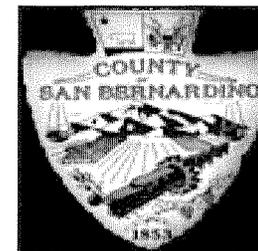


**BOARD OF SUPERVISORS
DEVELOPER IMPACT FEE WORKSHOP
AUGUST 7, 2007
PAGE 2 OF 2**

SUPERVISORIAL DISTRICT(S): All

PRESENTER: Norman Kanold, ACA, 387-4532
Stanley R. Hoffman, Stanley R. Hoffman Associates, Inc.



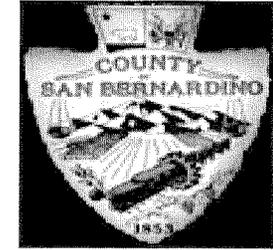
Development Impact Fee Workshop

**Board of Supervisors
County of San Bernardino**

August 7, 2007

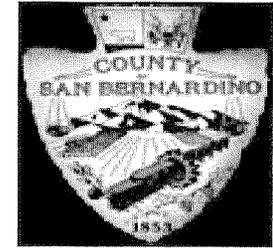
**Presented by Stan Hoffman
Stanley R. Hoffman Associates, Inc.**

Definition – Development Impact Fee (DIF)



- **DIFs enacted by the “Mitigation Fee Act”**
- **California Government Code Section 66000-66025**
- **Also, referred to as AB 1600 fees (1987)**
- **One-time monetary exaction on new development**
- **DIFs generally payable at time of building permit**
- **DIFs are not a tax or a special assessment**

Purpose



- **Raise revenue for the construction or expansion of capital facilities that benefit the new development**
- **Cannot be used to fund existing deficiencies**
- **Reduce the gap between available resources and required funding for public facilities**
- **Provides that new development pay its fair share of new needed capital facilities**

Fee/Nexus Tests



1. “Reasonable Relationship” Test

- Requires that there is a reasonable connection between the fee charged to the developer and the needs generated by that development

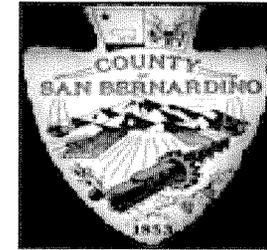
2. “Specifically and Uniquely Attributable” Test

- Requires that the fee charged to the developer is directly and uniquely attributable to that development

