centers, and Library Books/Media Components of
17 the Report and DIF Capital Improvement Plan includes data compiled from
18 information provided by various County departments and the Riverside
19 County Regional Park and Open Space District; based on the anticipated
20 needs of the County due to future development during the next ten (10)
21 years.
- 22 g. The Transportation Improvement Facilities Component of the Report and
23 DIF Capital Improvement Plan includes data compiled from information
24 provided by the Transportation and Land Management Agency based on the
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1 anticipated needs of the County due to future development during the next
2 twenty five (25) years.

- 3 h. The Fees collected pursuant to this ordinance shall be used toward the
4 construction and acquisition of Facilities identified in the DIF Capital
5 Improvement Plan. The need for the Facilities is related to new residential,
6 commercial, office, industrial, surface mining and winery development
7 because such new development will bring additional people and other uses
8 into the County thus creating an increased demand for the Facilities.
9
10 i. The cost estimates set forth in the Report and the DIF Capital Improvement
11 Plan are reasonable cost estimates for the Facilities and that portion of the
12 Fees expected to be generated by new development will not exceed the total
13 fair share of these costs.
14
15 j. Failure to mitigate growth impacts on Facilities within the County will
16 place residents in a condition perilous to their health, safety and welfare.
17
18 k. There is a reasonable relationship between the use of the Fees and the type
19 of development projects on which the Fees are imposed because the Fees
20 will be used to construct the Facilities and the Facilities are necessary for
21 the health and welfare of the residential, commercial, office, industrial,
22 surface mining, and winery users of the development projects on which the
23 Fees will be levied.
24
25 l. There is a reasonable relationship between the need for the Facilities and the
26 type of development project on which the Fees are imposed because it will
27 be necessary for the residential, commercial, office, industrial, surface
28 mining, and winery users of the development projects to have access to the

1 Facilities in order to use, inhabit, and have access to the development
2 projects. New development will benefit from the Facilities and the burden
3 of such new development will be mitigated in part by the payment of the
4 Fees.

5 m. The cost estimates set forth in the Report and the DIF Capital Improvement
6 Plan are reasonable cost estimates for constructing and/or acquiring the
7 Facilities and that portion of the Fees expected to be generated by new
8 development will not exceed the total fair share of these costs.

9 n. Even though second units and guest quarters on existing single family
10 lots may also contribute to the need for certain of the Facilities, the
11 Board refrains from imposing Fees on such development at this time,
12 and in this regard finds that second units and guest quarters: (1) provide
13 a cost-effective means of serving development through the use of
14 existing infrastructure, as contrasted to requiring the construction of new
15 costly infrastructure to serve development in undeveloped areas; (2)
16 provide relatively affordable housing for low and moderate income
17 households without public subsidy; and (3) provide a means for
18 purchasers of new or existing homes to meet payments on high interest
19 loans.

20 o. This Ordinance is for the purpose of promoting public health, safety,
21 comfort, and welfare and adopts means which are appropriate to
22 attaining those ends.”

23 Section 3. Section 4. of Ordinance No. 659 is amended to read as follows:

24 “Section 4. PURPOSE. This ordinance serves the following purposes:

1 a. It establishes and sets forth policies, regulations, and Fees relating to the
2 funding and installation of the Facilities necessary to address the direct and
3 cumulative environmental effects generated by new development projects
4 described and defined in this ordinance.

5 b. It establishes the authorized uses of the Fees collected.”

6 Section 4. Subsection k. of Section 6. of Ordinance No. 659 is amended to read as

7 follows:

8 “k. FACILITIES. ‘Facilities’ shall mean the public facilities financed or
9 acquired by the DIF Program and shall include all of the facilities set forth
10 in the DIF Capital Improvement Plan and any subsequently approved
11 revision thereof.”

12 Section 5. Subsection t. of Section 6. of Ordinance No. 659 is amended to read as

13 follows:

14 “t. DEVELOPMENT IMPACT FEE CAPITAL IMPROVEMENT PLAN. The
15 list entitled Riverside County Development Impact Fee Capital
16 Improvement Plan, which list is on file with the Clerk of the Board.”

17 Section 6. Subsection x. of Section 6. of Ordinance No. 659 is amended to read as

18 follows:

19 “x. REPORT. Means the ‘County of Riverside Development Impact Fee Study
20 Update Draft Final Report.’”

21 Section 7. Subsection z. of Section 6. of Ordinance No. 659 is amended to read as

22 follows:

1 “z. REVENUE or REVENUES. Any funds received by the County pursuant to
2 the provisions of this ordinance for the purpose of defraying all or a portion
3 of the cost of the facilities set forth in the DIF Capital Improvement Plan.”

4 Section 8. A new subsection bb. is added to Section 6. of Ordinance No. 659 to read as

5 follows:

6 “bb. WINERY. An agricultural facility with an established on-site vineyard
7 designed and used to crush, ferment, and process grapes into wine.”

8 Section 9. A new subsection cc. is added to Section 6. of Ordinance No. 659 to read as

9 follows:

10 “cc. INTENSIVE USE AREA – WINERY. The ‘intensive use area’ means, for
11 purposes of a winery, that project area which includes but is not limited to the
12 roadways, parking areas, all buildings associated with the winery including wine
13 production and storage areas, tasting room, office and administration space, retail sales,
14 indoor and outdoor special occasion facilities, and food service space.”

15 Section 10. A new subsection dd. is added to Section 6. of Ordinance No. 659 to read as

16 follows:

17 “dd. REQUIRED PLANTED VINEYARD. The minimum site area when
18 required by Riverside County Zoning Ordinance 348 for wineries with on-site
19 vineyards for the planting and cultivation of grapevines.”

20 Section 11. Section 7. of Ordinance No. 659 is amended to read as follows:

21 “Section 7. DEVELOPMENT IMPACT FEE. In order to assist in providing
22 Revenue to acquire or construct the Facilities, Development Impact Fees shall be paid for each
23 residential unit, development project, or a portion thereof to be constructed. Seven categories of
24 Fees are defined which are: Single Family Residential (“SFR”), Multi-Family Residential
25 (“MFR”), Commercial, Office (applicable to Transportation Improvement Projects and Traffic
26 (“MFR”), Commercial, Office (applicable to Transportation Improvement Projects and Traffic
27 (“MFR”), Commercial, Office (applicable to Transportation Improvement Projects and Traffic
28 (“MFR”), Commercial, Office (applicable to Transportation Improvement Projects and Traffic

1 Signals only), Industrial, Surface Mining, and Wineries. For each of these categories, the amount
 2 of the DIF will vary depending upon the location of the property upon which the development unit
 3 or a portion thereof will be constructed. Within each Area Plan, the following DIF amounts shall
 4 be paid for each Development Project within each Area Plan:

5 a. DIF AMOUNTS. The DIF amounts below shall be paid for each
 6 Development Project within each Area Plan commencing July 1, 2014.

Area Plan	Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
1 Jurupa	4,069	2,828	21,786	19,217	10,279	5,132	7,560
2 Coachella - Western Highgrove / Northside /	4,096	2,847	29,460	26,592	12,464	6,717	9,784
3 University City	4,720	3,285	37,337	30,690	20,715	7,398	11,567
4 Reche Canyon / Badlands	4,634	3,224	35,279	29,172	19,334	7,098	11,036
5 Eastvale	4,069	2,828	21,786	19,217	10,279	5,132	7,560
6 Temescal Canyon	4,681	3,258	36,422	30,015	20,101	7,265	11,331
7 Woodcrest / Lake Matthews	4,873	3,392	40,996	30,390	23,171	7,931	12,509
8 March Air Force Base	4,069	2,828	21,786	19,217	10,279	5,132	7,560
9 Desert Center / CV Desert	4,048	2,813	28,317	25,748	11,697	6,550	9,489
10 Upper San Jacinto Valley	4,459	3,100	24,950	21,073	12,295	5,827	8,654
11 REMAP	4,251	2,956	26,131	22,423	13,195	5,765	8,679
12 Lakeview / Nuevo	4,098	2,848	22,472	19,723	10,739	5,232	7,737
13 Mead Valley / Good Hope	4,559	3,172	32,624	27,147	17,537	6,743	10,390
14 Palo Verde Valley	4,105	2,853	29,689	26,760	12,618	6,750	9,843
15 Greater Elsinore	4,232	2,942	25,674	22,085	12,888	5,699	8,562
16 Harvest Valley / Winchester	4,069	2,828	21,786	19,217	10,279	5,132	7,560
17 Sun City / Menifee Valley	4,069	2,828	21,786	19,217	10,279	5,132	7,560
18 Coachella - Eastern Southwest Area Plan (SWAP)	4,785	3,330	45,926	38,740	23,515	9,116	14,026
19 (SWAP)	4,069	2,828	21,786	19,217	10,279	5,132	7,560
20 San Gorgonio Pass	4,385	3,050	29,333	24,785	15,344	6,232	9,504

Section 12. Section 8. of Ordinance No. 659 is amended to read as follows:

“Section 8. FEE COMPONENTS. The Development Impact Fees within each Area Plan shall be comprised of the components set forth in Section 8.a.

a. FEE COMPONENTS. The DIF amounts within each Area Plan commencing July 1, 2014 shall be comprised of the following components.

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
1	Jurupa							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
2	Coachella - Western							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	179	124	-	-	-	-	-
c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d	Traffic Improvement Facilities	48	34	1,143	844	767	167	295
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	300	208	-	-	-	-	-

1	g	Regional Trails	185	129	-	-	-	-	-
2	h	Flood Control	-	-	-	-	-	-	-
3	i	Library Books/Media	57	40	-	-	-	-	-
4	j	Regional Multi-Service Centers	-	-	-	-	-	-	-
		Total	4,096	2,847	29,460	26,592	12,464	6,717	9,784

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
3	Highgrove							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	651	457	15,551	11,473	10,436	2,266	4,007
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,720	3,285	37,337	30,690	20,715	7,398	11,567

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
4	Reche Canyon / Badlands							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	565	396	13,493	9,955	9,055	1,966	3,476
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-

1	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
2		Total	4,634	3,224	35,279	29,172	19,334	7,098	11,036

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
5	Eastvale							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
6	Temescal Canyon							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	612	430	14,636	10,798	9,822	2,133	3,771
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,681	3,258	36,422	30,015	22,250	7,265	11,331

Area Plan	Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
7 Lake Mathews / Woodcrest							
a Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	804	564	19,210	14,173	12,892	2,799	4,949
e Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
Total	4,873	3,392	40,996	33,390	23,171	7,931	12,509

Area Plan	Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
8 March Air Force Reserve Base Policy Area							
a Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	-	-	-	-	-	-	-
e Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560

Area Plan	Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
9 Desert Center							

1	a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
2	b	Library Construction	179	124	-	-	-	-	-
3	c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
4	d	Traffic Improvement Facilities	-	-	-	-	-	-	-
5	e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
6	f	Regional Parks	300	208	-	-	-	-	-
7	g	Regional Trails	185	129	-	-	-	-	-
8	h	Flood Control	-	-	-	-	-	-	-
9	i	Library Books/Media	57	40	-	-	-	-	-
9	j	Regional Multi-Service Centers	-	-	-	-	-	-	-
10		Total	4,048	2,813	28,317	25,748	11,697	6,550	9,489

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre	
10	San Jacinto Valley								
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617	
b	Library Construction	115	80	-	-	-	-	-	
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418	
d	Traffic Improvement Facilities	105	74	2,516	1,856	1,688	367	648	
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525	
f	Regional Parks	852	591	-	-	-	-	-	
g	Regional Trails	197	137	-	-	-	-	-	
h	Flood Control	285	198	648	-	328	328	446	
i	Library Books/Media	57	40	-	-	-	-	-	
j	Regional Multi-Service Centers	75	53	-	-	-	-	-	
23		Total	4,459	3,100	24,950	21,073	12,295	5,827	8,654

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
11	REMAP							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617

1	b	Library Construction	115	80	-	-	-	-	-
2	c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
3	d	Traffic Improvement Facilities	182	128	4,345	3,206	2,916	633	1,119
4	e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
5	f	Regional Parks	852	591	-	-	-	-	-
6	g	Regional Trails	197	137	-	-	-	-	-
7	h	Flood Control	-	-	-	-	-	-	-
8	i	Library Books/Media	57	40	-	-	-	-	-
9	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
10		Total	4,251	2,956	26,131	22,423	13,195	5,765	8,679

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
12	Lakeview / Nuevo							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	29	20	686	506	460	100	177
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,098	2,848	22,472	19,723	10,739	5,232	7,737

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
13	Mead Valley							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	450	316	10,748	7,930	7,213	1,566	2,769
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525

1	f	Regional Parks	852	591	-	-	-	-	-
2	g	Regional Trails	197	137	-	-	-	-	-
3	h	Flood Control	40	28	90	-	45	45	61
4	i	Library Books/Media	57	40	-	-	-	-	-
5	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
6		Total	4,559	3,172	32,624	27,147	17,537	6,743	10,390

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre	
14	Palo Verde Valley								
9	a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
10	b	Library Construction	179	124	-	-	-	-	-
11	c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
12	d	Traffic Improvement Facilities	57	40	1,372	1,012	921	200	354
13	e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
14	f	Regional Parks	300	208	-	-	-	-	-
15	g	Regional Trails	185	129	-	-	-	-	-
16	h	Flood Control	-	-	-	-	-	-	-
17	i	Library Books/Media	57	40	-	-	-	-	-
18	j	Regional Multi-Service Centers	-	-	-	-	-	-	-
19		Total	4,105	2,853	29,689	26,760	12,618	6,750	9,843

