



**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

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Please continue the following item to September 30, 2014:

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

## **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.

**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 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 | \$ 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 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**

| OLD FEES                                  |                     |                            |                                                                | NEW FEES                                                   |                                                           |                                                        |                                          |          |                     |
|-------------------------------------------|---------------------|----------------------------|----------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------|------------------------------------------|----------|---------------------|
| (Single Family)                           |                     |                            |                                                                | Sept 1,<br>2014<br>40% of<br>Temporary<br>Fee<br>Reduction | Jan 1,<br>2015<br>20% of<br>Temporary<br>Fee<br>Reduction | July 1,<br>2015<br>0%<br>Temporary<br>Fee<br>Reduction |                                          |          |                     |
| Area<br>Plans                             | 100% of<br>Old Fees | Current<br>Reduced<br>Fees | Transition<br>to new<br>fees                                   |                                                            |                                                           |                                                        |                                          |          | New Fees<br>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                   | \$ 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<br>increase<br>from<br>current<br>fee level<br>(16.5%) |                                                            | average<br>increase<br>after 6<br>months                  |                                                        | average<br>increase<br>after 6<br>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.

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.

(seal)

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.

By: [Signature] Deputy

AGENDA NO.  
9-1

xc: E.O., COB

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 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) and Finding of Notice of Exemption, the chairman called the matter for hearing.

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

The following people spoke on the matter:

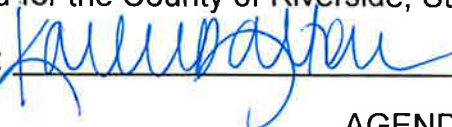
Nathan Miller  
Daryl Terrell  
Bill Blankenship  
Tim Johnson  
Michele Randall  
Tom Jerele  
Nicholas Adcock

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: 

Deputy

AGENDA NO.  
9-1

xc: E.O., COB