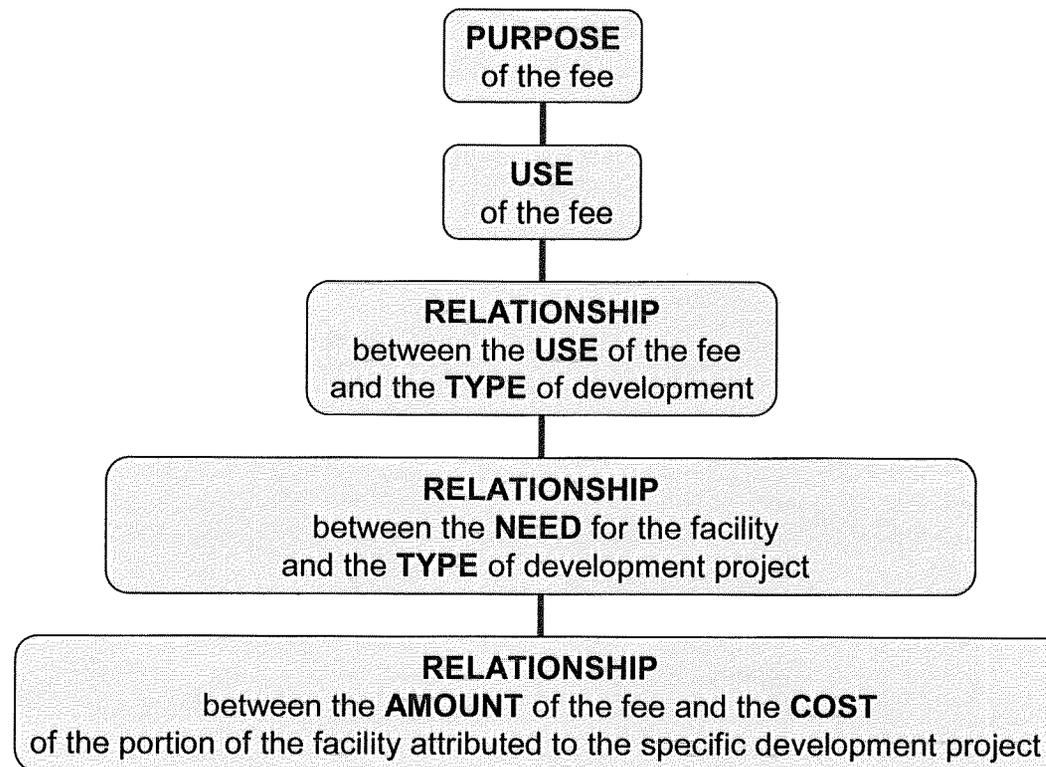
3. “Rational Nexus” Test

- Requires a proportionality between the amount charged to the developer and the type and amount of facilities demand generated by the development

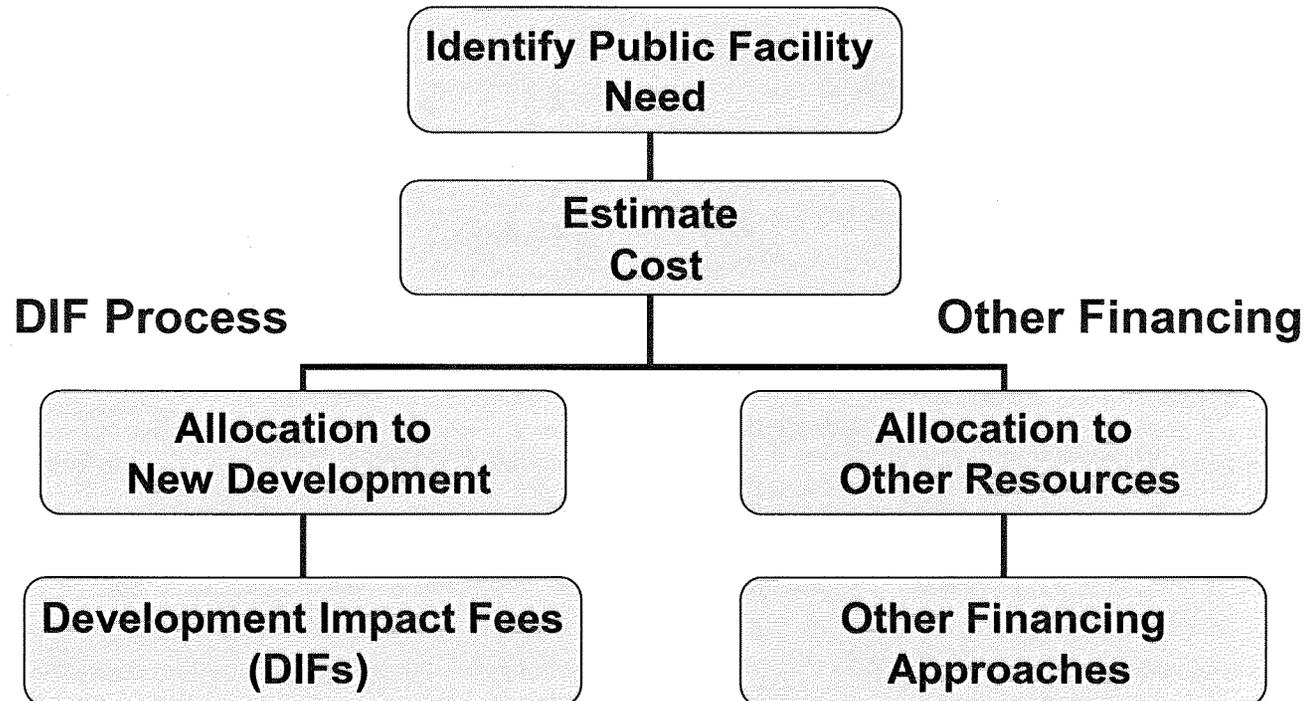
Fee/Nexus Criteria



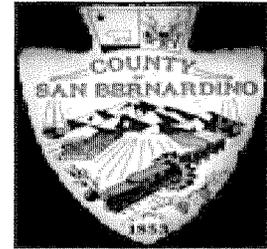
Basic Steps: Development Impact Fee Program