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre	
15	Elsinore								
21	a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
22	b	Library Construction	115	80	-	-	-	-	-
23	c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
24	d	Traffic Improvement Facilities	163	114	3,888	2,868	2,609	567	1,002
25	e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
26	f	Regional Parks	852	591	-	-	-	-	-
27	g	Regional Trails	197	137	-	-	-	-	-
28	h	Flood Control	-	-	-	-	-	-	-
29	i	Library Books/Media	57	40	-	-	-	-	-

1	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
2		Total	4,232	2,942	25,674	22,085	12,888	5,699	8,562

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre	
16	Harvest Valley / Winchester								
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617	
b	Library Construction	115	80	-	-	-	-	-	
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418	
d	Traffic Improvement Facilities	-	-	-	-	-	-	-	
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525	
f	Regional Parks	852	591	-	-	-	-	-	
g	Regional Trails	197	137	-	-	-	-	-	
h	Flood Control	-	-	-	-	-	-	-	
i	Library Books/Media	57	40	-	-	-	-	-	
j	Regional Multi-Service Centers	75	53	-	-	-	-	-	
	Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560	

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre	
17	Sun City / Menifee Valley								
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617	
b	Library Construction	115	80	-	-	-	-	-	
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418	
d	Traffic Improvement Facilities	-	-	-	-	-	-	-	
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525	
f	Regional Parks	852	591	-	-	-	-	-	
g	Regional Trails	197	137	-	-	-	-	-	
h	Flood Control	-	-	-	-	-	-	-	
i	Library Books/Media	57	40	-	-	-	-	-	
j	Regional Multi-Service Centers	75	53	-	-	-	-	-	
	Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560	

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
18	Eastern Coachella Valley							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	179	124	-	-	-	-	-
c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d	Traffic Improvement Facilities	737	517	17,609	12,992	11,818	2,566	4,537
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	300	208	-	-	-	-	-
g	Regional Trails	185	129	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	-	-	-	-	-	-	-
	Total	4,785	3,330	45,926	38,740	23,515	9,116	14,026

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
19	Southwest Area							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
20	The Pass							

1	a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
2	b	Library Construction	115	80	-	-	-	-	-
3	c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
4	d	Traffic Improvement Facilities	316	222	7,547	5,568	5,065	1,100	1,944
5	e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
6	f	Regional Parks	852	591	-	-	-	-	-
7	g	Regional Trails	197	137	-	-	-	-	-
8	h	Flood Control	-	-	-	-	-	-	-
9	i	Library Books/Media	57	40	-	-	-	-	-
10	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
11		Total	4,385	3,050	29,333	24,785	15,344	6,232	9,504

12 Section 13. Section 9. of Ordinance No. 659 is amended to read as follows:

13 “Section 9. AREA PLAN BOUNDARIES. The boundaries of each Area Plan
14 are as set forth in that document entitled Riverside County Comprehensive General Plan, which is
15 on file with the Clerk of the Board.”

16 Section 14. Section 13. of Ordinance No. 659 is amended to read as follows:

17 “Section 13. ACREAGE-BASED FEES. Development Impact Fees for
18 commercial, office, industrial, surface mining and winery projects are based on units of developed
19 acreage and shall be computed on the basis of the Project Area in accordance with the following:

- 20 a. The Project Area shall be determined or verified by county staff
21 based upon the applicant's development plot plan as submitted to the
22 Planning Department.
- 23 b. If the difference between the net acreage, as exhibited on the plot
24 plan, and the Project Area is less than one-quarter acre, the fees shall
25 be charged on the full gross acreage.
- 26 c. The applicant may elect, at his or her own expense, to have the
27 Project Area evaluated, dimensioned, and certified by a registered
28

1 civil engineer or a licensed land surveyor. The engineer or land
2 surveyor shall prepare a wet-stamped letter of certification of the
3 Project Area dimensions and a plot plan exhibit that clearly
4 delineates the Project Area. Upon receipt of the letter of certification
5 and plot plan exhibit, County staff will review and if accepted,
6 approve the new Project Area. The fees will be established based
7 upon the newly certified Project Area.

8
9 d. Areas of legally restricted construction, such as Federal Emergency
10 Management Agency designated floodways, open space lots, and
11 areas dedicated to a public entity for public use within Project Areas
12 shall be excluded for the purpose of computing acreage-based Fees.”

13 Section 15. A new subsection a. is added to Section 14. of Ordinance No. 659 to read as
14 follows:

15 “a. Development Impact Fees are adjusted annually to reflect inflationary
16 changes. The annual adjustment occurs on July 1st of each year to coincide
17 with the fiscal year. The annual adjustment is calculated for the twelve-
18 month period ending March 31 prior to the July1 adjustment date. The
19 application of the cost indices follows:
20 Engineering News Record Construction Cost Index shall be used to adjust:
21 Criminal Justice Public Facilities, Library Construction, Fire Protection
22 Facilities, Transportation Improvement Facilities, Traffic Signals Regional
23 Parks, Regional Trails, Multi-Service Centers, and Flood Facilities; US
24 Department of Labor Statistics Consumer Price Index, All Urban
25
26
27
28

1 Consumers, Los Angeles-Riverside-Orange County shall be used to adjust
2 Library Books/Media.”

3 Section 16. Section 15 of Ordinance No. 659 is amended to read as follows:

4 “Section 15. TEMPORARY REDUCTION OF FEES. Pursuant to the fee
5 adjustment authority set for in Section 14 of this ordinance and notwithstanding Section 7, or any
6 other provision of this ordinance, DIF amounts in effect on the effective date of Ordinance 659.13
7 shall be temporarily reduced by forty percent (40%) until December 31, 2014. Commencing on
8 January 1, 2015, the DIF amounts in effect on the effective date of Ordinance 659.13 shall be
9 temporarily reduced by twenty percent (20%) until June 30, 2015. The full DIF fee amounts,
10 without any reduction, will be charged and collected on and after July 1, 2015 without further
11 action.
12

13 a. Application. The temporary fee reductions described in this section shall
14 not apply to or affect fees owed under any development agreement or other
15 contractual arrangement in effect on or before the effective date of
16 Ordinance 659.13. If reduced fees are paid at the time application is made
17 for a building permit and either the application or the building permit issued
18 on the application expires, subsequent building permit applications on the
19 same parcel shall be subject to the full DIF amount, unless the temporary
20 fee reductions are still in effect at the time of the subsequent application.
21

22 b. Effect. This ordinance only effects a temporary reduction in the DIF fee
23 amounts in the time periods and amounts described in this Section 15.”
24

25 Section 17. Section 16 of Ordinance No. 659 is amended to read as follows:

26 “Section 16. REDUCTION FOR SENIOR CITIZEN’S RESIDENTIAL UNITS.
27 The Fees required pursuant to Section 8 of this ordinance shall be reduced by 33.3 percent of the
28

1 applicable SFR Fee Amount for Senior Citizen's Residential Units. Reduction will be applied
2 upon review and approval of the project's eligibility for reduction. The applicant will be requested
3 to submit documentation proving eligibility. No reductions will be applied to the MFR Rate."

4 Section 18. Section 18 of Ordinance No. 659 is amended to read as follows:

5 "Section 18. CREDITS. If an owner or developer of real property dedicates land or
6 constructs facilities identified in the DIF Capital Improvement Plan, the County may grant the
7 owner or developer a Credit in one or more of the Fee Components described in this ordinance
8 against the Development Impact Fees required. No Credit shall be granted for the cost of
9 improvements not defined herein as "Facilities." An owner or developer may request a Credit
10 from the Transportation and Land Management Agency at the time of development approval. A
11 Credit granted at the time of development approval shall be included as a condition of that
12 approval. After development approval, but before the issuance of a building permit, an owner or
13 developer may request a Credit from the Executive Office. If the Transportation and Land
14 Management Agency or the Executive Office determines that a Credit is appropriate, the owner or
15 developer shall enter into a Credit Agreement which shall be approved by the Board of
16 Supervisors. The Credit amount shall be initially calculated by estimating the fair market value of
17 the land dedicated or by estimating the cost of constructing Facilities. The County shall
18 subsequently review and determine the actual value of the land dedicated and the actual
19 construction costs allowable. Any Credit granted shall not exceed the allocated cost for the
20 Facilities. Any Credit granted shall be given in stated dollar amounts only. "

21
22
23
24 Section 19. Section 19. of Ordinance No. 659 is amended to read as follows:

25 "Section 19. EXEMPTIONS. The following types of construction shall be exempt
26 from the provisions of this ordinance:
27
28

- 1 a. Reconstruction of a residential unit or commercial or industrial
2 building damaged or destroyed by fire or other natural causes;
- 3 b. Rehabilitation or remodeling of an existing residential, commercial,
4 or industrial building; or additions to an existing residential,
5 commercial or industrial building constructed after 2001.
- 6 c. The location or installation of a mobile home, without a permanent
7 foundation on any site. The Fees required under this ordinance shall
8 not be applicable to a site preparation permit or an installation
9 permit for a mobile home without a permanent foundation. No site
10 preparation permit or installation permit for a mobile home with a
11 permanent foundation shall be issued after January 22, 1989, except
12 upon the condition that the Development Impact Fees required by
13 this ordinance be paid; provided, however, in those instances where
14 a site preparation permit or an installation permit has been
15 previously issued and subsequently finalized for a site, and the
16 Development Impact Fees have been paid, the Fees required under
17 this ordinance shall not be applicable to a site preparation permit or
18 an installation permit for a mobile home with a permanent
19 foundation. Further, in those instances where an installation permit
20 was issued prior to January 22, 1989, and subsequently finalized for a
21 mobile home without a permanent foundation and a permit is
22 subsequently requested for the construction of a permanent
23 foundation for said existing mobile home, the Fees required under
24
25
26
27
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1 this ordinance shall not be applicable to the permit subsequently
2 issued for the construction of said permanent foundation.

- 3 d. Residential Units in publicly subsidized projects constructed as housing
4 for low-income households as such households are defined pursuant to
5 section 50079.5 of the Health and Safety Code. Exemption shall be
6 applied upon review and approval of the project's eligibility for the
7 exemption. The applicant will be required to provide documents
8 proving eligibility.
- 9 e. Detached Second Units or guest quarters pursuant to Section 18.28a
10 and Section 21.35a, respectively, of Riverside County Ordinance No.
11 348 and Attached Second Units pursuant to Section 18.28b of
12 Ordinance No. 348.
- 13 f. Construction of an SFR unit upon property wherein a mobile home
14 installation permit was issued prior to January 22, 1989 and
15 subsequently finalized.
- 16 g. The area designated as "Required Planted Area" where required by
17 Riverside County Zoning Ordinance 348 and any additional planted
18 vineyard area exceeding the requirement."
19

20 Section 20. This ordinance shall take effect sixty (60) days after its adoption
21

22 BOARD OF SUPERVISORS OF THE COUNTY
23 OF RIVERSIDE, STATE OF CALIFORNIA

24 By: _____
25 Chairman

26 ATTEST:

27 CLERK OF THE BOARD:
28

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



FROM: Executive Office

SUBMITTAL DATE:
May 28, 2014

SUBJECT: Re-Introduction of Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a Development Impact Fee Program; Resolution No. 2014-141 Notice of Intent to Conduct a Public Hearing; Resolution No. 2014-142 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. Re-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 ten months;
2. Adopt Resolution No. 2014-141 Notice of Intent to Conduct a Public Hearing on July 1, 2014 for the Adoption of County Ordinance 659.13 Establishing a Development Impact Fee Program;
3. Adopt Resolution No. 2014-142 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 Chow

Serena Chow
Principal Management Analyst

Continued on Page 2

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

6/11/2014

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that the above ordinance is approved as introduced with waiver of reading, and is set for public hearing on Tuesday, July 1, 2014, at 9:30 a.m..

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: June 17, 2014
 xc: E.O., COB

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.:

District: All

Agenda Number:

3-5

FORM APPROVED COUNTY COUNSEL
BY: *Harsha L. Victor*
DATE: 6/10/14

Departmental Concurrence

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

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

FORM 11: Re-introduction of Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a Development Impact Fee Program; Resolution No. 2014-141 Notice of Intent to Conduct a Public Hearing; Resolution No. 2014-142 Notice of Intent to Adopt the Development Impact Fee Capital Improvement Plan

DATE: May 28, 2014

PAGE: Page 2 of 3

RECOMMENDED MOTION: (continued from page 1)

6. Direct the Clerk of the Board to set the public hearing on July 1, 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;

BACKGROUND:

Summary

On February 11, 2014 (Item 3-4) the Board of Supervisors approved the Introduction of Ordinance 659.13 and the Notice of Intent to Conduct a Public Hearing for the Riverside County Development Impact Fee Program on April 22, 2014.

This item is re-introducing Ordinance 659.13 with new Resolutions No. 2014-141 and 2014-142 in order to re-set the public hearing date for July 1, 2014. The effective date is changed to 60 days after the public hearing, which will be September 1, 2014. During the 60-day postponement, staff was able to collect additional comments and provide clarification in a new "Question and Answer" section of the staff report "An Overview of the New 2010-2020 Development Impact Fee Nexus Study."

One comment resulted in a change to Ordinance 659 Section 16. "Reduction for Senior Citizen's Residential Units" that proposes a 33.3 percent fee reduction for Recreational Vehicle (RV) Parks, a proposal that was initially considered by the county in 2008. The proposed fee schedules did not change as a result of this modification.

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 construction 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
- Wildomar Fire Station Expansion

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 ten months. In order to provide the most level increases and the most certainty, the new adopted 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. The new adopted DIF fees will be reduced by 20% on January 1, 2015. On July 1, 2015, there will be 0% fee reductions of the new adopted DIF fees and the fees will be at 100%. The "40-20-0" ramp up will result in an estimated fee revenue loss of approximately \$562K, based on average fee revenues in fiscal year 2013-2014.