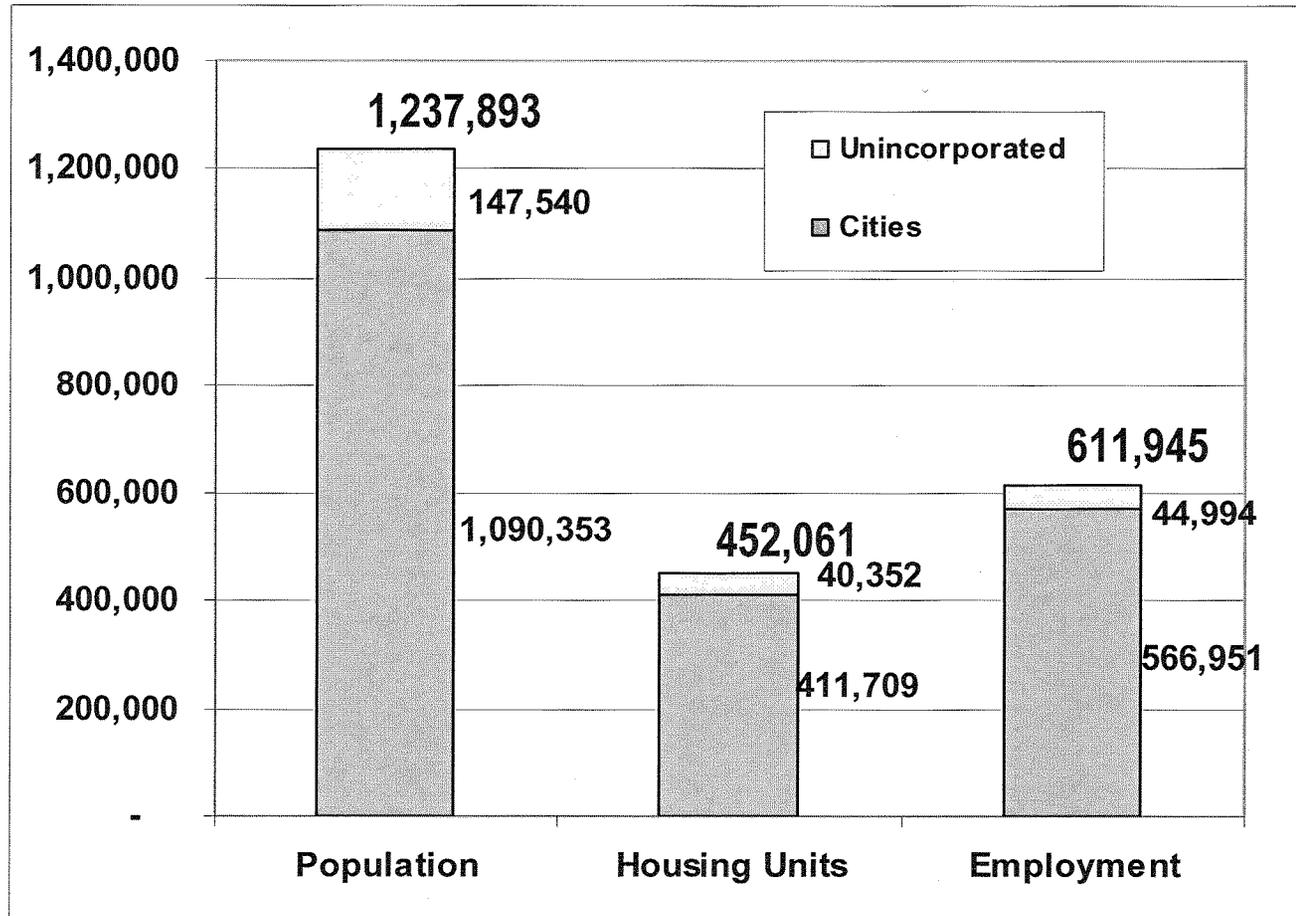
Funding New Public Facilities – Step by Step



County General Plan Growth Increments



Growth Increments: 2000 - 2030



Source: Stanley R. Hoffman Associates, Inc.

Southern California Association of Governments Preliminary RTP Projections, 2007

When AB 1600 Fees Do Not Apply



- **DIFs cannot be used for operations & maintenance**
- **DIFs cannot be added to the general fund -- must be separate fund**
- **DIFs are not:**
 - School Fees
 - Development Agreement Payments
 - Redevelopment Agency Agreement Fees
 - Quimby Fees
 - Processing Fees
 - Reimbursement Agreement Payments
 - Penalty Fees

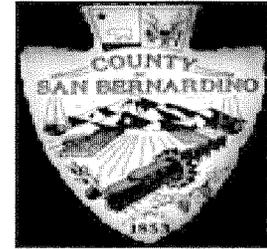
Existing County Processing Fees



Cost Recovery for Land Use and Development Review:

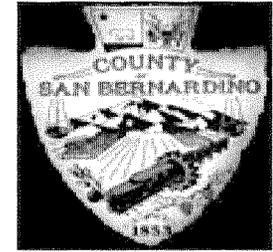
- **Planning**
- **Building and Safety**
- **Flood Control**
- **Land Development & Surveyor**
- **County Fire Department**
- **Other Special Districts**

Existing Development Mitigation Fees



- **Regional Transportation**
 - Regional Transportation Development Mitigation Plan – Priority Projects
- **Local Area Transportation**
 - Local Area Transportation Facilities Plans – Arterial Projects
- **Drainage**
 - Upper Etiwanda & San Sevaine Creek

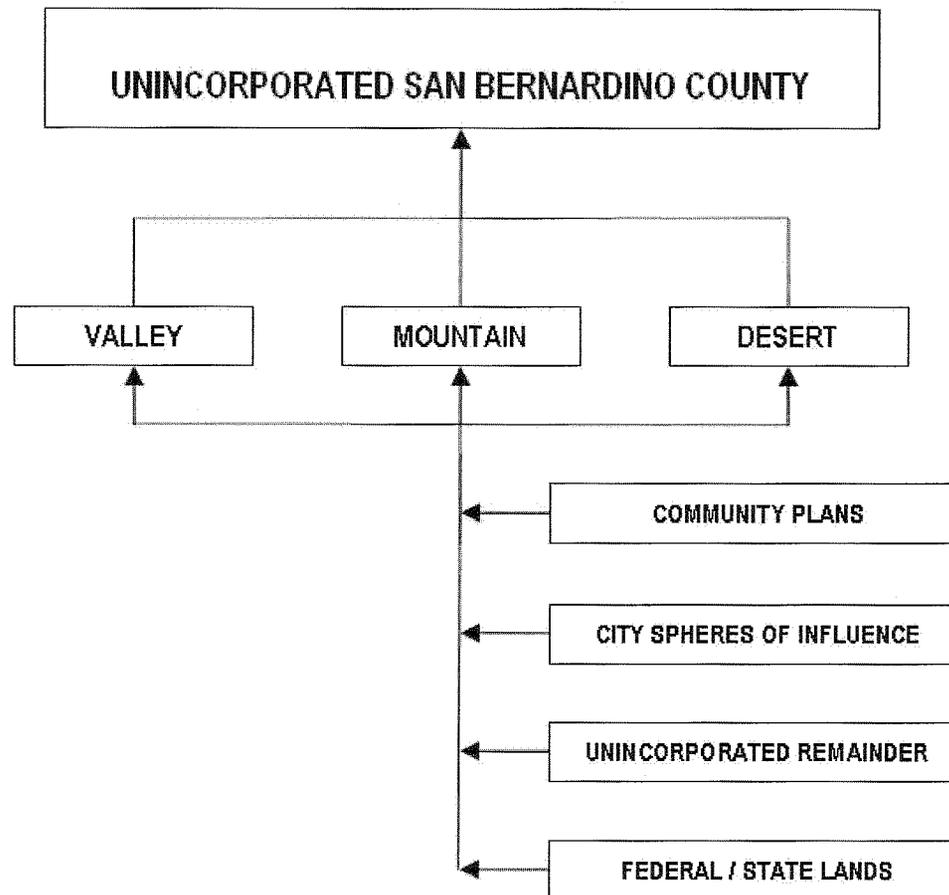
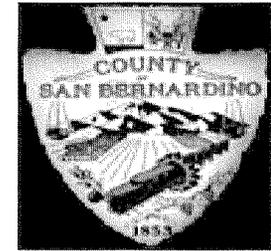
Economic Development Goals