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Re-introduction of Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a
Development Impact Fee Program; Resolution No. 2014-141 Notice of Intent to Conduct a Public Hearing;
Resolution No. 2014-142 Notice of Intent to Adopt the Development Impact Fee Capital Improvement Plan
DATE: May 28, 2014
PAGE: Page 3 of 3

Proposed DIF Fees (at 100%)

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	\$ 266
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 Geronio Pass	\$ 4,956	\$ 4,385	\$ (571)
Illustration is for the average Single Family Fee		\$ 4,651	\$ 4,318	\$ (333)

“40-20-0” Ramp Up

Area Plans	OLD FEES			NEW FEES					New Fees at 100%	
	(Single Family)			Transition to new fees	Sept 1, 2014	Jan 1, 2015	July 1, 2015	New Fees at 100%		
	100% of Old Fees	Current Reduced Fees	40% of Temporary Fee Reduction		20% of Temporary Fee Reduction	0% Temporary Fee Reduction				
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 Geronio 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		

The public is invited to review the DIF Nexus Study, fee schedules, related documents and updates on the DIF webpage at: <http://www.countyofriverside.us/DIF.aspx>. 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 June 23, 2014.

2 **RESOLUTION NO. 2014-141**

3 **NOTICE OF INTENT TO CONDUCT A PUBLIC HEARING ON JULY 1, 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

1 Improvement Plan (DIF Capital Improvement Plan) and shall publish notice of such hearing pursuant to
2 Government Code Sections 65090 and 6061; and,
3

4 WHEREAS, the Board of Supervisors of the County of Riverside desire to conduct both hearings
5 on July 1, 2014 to effect the plan to adopt the Ordinance No. 659.13 and the Riverside County
6 Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan) concurrently to
7 consummate updating DIF; now therefore,
8

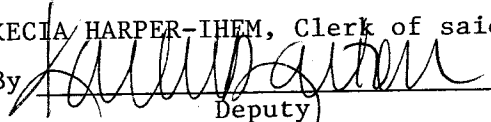
9 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
10 County of Riverside, State of California, in regular session assembled on June 17, 2014, that the public
11 hearing shall be set and held on July 1, 2014 at the County Administrative Center Board Chambers at
12 9:30 am, at which oral and written presentations can be made to the proposed changes to Riverside
13 County Ordinance No. 659.13 and the DIF CIP; and,
14

15 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is
16 hereby directed to give notice of the public hearing for the Adoption of Riverside County Ordinance No.
17 659.13 pursuant to Government Code Section 6062a and to give notice of the public hearing for the
18 Adoption of the Riverside County DIF Capital Improvement Plan pursuant to Government Code
19 Sections 65090 and 6061.
20

21 ROLL CALL:

22 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
23

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

25 KECIA HARPER-IHEM, Clerk of said Board
By  Deputy
26
27
28

2 **RESOLUTION NO. 2014-142**

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,

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 CIP is planned to be adopted concurrently with the adoption of
6 Riverside County Ordinance 659.13, Establishing a Development Impact Fee Program at the close of the
7 public hearing scheduled to take place on July 1, 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, adopts the new DIF Capital Improvement Plan at the close of
11 the 9:30 am public hearing held on or after July 1, 2014 and concurrently with the adoption of Riverside
12 County Ordinance No. 659.13, Establishing a Development Impact Fee Program at the County
13 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 ROLL CALL:

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

25
26
27
28



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 18, 2014

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: RES. 2014-141 INTENT TO CONDUCT A PUBLIC HEARING FOR ADOPTION OF CO. ORD. NO. 659.13

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **two consecutive Fridays: June 20 and 27, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Wednesday, June 18, 2014 10:33 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: RES. 2014-141

Received for publication on June 20 and 27. Proof with cost to follow.

Thank You!
Legal Advertising

Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

On Wed, Jun 18, 2014 at 10:24 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

One more....this one is for publication on 2 Fridays: June 20 and 27, 2014. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 18, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: RES. 2014-141 INTENT TO CONDUCT A PUBLIC HEARING FOR ADOPTION OF CO. ORD. NO. 659.13

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Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Wednesday, June 18, 2014 10:52 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: RES. 2014-141



Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, June 18, 2014 10:26 AM
To: tds-legals
Subject: FOR PUBLICATION: RES. 2014-141

One more....this one is for publication on 2 Fridays: June 20 and 27, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

RESOLUTION NO. 2014-141

NOTICE OF INTENT TO CONDUCT A PUBLIC HEARING ON JULY 1, 2014 FOR THE ADOPTION OF COUNTY ORDINANCE NO. 659.13 DEVELOPMENT IMPACT FEE PROGRAM AND THE RIVERSIDE COUNTY DEVELOPMENT IMPACT FEE CAPITAL IMPROVEMENT PLAN

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

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

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

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

WHEREAS, pursuant to California Government Code Section 66002, the County shall conduct a public hearing prior to adopting, by resolution, a Riverside County Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan) and shall publish notice of such hearing pursuant to Government Code Sections 65090 and 6061; and,

WHEREAS, the Board of Supervisors of the County of Riverside desire to conduct both hearings on July 1, 2014 to effect the plan to adopt the Ordinance No. 659.13 and the Riverside County Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan) concurrently to consummate updating DIF; now therefore,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on June 17, 2014, that the public hearing shall be set and held on July 1, 2014 at the County Administrative Center Board Chambers at 9:30 am, at which oral and written presentations can be made to the proposed changes to Riverside County Ordinance No. 659.13 and the DIF CIP; and,

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is hereby directed to give notice of the public hearing for the Adoption of Riverside County Ordinance No. 659.13 pursuant to Government Code Section 6062a and to give notice of the public hearing for the Adoption of the Riverside County DIF Capital Improvement Plan pursuant to Government Code Sections 65090 and 6061.

Any person wishing to testify in support of or in opposition may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony.

Dated: June 18, 2014

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

Gil, Cecilia

From: Gardner, Dale A. <DAGardne@co.riverside.ca.us>
Sent: Thursday, June 12, 2014 3:38 PM
To: Gil, Cecilia
Subject: FW: Item 3-5 Ord. 659.13 / Res. 2014-141 and Res. 2014-142

Cecilia, you don't publish the Ordinance until after it is adopted. You will publish the ordinance within 15 days of it being adopted.

You will need to publish Resolution 2014-141 in accordance with GC 6062a (twice-with at least a five day intervening interval and providing 10 days notice from the first publication).

You will need to publish Resolution 2014-142 in accordance with GC 65090 and 6061 (once with 10 days notice).

If you have further questions, please let me know.

Thanks.

DALE A. GARDNER
Deputy County Counsel

NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain attorney/client information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Victor, Marsha
Sent: Thursday, June 12, 2014 2:40 PM
To: Gardner, Dale A.
Subject: FW: Item 3-5 Ord. 659.13 / Res. 2014-141 and Res. 2014-142

Dale,

Can you follow up on this?

Marsha L. Victor, Principal Deputy
Office of Riverside County Counsel
3960 Orange St., Suite 500
Riverside, CA 92501
(951) 955-6300/FAX (951) 955-6322

Please note: The County has approved alternate work schedules and I work every other Friday.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 18, 2014

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: RES. 2014-142 INTENT TO ADOPT DEVELOPMENT
IMPACT FEE CAPITAL IMPROVEMENT PLAN

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **one Friday: June 20, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Wednesday, June 18, 2014 10:33 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: Res. 2014-142 DIF

Received for publication on June 20. Proof with cost to follow.

Thank You!
Legal Advertising

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On Wed, Jun 18, 2014 at 10:20 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Got it! Didn't take long as I thought ☺

Notice of Public Hearing, for publication on Friday, June 20, 2014. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
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FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 18, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: RES. 2014-142 INTENT TO ADOPT DEVELOPMENT
IMPACT FEE CAPITAL IMPROVEMENT PLAN

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Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Wednesday, June 18, 2014 10:52 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Res. 2014-142 DIF

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, June 18, 2014 10:20 AM
To: tds-legals
Subject: FOR PUBLICATION: Res. 2014-142 DIF

Got it! Didn't take long as I thought ☺

Notice of Public Hearing, for publication on Friday, June 20, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
to be held at the County Administrative Center Board Chambers, 4080 Lemon Street, Riverside, California
92501.

RESOLUTION NO. 2014-142
NOTICE OF INTENT TO ADOPT A NEW DEVELOPMENT IMPACT FEE
CAPITAL IMPROVEMENT PLAN

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

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

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

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

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

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

WHEREAS, the new DIF CIP is planned to be adopted concurrently with the adoption of Riverside County Ordinance 659.13, Establishing a Development Impact Fee Program at the close of the public hearing scheduled to take place on July 1, 2014; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, adopts the new DIF Capital Improvement Plan at the close of the 9:30 am public hearing held on or after July 1, 2014 and concurrently with the adoption of Riverside County Ordinance No. 659.13, Establishing a Development Impact Fee Program at the County Administrative Center Board Chambers; and,

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

Any person wishing to testify in support of or in opposition may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony.

Dated: June 18, 2014

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

Gil, Cecilia

From: Gardner, Dale A. <DAGardne@co.riverside.ca.us>
Sent: Thursday, June 12, 2014 3:38 PM
To: Gil, Cecilia
Subject: FW: Item 3-5 Ord. 659.13 / Res. 2014-141 and Res. 2014-142

Cecilia, you don't publish the Ordinance until after it is adopted. You will publish the ordinance within 15 days of it being adopted.

You will need to publish Resolution 2014-141 in accordance with GC 6062a (twice-with at least a five day intervening interval and providing 10 days notice from the first publication).

You will need to publish Resolution 2014-142 in accordance with GC 65090 and 6061 (once with 10 days notice).

If you have further questions, please let me know.

Thanks.

DALE A. GARDNER
Deputy County Counsel

NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain attorney/client information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Victor, Marsha
Sent: Thursday, June 12, 2014 2:40 PM
To: Gardner, Dale A.
Subject: FW: Item 3-5 Ord. 659.13 / Res. 2014-141 and Res. 2014-142

Dale,

Can you follow up on this?

Marsha L. Victor, Principal Deputy
Office of Riverside County Counsel
3960 Orange St., Suite 500
Riverside, CA 92501
(951) 955-6300/FAX (951) 955-6322

Please note: The County has approved alternate work schedules and I work every other Friday.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Nathan Miller

Address: BIA
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 6/17/14 **Agenda #** 3-9 DIF

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: GARRY GRANT

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 17th June 01st **Agenda #** 3-5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** * _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Paul Jacobs

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** _____

Phone #: _____

Date: 6/17/14 **Agenda #** 3-5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