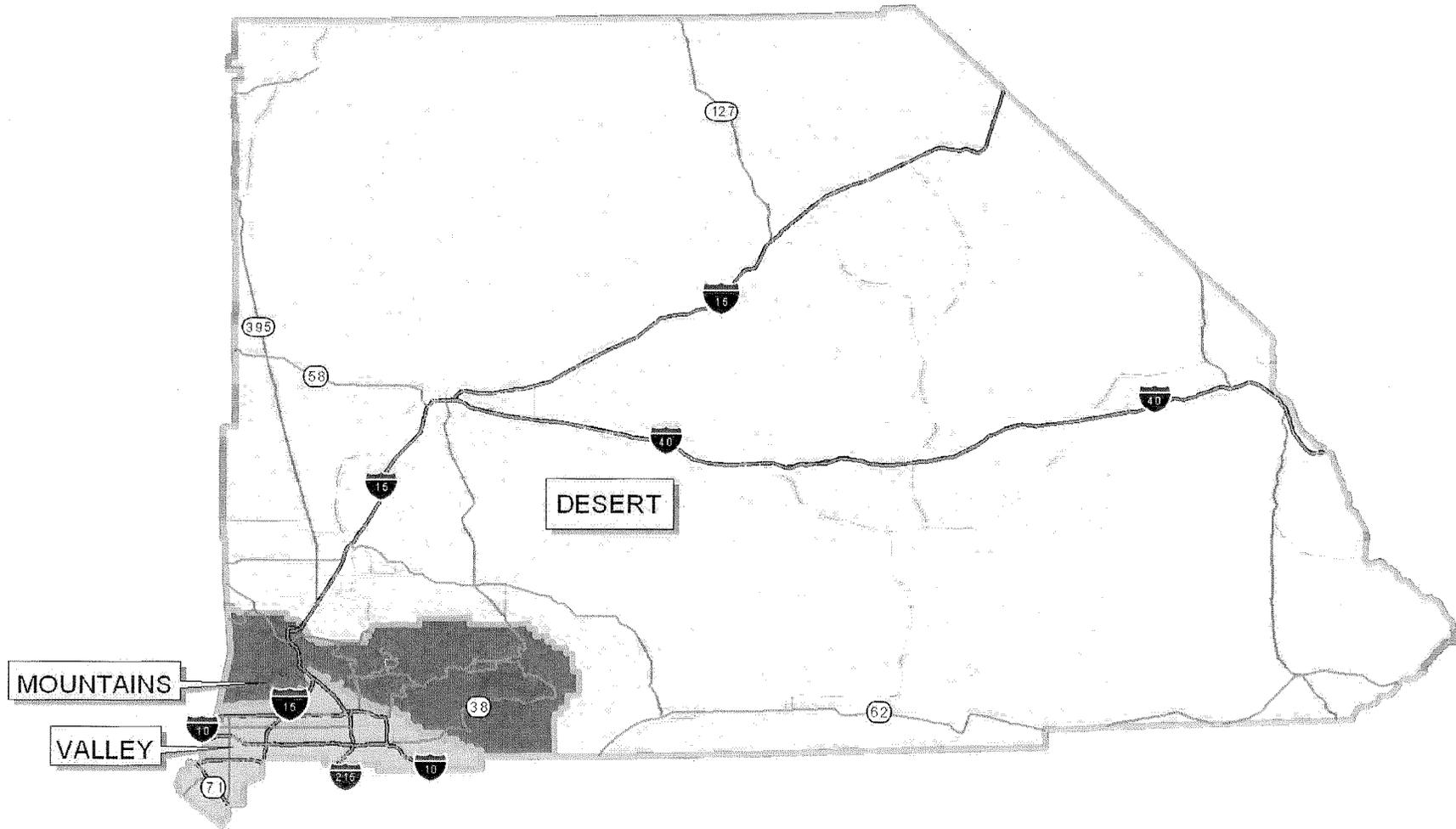
From Recently Adopted County General Plan:

- **Goal ED13:** Provide adequate infrastructure improvements and long-range capital facility planning.
- **Goal ED14:** In coordination with local jurisdictions, develop innovative methods to share taxes, in order to minimize the “fiscalization of land use.”
- **Goal ED15:** As unincorporated areas develop, establish financing approaches to fund adequate ongoing public services on a fair-share basis.