An Overview of the New 2010-2020 Development Impact Fee (DIF) Nexus Study

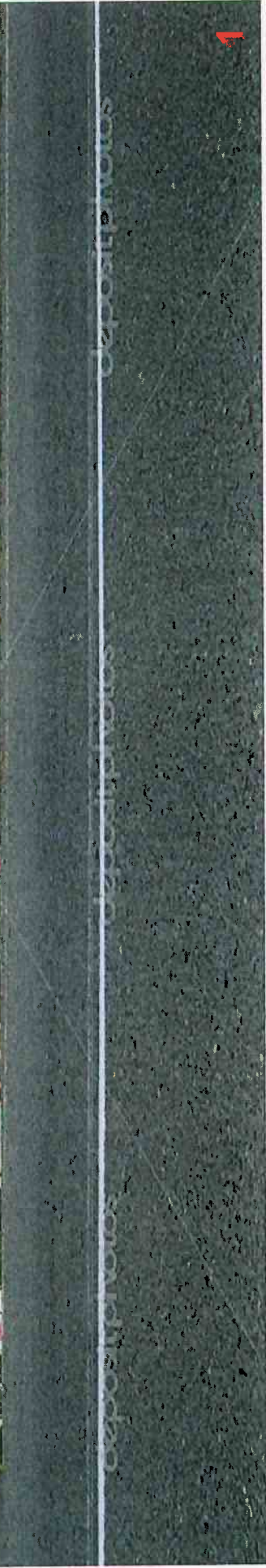


Riverside County Executive Office Staff Report

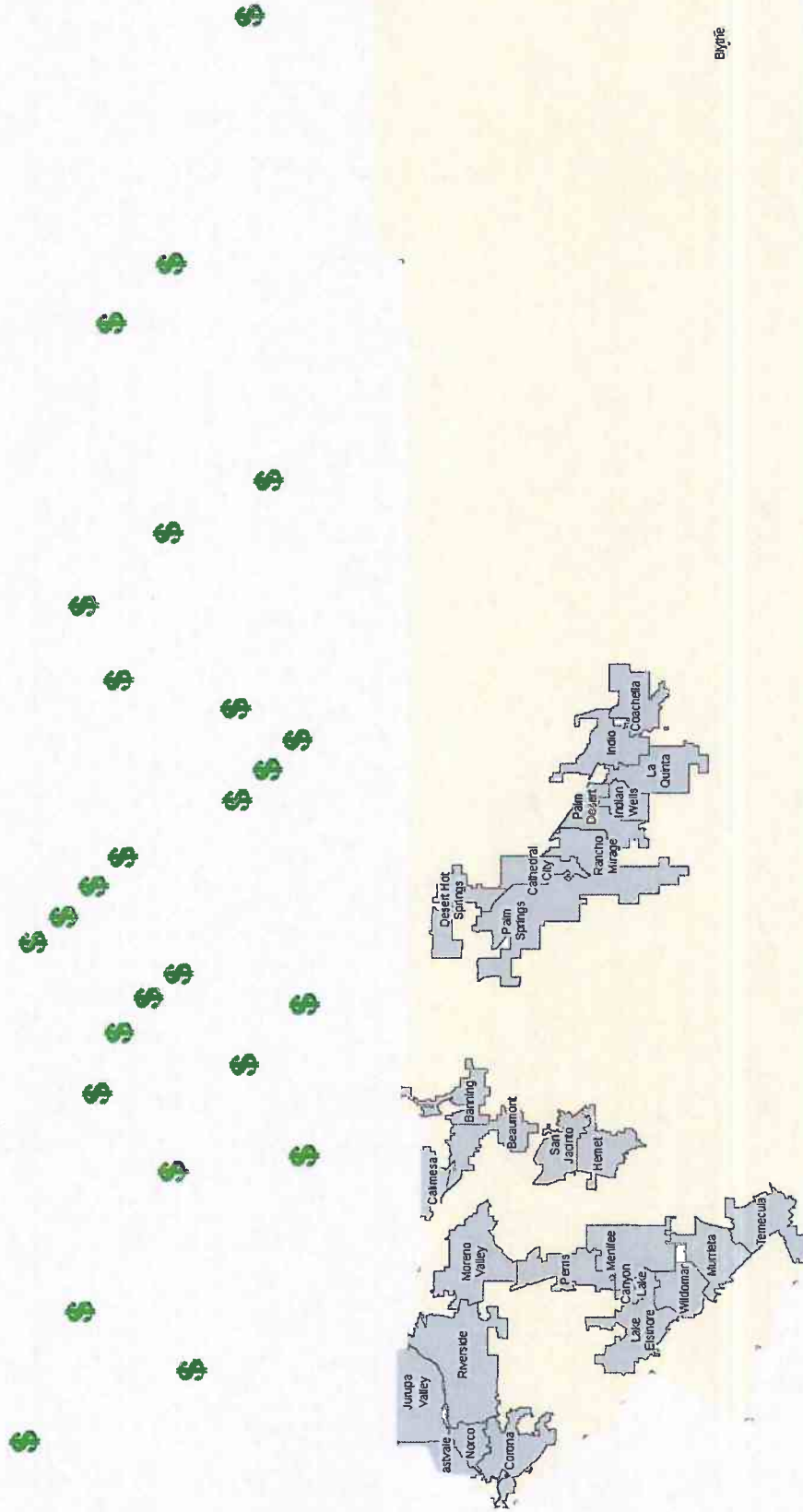
June 17, 2014

What is a development impact fee?

A development impact fee is a one-time charge dedicated to offset the costs of additional public facilities made necessary by the addition of new residents.



What fees does the County capture?



Fees are collected from new development in unincorporated Riverside County. The unincorporated area growth pays only the fair share burden of the facility costs identified in the new DIF Capital Improvement Plan.

A New DIF Capital Improvement Plan Will Result in Different Fees

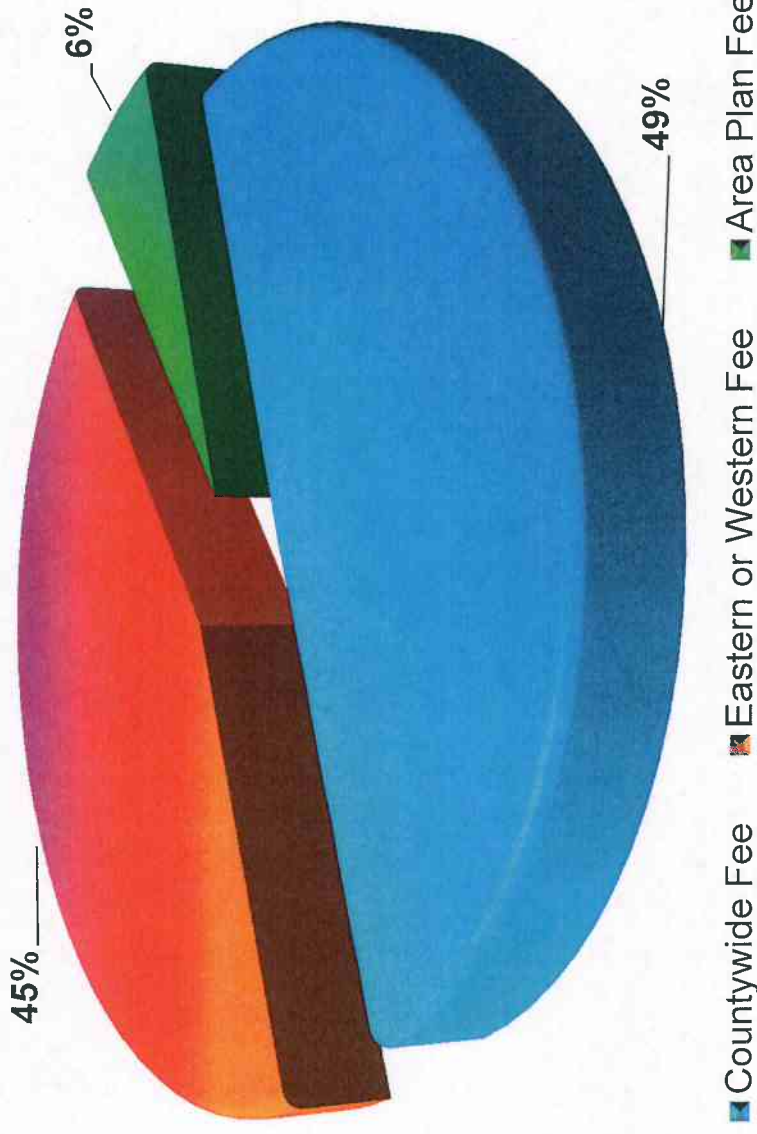
The County Departments submitted only the most critical, essential projects that would be needed by 2020.

**The DIF Capital Improvement Plan is made up of
the projects or facilities that:**

1. ... must be constructed or expanded by 2020 (2035 for transportation projects) because of impacts from new development
2. ... have identified the cost to mitigate the impacts (facility costs and/or land acquisition) and any other funding sources
3. ... have identified the portion of the project or facility attributed to future growth

**All projects on the DIF Capital Improvement
Plan must meet this Nexus “sniff test” of
Government Code 66000**

What is in the proposed DIF Fee?



This is the composition of the average single family DIF fee. It is made up of the ten (10) fee components grouped by Countywide, East or West (Regional), and Area Plan fees.

What are **Countywide** DIF Fees?

Countywide fees are the fees based on public facilities that serve the entire unincorporated county. It is the basic fee assessed countywide. They include criminal justice facilities, and library books/media.



Juvenile Facilities



Jail Construction



Banning Legal Center
(DA, Public Defender,
Probation)



Library
Books/Media

What are **East** or **West** DIF Fees?

Some public facilities serve either western or eastern Riverside County. These are also referred to as Regional fees and include:



Library
Construction



Fire
Facilities



Regional
Parks



Regional
Trails



... and Traffic
Signals

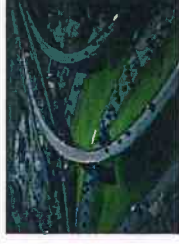


Regional Multi-
Service Centers

What are Area Plan DIF Fees?

Transportation improvements and flood control facilities are unique to and serve only that area plan. There are 20 area plans.

Western Coachella (Area Plan 2)
38th Avenue Improvements (Adams St. to City of Indio)
Varner Road Improvements (38th Avenue to Washington St)
Temescal Canyon Area (Area Plan 6)
Interstate 15 and Temescal Canyon Road Interchange



Transportation
Facilities

Upper San Jacinto Valley (Area Plan 10)
San Jacinto Valley, Stage 4
Mead Valley/Good Hope (Area Plan 13)
Mead Valley/Good Hope Line A



Flood control and storm
drainage facilities

Fees are paid at the time of certificate of occupancy, and are based on 7 construction types.



Single Family Multi-Family Commercial Office Industrial Surface Mining Wineries

DIF fees are collected over time and must be spent on the public facility for which the fee was collected

DIF fees cannot be used for operations or maintenance

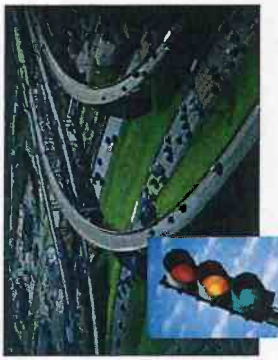
DIF fees cannot be used as general revenue



Woodcrest Library



Cabazon Fire Station



State Route 60 and Valley Way ramp and signals

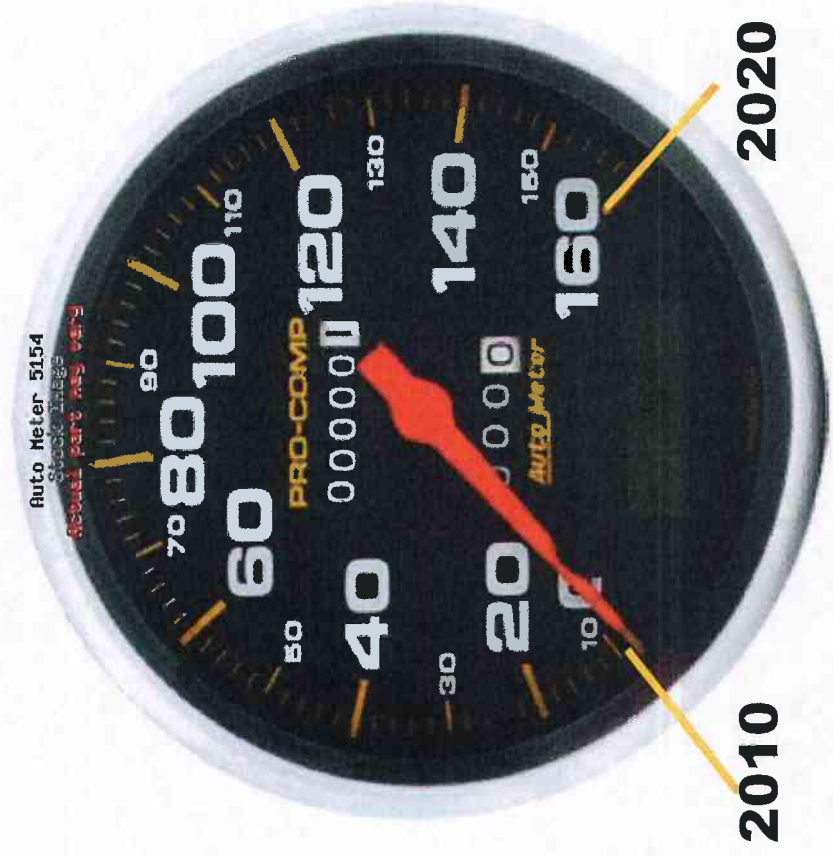


Idyllwild Park Expansion

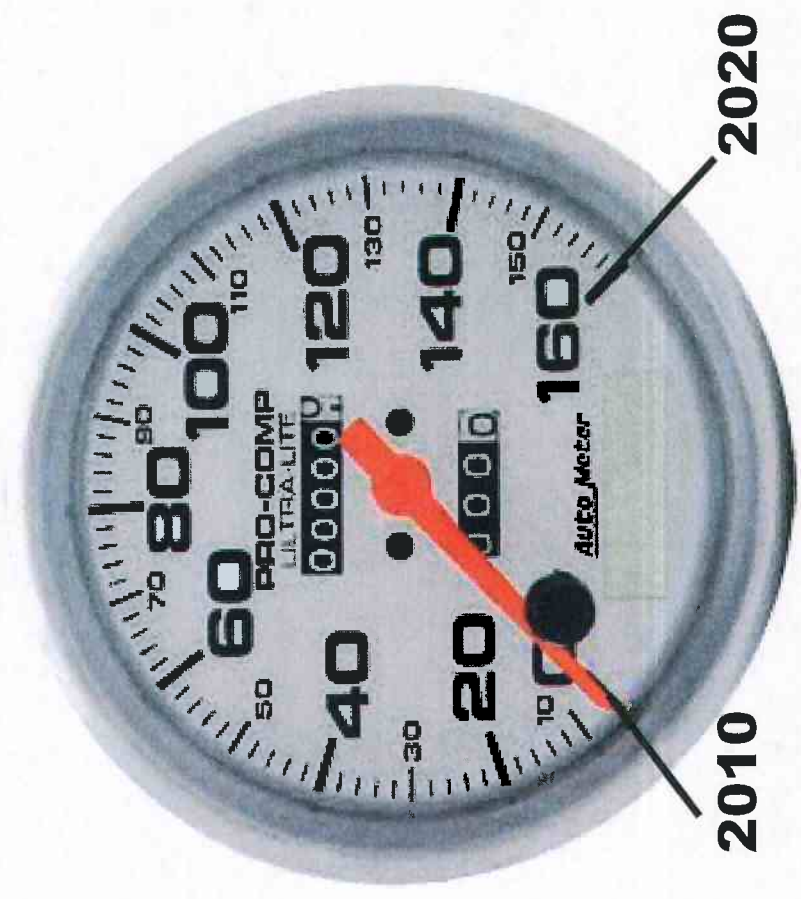


Perris Sheriff Station

DIF fees are collected over time at the pace of new development

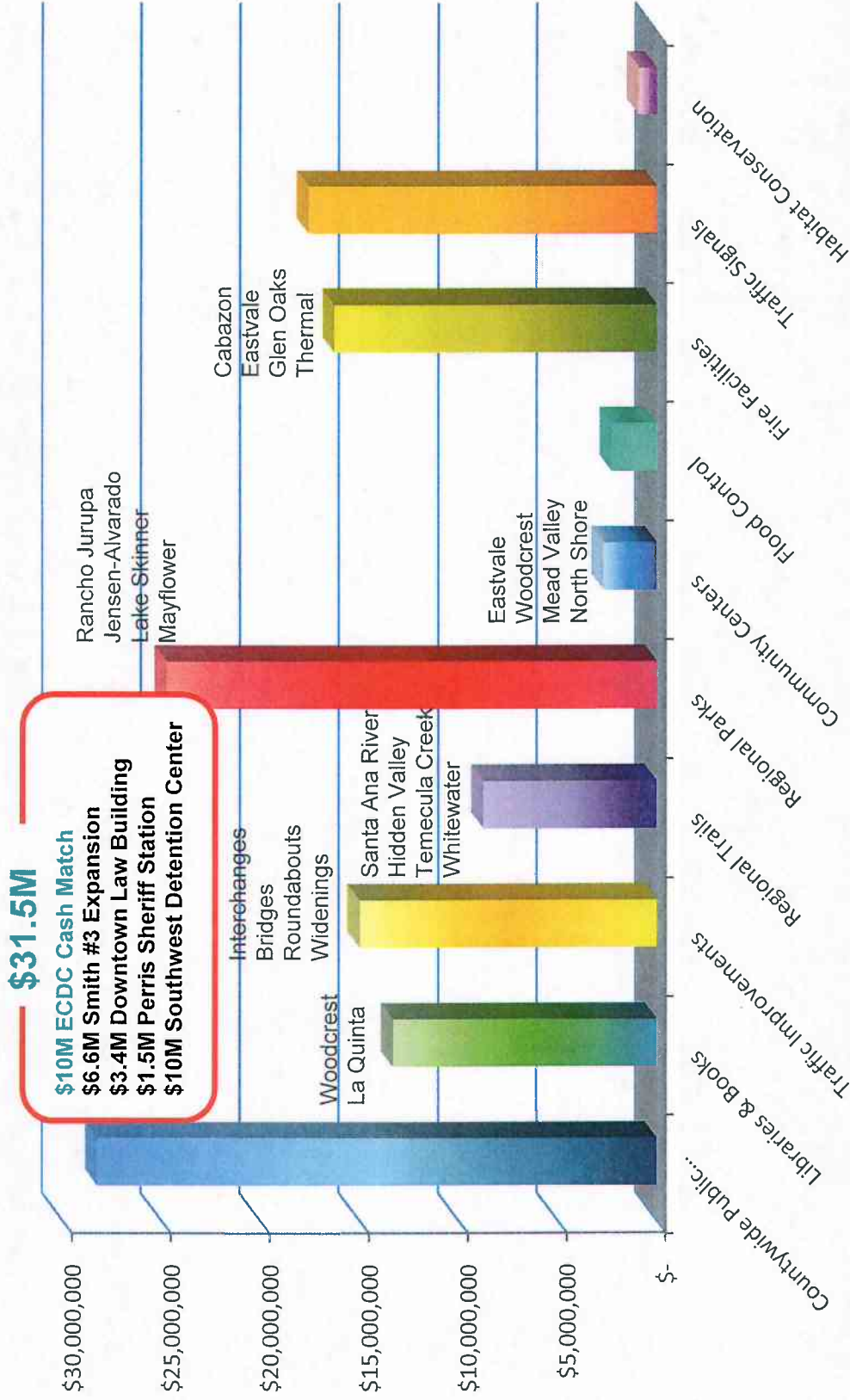


New Development



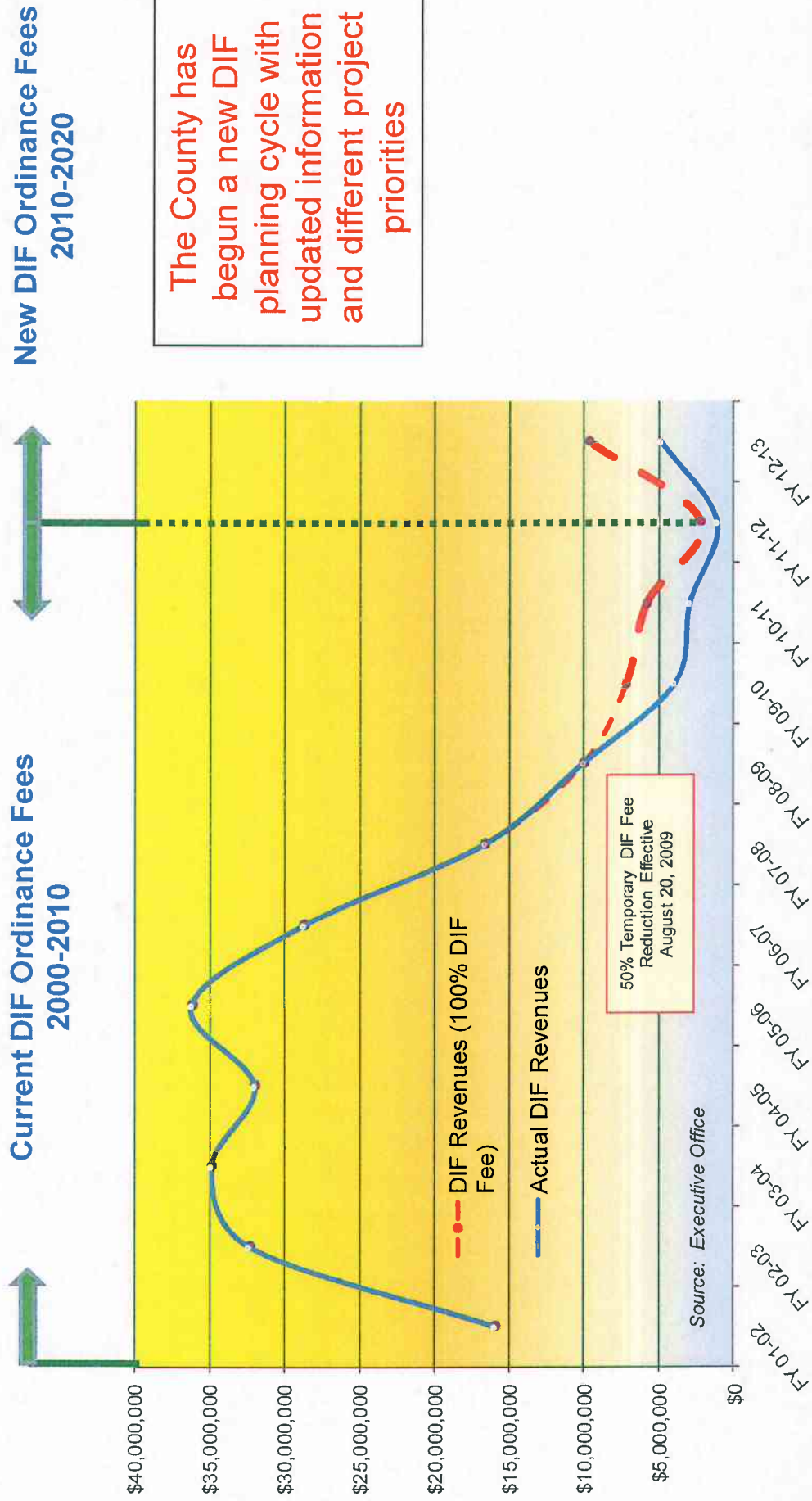
DIF Fee Collection

How much DIF funds have been spent in the previous DIF planning period?



From FY 01/02 to FY 11/12, \$132,000,000 has been expended on public facilities as a result of new development

Why is a new DIF fee structure needed now?



Why do we need to update the DIF Nexus Study?

Current DIF Ordinance Fees

2000-2010 Planning Period

Based on 1990 Census

David Taussig and Associates

Unincorporated County

Facilities needed by 2010

2000 facility costs

No land costs included

Redevelopment

New Nexus Study Fees

2010-2020 Planning Period

Based on 2010 Census

Willdan Financial Services

Wildomar, Menifee, Eastvale
& Jurupa Valley Incorporated

Facilities needed by 2020

2013 facility costs

2013 land costs included

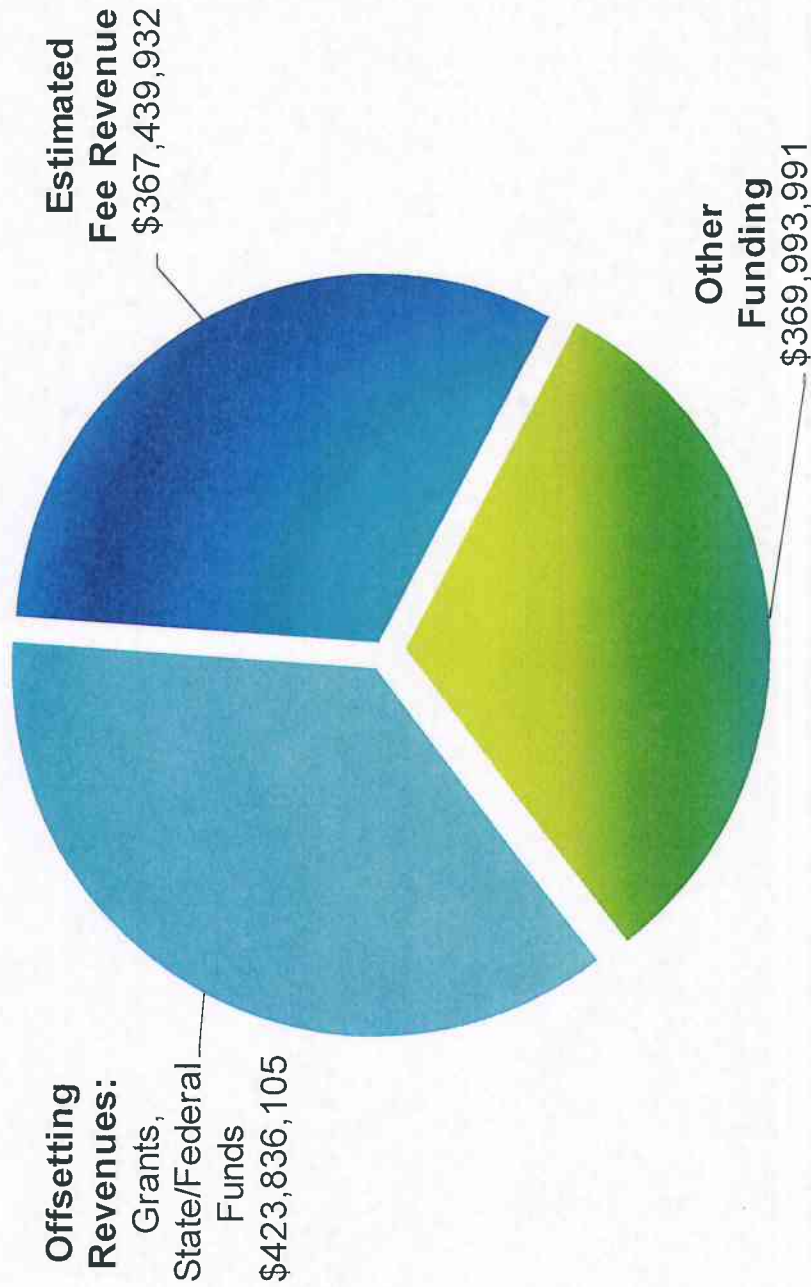
No Redevelopment

33% MF Fee Reduction for RV Parks (May Revise)

Old Nexus, Old Fees

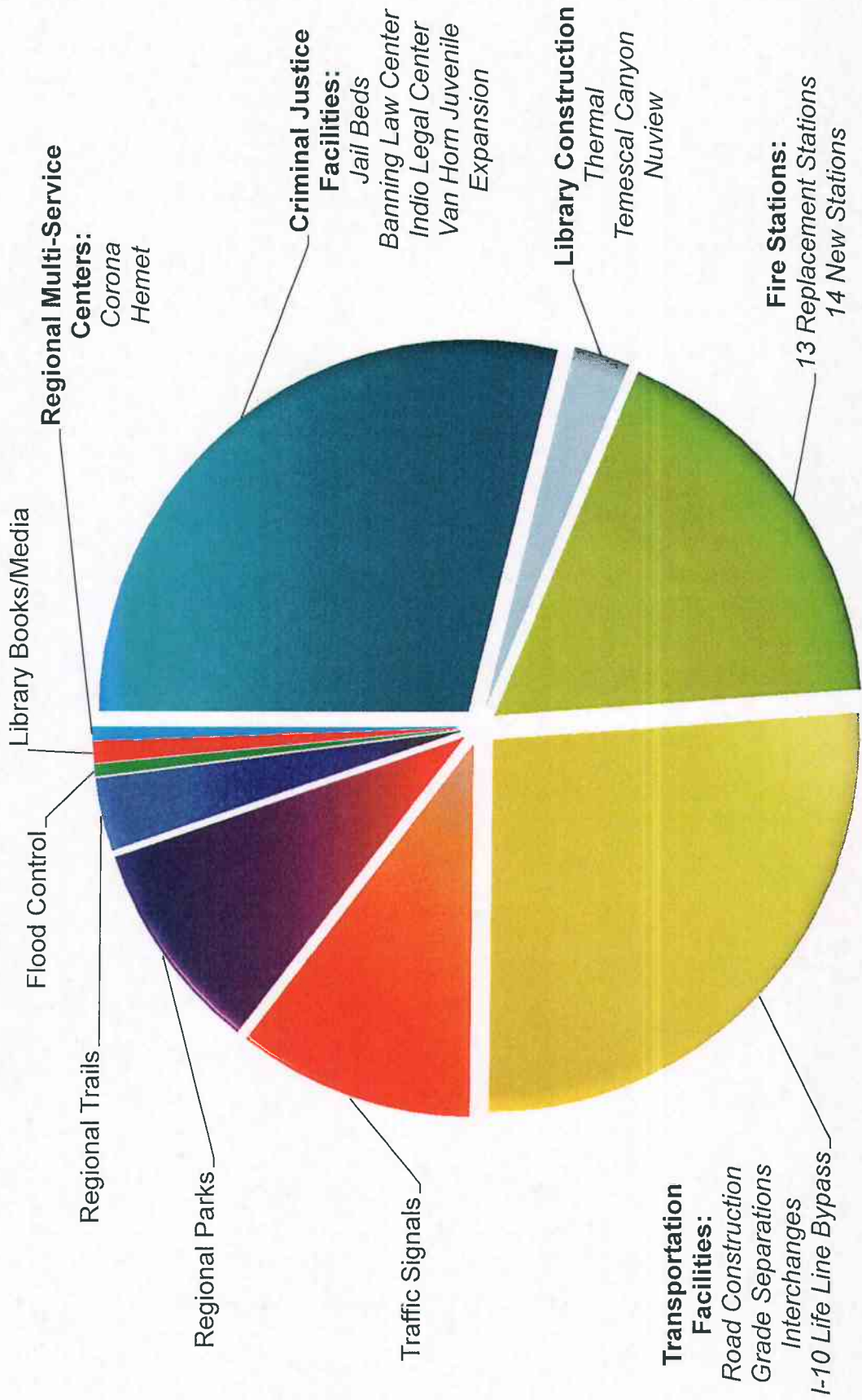
New Nexus, New Fees

The majority of proposed public facilities will be funded by offsetting revenues and non-fee sources.



Only the portion of the public facility attributed to new development is paid by new development. Since new development cannot assume the cost of facilities associated with serving the existing population, the remaining facility costs must come from non-fee sources.

What projects and facilities will be funded with new DIF fees?



How do the new 2020 DIF fees compare with the current fees?

Old Fees New Fees

Area Plans		\$	4,613	\$	4,069	\$	(544)
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 Single Family

Residential \$ 4,651 \$ 4,318 \$ (334)

How do the new 2020 DIF fees compare with other cities and counties?

Average SF DIF

Riverside County	\$ 4,318
Temecula	\$ 5,891
La Quinta	\$ 7,713
Hemet	\$ 8,635
Moreno Valley	\$ 9,067
Wildomar	\$ 9,687
Corona	\$ 11,720
Perris	\$ 13,670
Desert Hot Springs	\$ 15,538
San Bernardino County	\$ 5,057
Orange County	\$ 8,466
San Diego County	\$ 8,095

The current DIF fee levels will gradually phase in to the New DIF fees over a period of ten months

CURRENT FEES

(Single Family)

Area Plans	100% of Old Fees	Temporary Fee Reduction at 50%
1 Jurupa	\$ 4,613	\$ 2,307
2 Coachella - Western	\$ 6,183	\$ 3,092
3 Highgrove / Northside / University City	\$ 3,628	\$ 1,814
4 Rechte Canyon / Badlands	\$ 3,628	\$ 1,814
5 Eastvale	\$ 4,057	\$ 2,029
6 Temescal Canyon	\$ 4,416	\$ 2,208
7 Woodcrest / Lake Matthews	\$ 5,142	\$ 2,571
8 March Air Force Base	\$ 3,598	\$ 1,799
9 Desert Center / CV Desert	\$ 4,277	\$ 2,139
10 Upper San Jacinto Valley	\$ 4,395	\$ 2,198
11 REMAP	\$ 3,598	\$ 1,799
12 Lakeview / Nuevo	\$ 3,847	\$ 1,924
13 Mead Valley / Good Hope	\$ 6,265	\$ 3,133
14 Palo Verde Valley	\$ 6,801	\$ 3,401
15 Greater Elsinore	\$ 4,221	\$ 2,111
16 Harvest Valley / Winchester	\$ 3,598	\$ 1,799
17 Sun City / Menifee Valley	\$ 5,185	\$ 2,593
18 Coachella - Eastern	\$ 6,982	\$ 3,491
19 Southwest Area Plan (SWAP)	\$ 3,637	\$ 1,819
20 San Geronimo Pass	\$ 4,956	\$ 2,478

CURRENT FEE LEVELS

NEW FEES

	Sept 1, 2014	January 1, 2015	July 1, 2015
Amount of Increase/Decrease	\$ 135	\$ 814	\$ 814
40% Fee Reduction of New Fees	\$ 2,441	\$ 3,255	\$ 4,069
Amount of Increase	\$ 2,458	\$ 3,277	\$ 4,096
20% Fee Reduction of New Fees	\$ 2,832	\$ 3,776	\$ 4,720
Amount of Increase	\$ 2,780	\$ 3,707	\$ 4,634
40% Fee Reduction of New Fees	\$ 2,441	\$ 3,255	\$ 4,069
Amount of Increase	\$ 2,809	\$ 3,745	\$ 4,681
20% Fee Reduction of New Fees	\$ 2,924	\$ 3,898	\$ 4,873
Amount of Increase	\$ 2,441	\$ 3,255	\$ 4,069
40% Fee Reduction of New Fees	\$ 2,429	\$ 3,238	\$ 4,048
Amount of Increase	\$ 2,675	\$ 3,567	\$ 4,459
20% Fee Reduction of New Fees	\$ 2,551	\$ 3,401	\$ 4,251
Amount of Increase	\$ 2,459	\$ 3,278	\$ 4,098
40% Fee Reduction of New Fees	\$ 2,735	\$ 3,647	\$ 4,559
Amount of Increase	\$ 2,463	\$ 3,284	\$ 4,105
20% Fee Reduction of New Fees	\$ 2,539	\$ 3,386	\$ 4,232
Amount of Increase	\$ 2,441	\$ 3,255	\$ 4,069
40% Fee Reduction of New Fees	\$ 2,441	\$ 3,255	\$ 4,069
Amount of Increase	\$ 2,871	\$ 3,828	\$ 4,785
20% Fee Reduction of New Fees	\$ 2,441	\$ 3,255	\$ 4,069
Amount of Increase	\$ 2,631	\$ 3,508	\$ 4,385
40% Fee Reduction of New Fees	\$ 2,631	\$ 3,508	\$ 4,385
Amount of Increase	\$ 265	\$ 863	\$ 863

“40-20-0”

The New Adopted DIF fees will be temporarily reduced by 40% starting September 1, 2014.

On January 1, 2015 the New Adopted DIF fees will be temporarily reduced by 20%.

The New Adopted DIF fees collected on and after July 1 will be the full DIF fee amount, with 0% reduction.

Questions and Answers

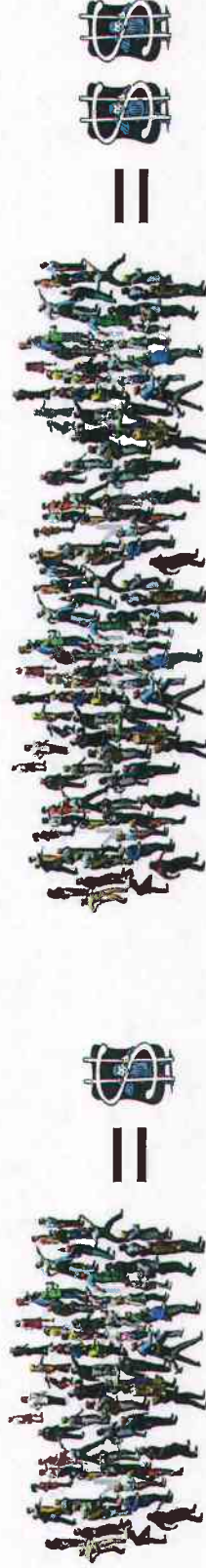
1. What is the connection between new development and the need for jail beds?

The answer is population growth. As new residents increase, it creates the demand for a wide range of housing choices, shopping centers, businesses, and other amenities to be constructed. This is new development. New development impacts roads and other public facilities, which include jail facilities.

Increases in population drive future jail bed need. The term “incarceration rate” is an industry standard used in jail corrections planning that describes the number of arrests per population.

“Population projections continue to show a steady increase into the future for Riverside County. The increased incarceration rate is directly linked to increased population.”

[Riverside County Sheriff's Department 2011 Correctional Facility Needs Assessment, page 19](#)



2. Is the DIF Criminal Justice Public Facilities Fee new?

It's a new name only, for similar projects.

Under the current DIF, there are three (3) fees for public facilities serving three (3) areas:

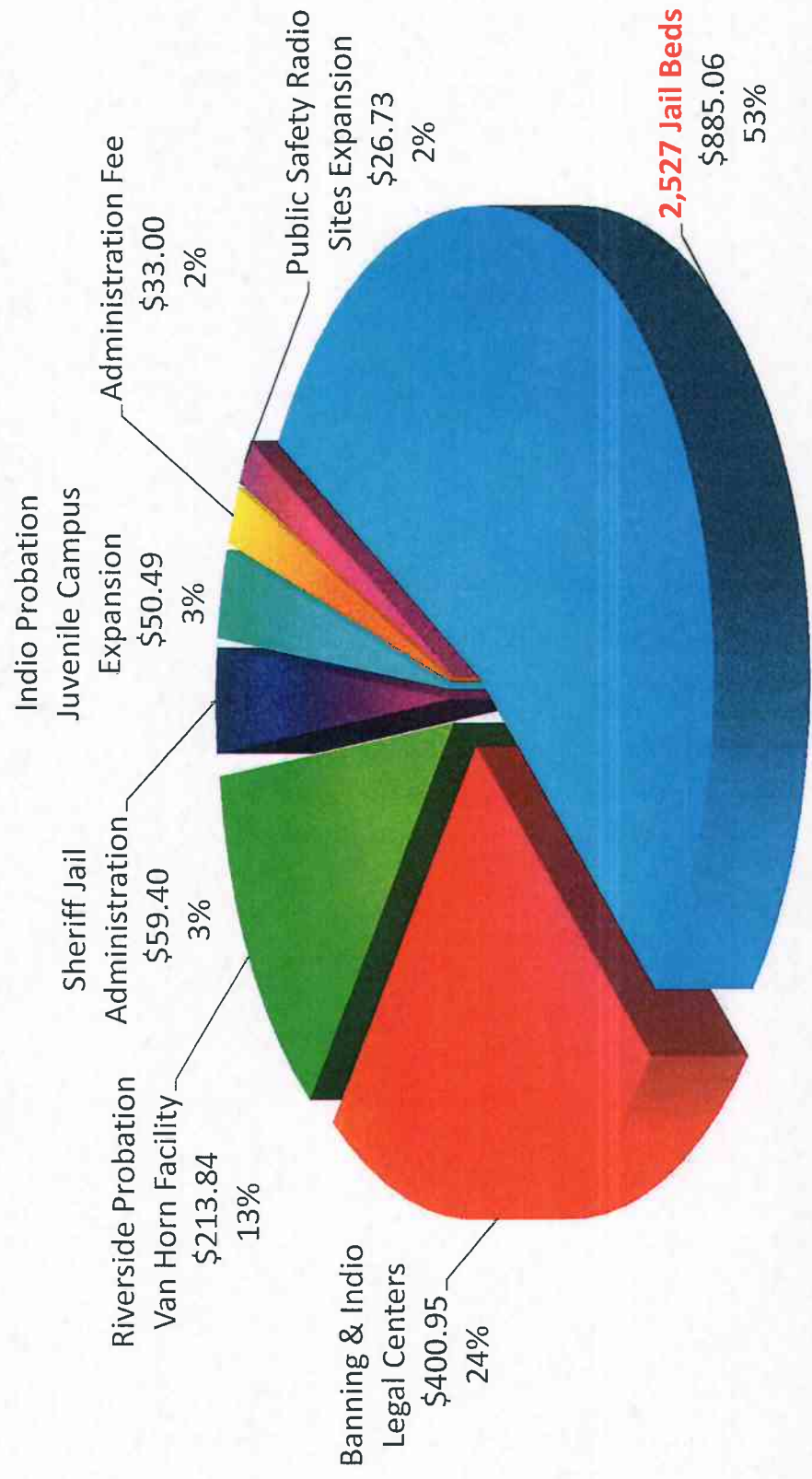
<u>Countywide Public Facilities</u>	<u>Western County Public Facilities</u>	<u>Eastern County Public Facilities</u>
<ul style="list-style-type: none">• Public Safety Radio Sites• Expansion of Jail Beds• Sheriff's Training Center	<ul style="list-style-type: none">• Expansion of District Attorney Offices (Banning & Juvenile)• Expansion of Public Defender Offices• Southwest Justice Center Juvenile Hall• Perris Sheriff Station• Western County Library Construction• Western County Fire Stations• Western County Traffic Signals	<ul style="list-style-type: none">• Expansion of District Attorney Offices (Indio)• Indio Legal Center• Thermal Sheriff Station• Eastern County Libraries• Eastern County Fire Stations• Eastern County Traffic Signals

*All the **criminal justice** public facilities were combined under one (1) countywide DIF fee to serve all unincorporated county in the proposed DIF:*

Countywide Criminal Justice Public Facilities

- Expansion of Public Safety Radio Sites
- **Expansion of Jail Beds**
- Banning Legal Center (District Attorney, Probation, Public Defender)
- Indio Legal Center (District Attorney, Public Defender)
- Probation Van Horn Juvenile Facility Expansion (Riverside)
- Probation Indio Juvenile Hall Campus Expansion

The construction of jail beds is just one component of the criminal justice public facilities



Countywide Criminal Justice Public Facilities Fee (example for SF)

3. The construction of jail beds is not new to the County's DIF fees. Here is where the differences are:



2,620 jail beds
\$60,865 cost per bed in 2000

Existing Inventory Standard: The count of existing jail beds in 2000 sets the facility standard to determine jail beds needed by 2020.

Current Single Family jail fee is \$392



2,527 jail beds
\$136,000 cost per bed in 2010

Systems Standard (new methodology): The projected number of beds needed by 2020 in the countywide corrections system

Proposed Single Family jail fee is \$885

Using the systems standard means the county needs 6,279 - 3,752 = **2,527** net jail beds by 2020*, however, additional funding (state grants, General Fund) will be needed.

2,527 net jail beds does **NOT** include additional impacts on jail bed need from AB109 Jail Realignment.

The proposed DIF only places a fair share burden on the unincorporated area growth

*2011 Sheriff Department's Correctional Facility Needs Assessment

4. Do other jurisdictions include jail bed construction as part of their impact fees?

County	Impact Fee for Jails?	Category Name	Population 1/1/13	Jail Beds	Beds per 1,000 Capita
Yuba County	Yes	Courts/Criminal Justice	73,439	432	5.88
Colusa County	Yes	Sheriff - Jail	21,674	92	4.24
Madera County	Yes	Countywide Public Protection	152,711	563	3.69
Sutter County	Yes	Courts/Criminal Justice	95,851	352	3.67
San Bernardino County*	NO	N/A	2,035,210	6,897	3.39
Kings County	Yes	Public Protection	152,007	487	3.20
Kern County	Yes	Public Protection Facilities	857,882	2,698	3.14
Tehama County	Yes	Corrections	63,772	191	3.00
Butte County	Yes	Sheriff - Jail	221,485	614	2.77
Solano County	Yes	Public Protection	418,387	1,084	2.59
Fresno	Yes	Countywide Public Protection	952,166	2,427	2.55
San Benito	Yes	General Capital Improvements	56,669	142	2.51
Orange County*	NO	N/A	3,010,232	7,100	2.36
LA County*	NO	N/A	9,818,605	22,653	2.31
Merced County	Yes	Law Enforcement Facilities Impact Fee	62,478	600	2.29
Yolo County	Yes	Facilities and Services Authorization Fee	205,999	455	2.21
Glenn County	Yes	Correctional Facilities	28,349	62	2.19
Shasta County	Yes	Public Protection	178,601	381	2.13
San Joaquin County	Yes	Capital Facilities Fees	698,414	1,333	1.91
Riverside County	Yes	Countywide Public Facilities	2,255,059	3,906	1.73
San Diego County*	NO	N/A	3,095,313	5,236	1.69
Placer County	Yes	Capital Facilities Fees	357,463	352	0.98
Stanislaus County	Yes	Detention	524,124	425	0.81

*2011 Correctional Facility Needs Assessment, Riverside County Sheriff's Department

5. Why does commercial development currently pay DIF fees for regional parks and trails and not in the proposed nexus?

Mainly it's because the original nexus study defined "Residents/Employees" as non-working and working residents. (County of Riverside Comprehensive Fee Review Final Draft 2001 pg.V.H-2)

The key consideration to any nexus finding under the Mitigation Fee Act is that new development creates the need or demand for a public facility. By law, impact fees cannot pay for existing deficiencies or a "lack of facilities", only the facilities required as a result of population growth. Commercial development creates demands on roads, traffic signals, and public safety – primarily through the businesses and their employees that occupy commercial development.

13 years later, the County has better demographic data and resources. Residents were completely separated from employees because it was important to be clear about who creates the facility demand. Businesses and employees (non-county residents) would not typically create the demand for regional parks in unincorporated Riverside County, although some local neighborhood parks may be used by employees in connection with their employment.

Currently, the most effective tool to provide public recreation facilities is through Developer Agreements, which may require the construction of these amenities as a condition of the approval. Further studies of the County's regional parks and trail users will be completed to justify the need to shift a share of the parks and trails fee burden from residents to other categories in the next DIF update.

In Summary

The adoption of the new fees and the critical facilities they will help construct will affect the quality of life in Riverside County.

Important Points to Remember

- 1. Updating the DIF lowers the average current fee**
- 2. Even at 100%, still lower than other municipalities**
- 3. Updated list has been overdue for years**
- 4. Update realistically aligns list with critical needs and costs**
- 5. Vital facilities left off unless list is updated**
- 6. Jails on list nothing new - been there all along**

Barton, Karen

From: Nicholas Adcock <NAdcock@riverside-chamber.com>
Sent: Monday, June 30, 2014 2:33 PM
To: Stone, Jeff; Ashley, Marion; Benoit, John; Jeffries, Kevin; Tavaglione, John
Cc: Cindy Roth; COB
Subject: GRCC Letter re: Agenda Item 9-1 DIF Fee Program
Attachments: GRCC JUNE 2014 RivCo DIF Fees Letter.pdf

Good Afternoon Riverside County Board of Supervisors,

On behalf of the Greater Riverside Chambers of Commerce, please see our attached letter regarding Item 9-1 on the agenda for tomorrow's meeting. The Chamber is concerned about the increase of Development Impact Fees (DIF) in Riverside County, particularly with the anticipated increase in Transportation Uniform Mitigation Fees. We appreciate your consideration of this letter and your discussion on this issue tomorrow.

Please let me know if you have any questions.

Thank you,

Nicholas Adcock

Vice President/Governmental Affairs Manager

Greater Riverside Chambers of Commerce

Staff Liaison

Monday Morning Group of Western Riverside County

Email: nadcock@riverside-chamber.com

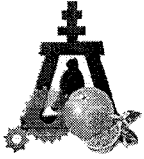
Phone: (951) 683-7100 ext. 217

Fax: (951) 683-2670

Stay updated 24/7 with **Chamber Connect:**



"The Chamber...building a stronger local economy"



GREATER RIVERSIDE CHAMBERS OF COMMERCE

The Chamber...building a stronger local economy

June 30, 2014

The Honorable Jeff Stone
Chairman, Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501

RE: Riverside County Development Impact Fee (DIF) Program

Dear Supervisor Stone,

On behalf of the Greater Riverside Chambers of Commerce and its more than 1,300 members representing over 100,000 jobs in Inland Southern California, I am writing to express our concern about the proposed increase of Development Impact Fees (DIF) in specific sectors and locations in Riverside County. In particular, we are concerned about the drastic increase in DIF fees in commercial, industrial, and manufacturing sectors in the Highgrove, Northside, and University City area as well as the Woodcrest and Lake Matthews area.

While local businesses and development have demonstrated some signs of improvement in recent years, they are still heavily impacted by factors such as fees, labor costs and other detrimental influences. Although the proposed increase in DIF fees would be below those collected by other surrounding counties, they do not take into account the imposition of Transportation Uniform Mitigation Fees (TUMF) which are unique to Riverside County and its incorporated communities. Imposing an increase in DIF fees would unnecessarily jeopardize the encouraging growth we have seen to date.

We believe that our region is only just beginning to demonstrate early signs of improvement and now is the appropriate time to nurture and encourage continued growth rather than attempt an overly heavy-handed approach that will only do more harm than good. To that end, the Chamber would encourage the Board to consider an extended phase-in process to allow local businesses greater time and opportunity to adjust to these changes.

Furthermore, we understand that the revenue generated from these fees will assist the County in performing other critical functions in public safety and others areas. However, the significant and arbitrary increase of DIF fees in commercial, industrial, and manufacturing sectors seems to negatively impact sectors that need the most encouragement. Moreover, the Chamber has been working closely with the County of Riverside and other partners to incentivize other new growth and initiatives through supporting grant applications, connecting the region to other economic partners the iHub designation and bringing economic development incentives to the region through the California Economic Development Initiative. We should continue this momentum of incentivizing local development and economic growth rather than potential detrimental fee increases.

For these reasons, we respectfully express our concern that the proposed rise of Development Impact Fees (DIF) in such a drastic manner in specific sectors and areas will be detrimental to local development and the regional economy.

Thank you for your time and consideration.

Respectfully,

Cindy Roth
President/CEO

CC: Supervisor Kevin Jeffries, 1st District
Supervisor John Tavaglione, 2nd District

Supervisor John J. Benoit, 4th District
Supervisor Marion Ashley, 5th District

CR/na

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Nathan Miller

Address: _____
(only if follow-up mail response requested)

City: Riverside **Zip:** _____

Phone #: _____

Date: 7/1/14 **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Bill Blankenship

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

INLAND EMPIRE CHAPTER

April 10, 2014

County Administrative Center
4080 Lemon Street – 5th Floor
Riverside, CA 92501**RE: PROPOSED AMENDMENT TO ORDINANCE 659 (DIF Program)**

Honorable Chairman Stone and the Supervisors of Riverside County,

NAIOP Inland Empire, Commercial Real Estate Development Association, requests that the Riverside County Board of Supervisors table staff's proposed amendment to Ordinance 659 - Developer Impact Fee Program for a period no less than 90 days. This would provide NAIOP with adequate time to properly review the proposed amendments to the ordinance and the updated County Facilities Needs List to determine the potential impacts to the commercial real estate industry.

The County, in the past, has included NAIOP in the County discussions that will impact the commercial real estate industry in the region. However, with regard to Ordinance 659 we have only just learned of the proposed amendments. Our committee and coalition members have begun to analyze the amendments and we need more time to provide proper feedback.

Our first concern upon reviewing the documents is with the proposed new fee category "Criminal Justice Public Facilities". NAIOP Inland Empire agrees that new development should pay its 'fair share' to mitigate impacts it creates, however, further analysis is needed to better-understand the essential nexus between the need for criminal justice facilities, particularly new jail beds, and new development. There are also additional items that require more time for us to review, including the population within unincorporated areas as it relates to the percentages of fee allocations.

We look forward to starting a collaborative discussion with the County of Riverside that will result in identifying the most accurate and fair approach of assessing fees to meet infrastructure needs as related to new development in the unincorporated areas.

NAIOP Inland Empire and the logistics industry is a core economic driver in the Inland Empire creating jobs and producing economic stimulus to the communities and the region. We look forward to working with the Board of Supervisors and the staff to develop a fee schedule that will assist meet the funding needs for the unincorporated areas of Riverside County.

Respectfully,



Robert Evans, Executive Director

cc Jay Orr, County Executive Officer
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NAIOP INLAND EMPIRE STAFF

Robert Evans, Executive Director

Devon Sulli, Executive Assistant

Barton, Karen

From: Nathan Miller <nMiller@riversidebia.org>
Sent: Monday, June 30, 2014 4:03 PM
To: District3
Cc: District1; District4 Supervisor John J Benoit; District2; District5; Bill Blankenship; COB
Subject: Riverside County BIA Jail Nexus Concerns Draft Letter v1 2 2014-06-30
Attachments: Riverside County BIA Jail Nexus Concerns Draft Letter v1 2 2014-06-30.pdf; Exhibits.pdf

Dear Chairman Stone and Members of the Riverside County Board of Supervisors,

You will find attached a letter of review with attached exhibits documenting the BIA of Riverside County's concerns with the proposed DIF Fee Study. Please feel free to contact the BIA should you have any questions.

Thank you for your consideration.

Nathan A. Miller, *Director of Government Affairs*



Building Industry Association
of Southern California

BIA *Riverside County Chapter*

C: (951) 505-2594

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June 30, 2014



*Riverside
County Chapter*

Building Industry Association
of Southern California

3891 11th Street
Riverside, California 92501
(951) 781-7310
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The Honorable Jeff Stone, Chairman
Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501

RE: Riverside County Ordinance 659.13

Chairman Stone and County Supervisors,

I. Summary of Unresolved Issues

The following summarizes from the unresolved items after many meetings with County Staff, County Consultant and the Sheriff Department. Each item is discussed in detail in Section II below.

1. The County recently approved a \$748,560 contact for a new Countywide Correctional Facilities Master Plan. Which we believe will likely call into question the 2011 Riverside County Correctional Facility Needs Assessment that is the basis for the proposed Jail fee contained in the County Development Impact Fee Study dated July 25, 2013.
2. New Development Cannot Fund Existing Jail Deficiencies without a clear demonstration of Nexus.
3. Crime Trend Data Does Not Support a 1:1 Correlation Between New Development and Jail Beds. This is most clearly demonstrated by the fact that Crime Rates Have Been Declining Over the Last 20 Years.
4. Jail Bed Service Standard Should Be Adjusted for Portion of Jail Population Not Impacted by New Development
5. Calculations in 2011 Riverside County Correctional Facility Needs Assessment Require Clarification.
6. No Support Provided for Assertion That -Residents of an Average newly constructed Home Will Over Time End Up in the County's Jail System.

II. Discussion on Unresolved Issues

1. The County recently approved a \$748,000 contact for a new Countywide Correctional Facilities Master Plan. This likely calls into question the 2011 Riverside County Correctional Facility Needs Assessment that is the basis for the Jail fees.

According to the PE, "the firm will analyze jail needs for the next 10 years, including the projected number of beds needed in both the existing five jails and possible expansions or new jails, current space use, alternatives to incarceration, jail development options and probable costs."

In our opinion it makes little sense to move forward with an unsupported Jail nexus fee for an issue for which the County awarded a \$748,000 contract to study

2. New Development Cannot Fund Existing Jail Deficiencies

- The proposed jail impact fee calculation requires new development to pay its fair share of 2,527 new jail beds. Per page 3 of the 2011 Correctional Facility Needs Assessment, 1,174 of the 2,527 new jail beds needed by 2020 represents the existing deficiency in 2010.
- The County has an existing standard of approximately 1.59 jail beds per 1,000 residents based on the existing number of jail beds and existing population in the July 2013 Willdan DIF Study. This is in contrast to the projected facility standard in 2020 of 2.11 jail beds per 1,000 population used to calculate the proposed impact fee on new development. The following table shows the existing and proposed level of service calculations for jails beds:

	Jail Bed Service Standard	
	Existing	Proposed
Population (Thousands)	2,363.35	2,971.82
Beds	3,752	6,279
Implied Level of Service	1.59	2.11

3. Crime Trend Data Does Not Support a 1:1 Correlation Between New Development and Jail Beds as Crime Rates Have Been Declining Over the Last 20 Years

The impact fee calculation assumes a 1:1 ratio between new development and jail beds. This is in contrast to all measures of crime which shows declining crime rates as population has increased. Please see the following attached exhibits:

- Exhibit A – Riverside County Population and Number of Crimes (UCR FBI Data)
- Exhibit B – Riverside County Population and Crime Rates per 1,000 Residents (UCR FBI Data)

Through the validation process the BIA Team requested the following information, attached as Exhibit C, to support the relationship between population and employment growth and the need for jail beds assumed in the proposed impact fee calculations. This information was requested but never provided.

4. Jail Bed Service Standard Should Be Adjusted for Portion of Jail Population Not Impacted by New Development

The service standard of jail beds per population/employment should be adjusted to account for the fact that certain categories of inmates that make up the jail population are not related to new development. For example, inmates being released to Immigration and Customs Enforcement (“ICE Inmates”) compose a sub-population of the total jail population on any given day. Illegal immigrants are typically not purchasing new homes and new development should not be required to fund jail beds for ICE inmates.

The jail beds per capita standard should also be adjusted to remove jails beds occupied or expected to be occupied by inmates transferred from other jurisdictions as well as inmates who are not living or employed within the County.

5. Calculations in 2011 Riverside County Correctional Facility Needs Assessment Require Clarification

Please provide support for the following information contained in the Correctional Facility Needs Assessment.

1. Page 21 of the Correctional Facility Needs Assessment shows the calculation of the 2,527 jail beds needed in 2020 used to calculate the proposed jail fee in the July 2013 Willdan DIF Study. Why is the existing deficiency of 1,174 beds included in the jail bed standard in the 2013 Willdan DIF Study?
2. The Correctional Facility Needs Assessment project a 67% increase in the number of jail beds from 2010 to 2020 and a 20% increase in population?
3. Bookings are projected using a constant factor of 44.5 bookings per 1,000 population of 18-69 year olds from 2010 to 2020. This is in contrast to the following statement on page 15 of the Correctional Facility Needs Assessment:

"Although populations are increasing within Riverside County, according to crime statistics from the California Department of Justice Statistics, crime trends are decreasing in most categories. This is in part due to the high number of incarcerations, proactive policing, social programs for youths, demographics, and fewer opportunities to commit crimes".

We believe that the 44.5 bookings per 1,000 population factor should not be used as it is unsupported by the fact that crime rates continue to decline in Riverside County. Also, the bookings per 1,000 rate of 44.5 is much higher than the combined Riverside County property and violent crime rates per 1,000 based on FBI UCR data of 5.17. In our view this implies that only a portion of bookings are related to new crime.

6. No Support Provided for Assertion That Residents of an Average Home Will Over Time End Up in the County's Jail System

The Willdan memorandum makes the following statement of fact:

"The simple fact of the matter is that over the many decades that an average home lasts, some of the residents of that home are going to end up in the County's jail system"

We have never received any data from the County Staff, their Consultant or the Sheriff department that supports this statement.

In conclusion, based on the above points we are respectively requesting that the following components in the July 25, 2013 of the Riverside County Development Impact Fee Study be stricken: Jail Administration, Jails and Juvenile Hall.

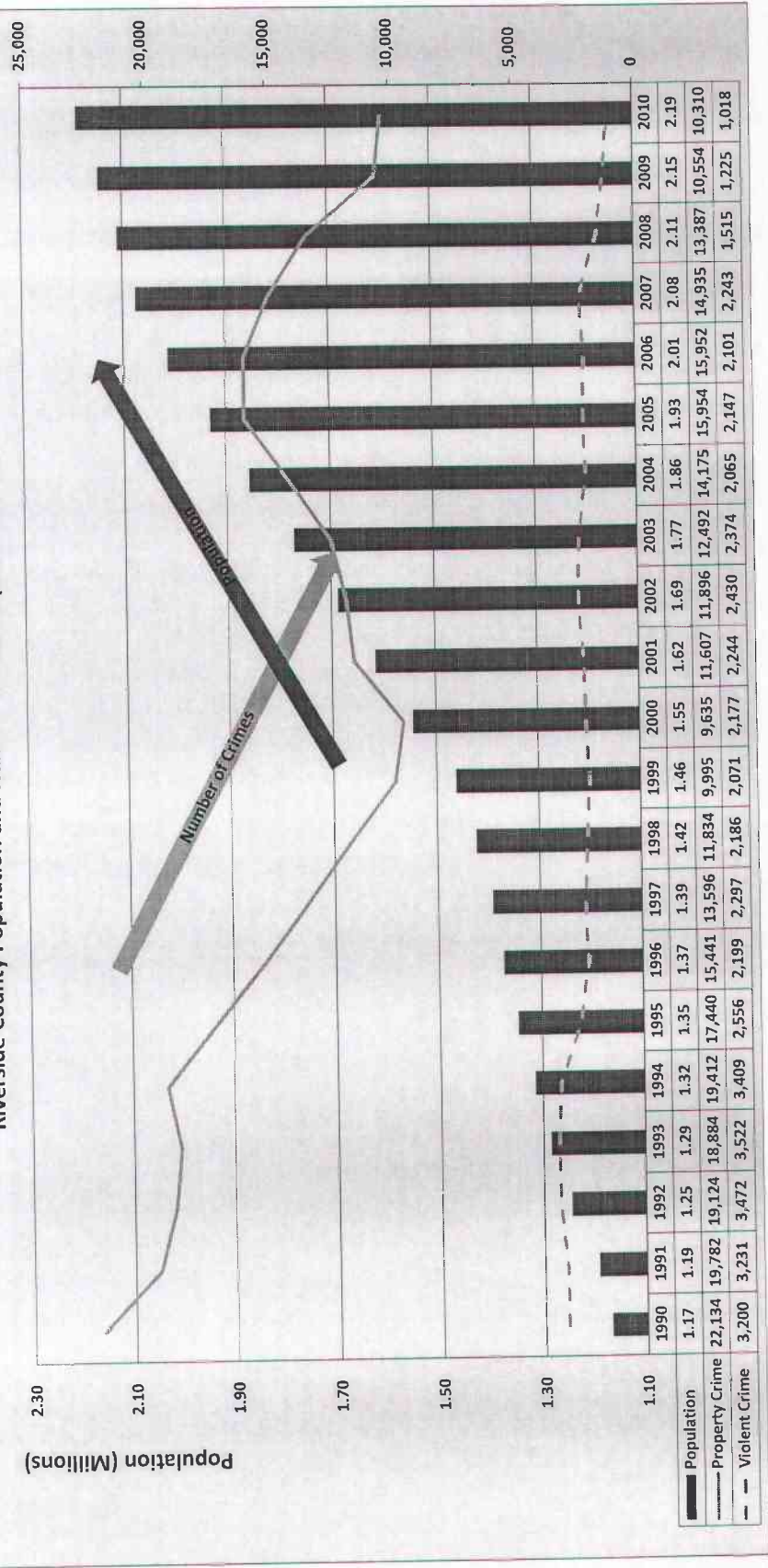
Sincerely,



Bill Blankenship, CEO Riverside County Chapter
Building Industry Association of Southern California

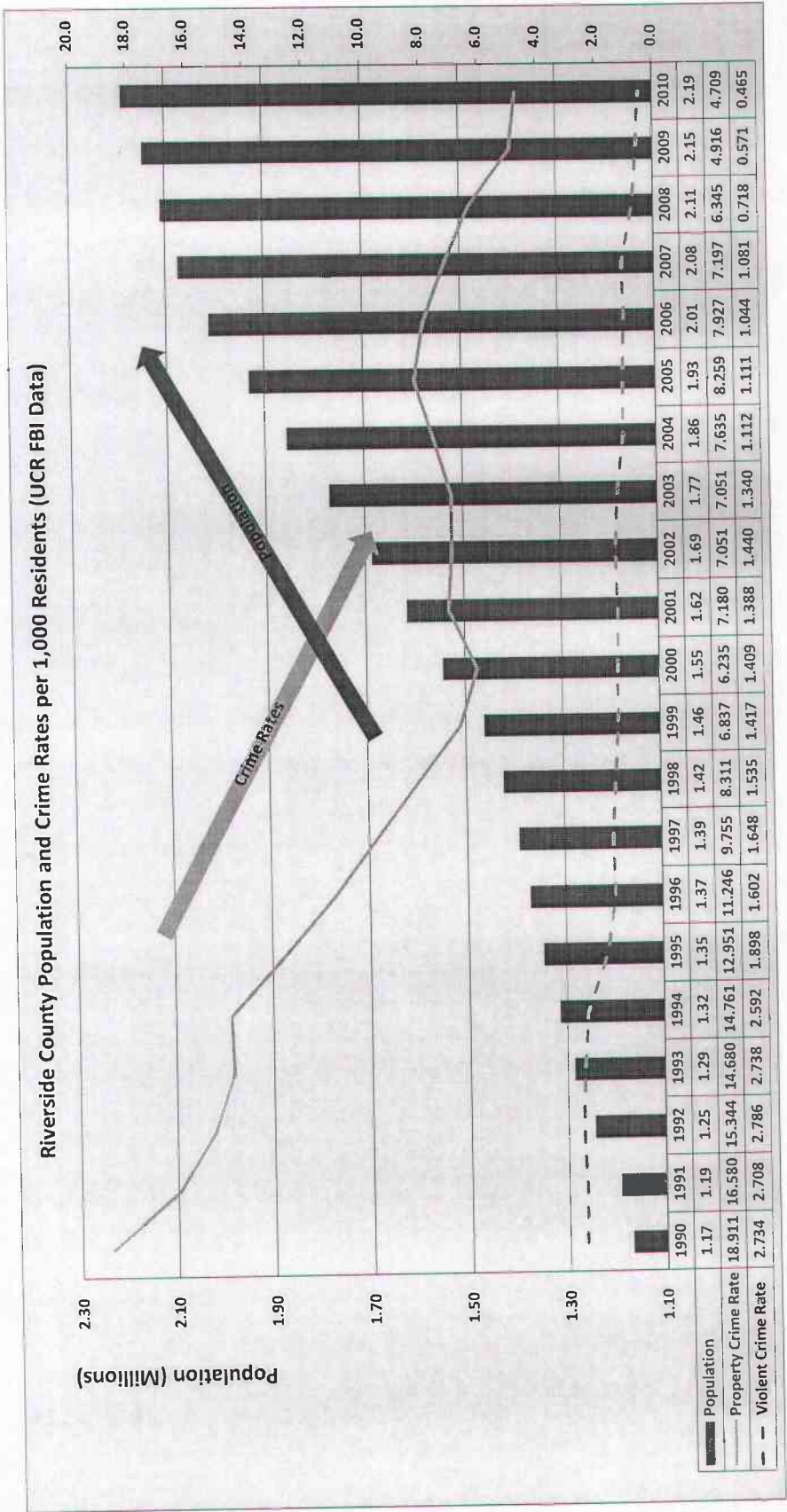
Exhibit A

Riverside County Population and Number of Crimes (UCR FBI Data)



Source: Uniform Crime Reporting Statistics - UCR Data Online (<http://www.ucrdatatool.gov/>)

Exhibit B



Source: Uniform Crime Reporting Statistics - UCR Data Online (<http://www.ucrdatatool.gov/>)

Exhibit C
Information Requested by the BIA Team and Was Never Provided

This information was requested by the BIA Team and was never provided:

1. Crime Trends
 - a. Historical Arrest data
 - i. Felony vs. Misdemeanor
 - b. Data on County demographic crime and arrest trends
 - c. What % of arrest are for County residents
 - i. Of these, what % are employed
 - ii. What % live in newly developing areas
 - d. Misdemeanor crime trends
 - i. Marijuana possession
 - ii. Violation of City ordinances
 - iii. Failure to appear
2. County Jail Trends
 - a. Bookings
 - i. Of this, how many admitted to jail custody division
 - ii. How many bookings are repeat inmates?
 - b. Jail Population – provide data jail population by legal status
 - i. Pretrial
 - ii. Pending Charge
 - iii. Sentenced
 - c. Jail Population – What % is charged or sentenced for a felony crime
 - d. Length of Stay (LOS)
 - i. What % of bookings are released in 7 days
 - ii. For those not released in 7 days, what is the average number of days
 - iii. Describe impact and data on impact of lack of pretrial release programs, delay in processing of criminal case, and the sentence lengths on length of stay
 - e. ICE inmates – What percentage and number of beds are used on a daily basis?
3. Projected Jail Population Projections
 - a. How does Riverside compare to other counties?

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Daryl Terrell

Address: _____
(only if follow-up mail response requested)

City: Moreno Valley **Zip:** 92553

Phone #: _____

Date: _____ **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Bill Blankenship

Address: _____
(only if follow-up mail response requested)

City: Riverside **Zip:** 92501

Phone #: _____

Date: 7/1/14 **Agenda #** 9.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
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the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

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SPEAKER'S NAME: Tim Johnson

Address: _____
(only if follow-up mail response requested)

City: Rancho Cucamonga **Zip:** 91730

Phone #: (909) 948-0784

Date: 7/1 **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** X **Oppose** _____ **Neutral**

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the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Michele Randall

Address: _____

(only if follow-up mail response requested)

City: _____

Zip: _____

Phone #: (951) 277-3583

Date: 7/1/14

Agenda # 9-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support

Oppose

Neutral

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for "Appeal", please state separately your position on
the appeal below:

Support

Oppose

Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
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SPEAKER'S NAME: TOM JERRE

Address: 24437 SUNNYMEAD BLVD
(only if follow-up mail response requested)

Box 6 WASH
City: MORENO VALLEY Zip: 92553
CALIF

Phone #: (310) 709 2875

Date: 7-1-2014 Agenda # 901

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Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose X Neutral

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 Support Oppose Neutral

I give my 3 minutes to: _____

**Riverside County Board of Supervisors
Request to Speak**

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Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Nicholas Adcock

Address: _____
(only if follow-up mail response requested)

City: Riverside **Zip:** 92501

Phone #: 951-683-7100

Date: 7/1/14 **Agenda #** 9-1

PLEASE STATE YOUR POSITION BELOW:

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_____ **Support** _____ **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
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the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

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