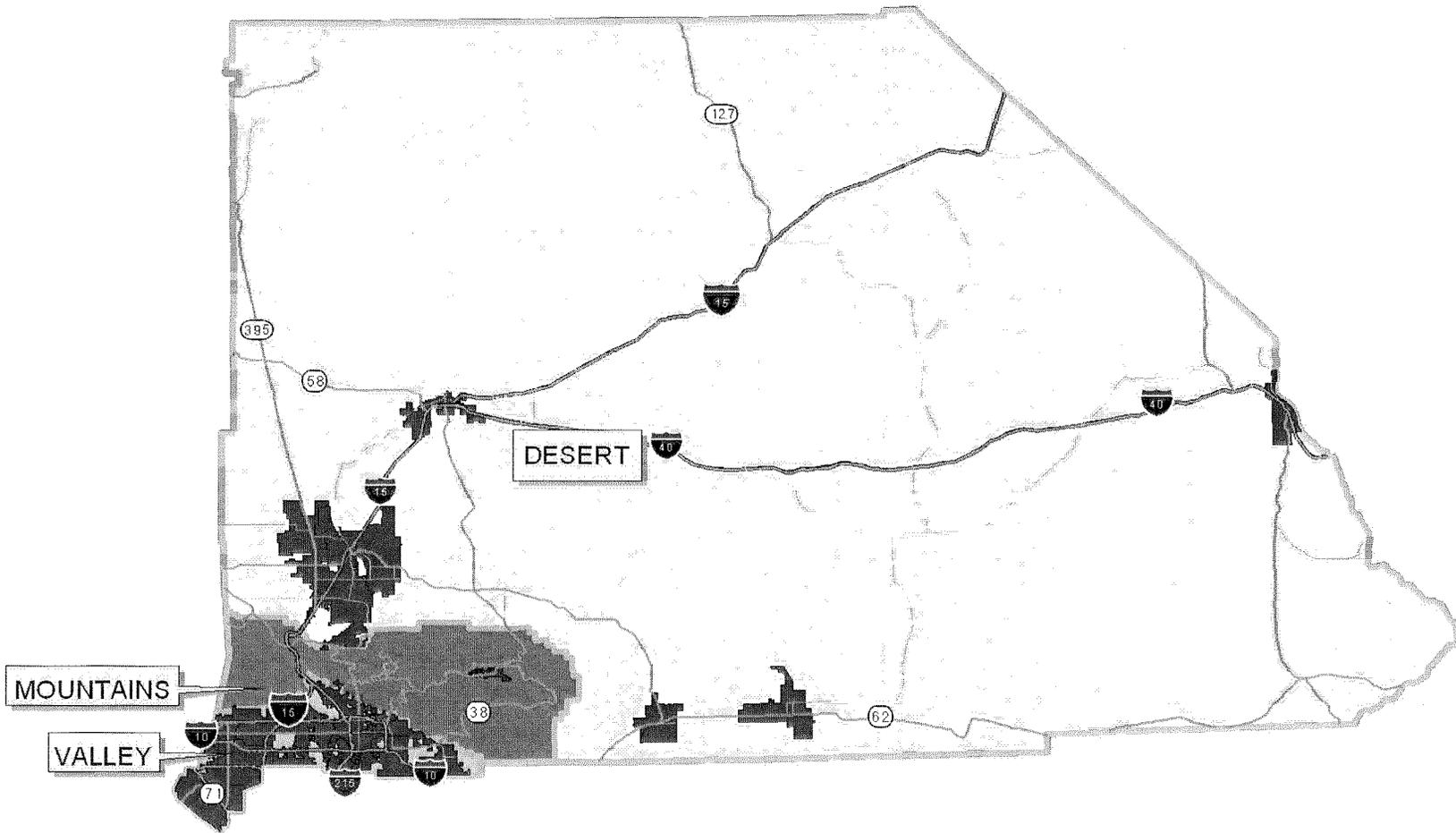
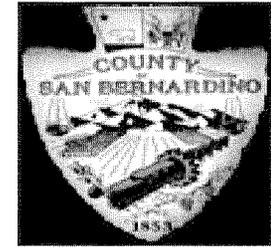
Unincorporated Geographies



Major Planning Areas



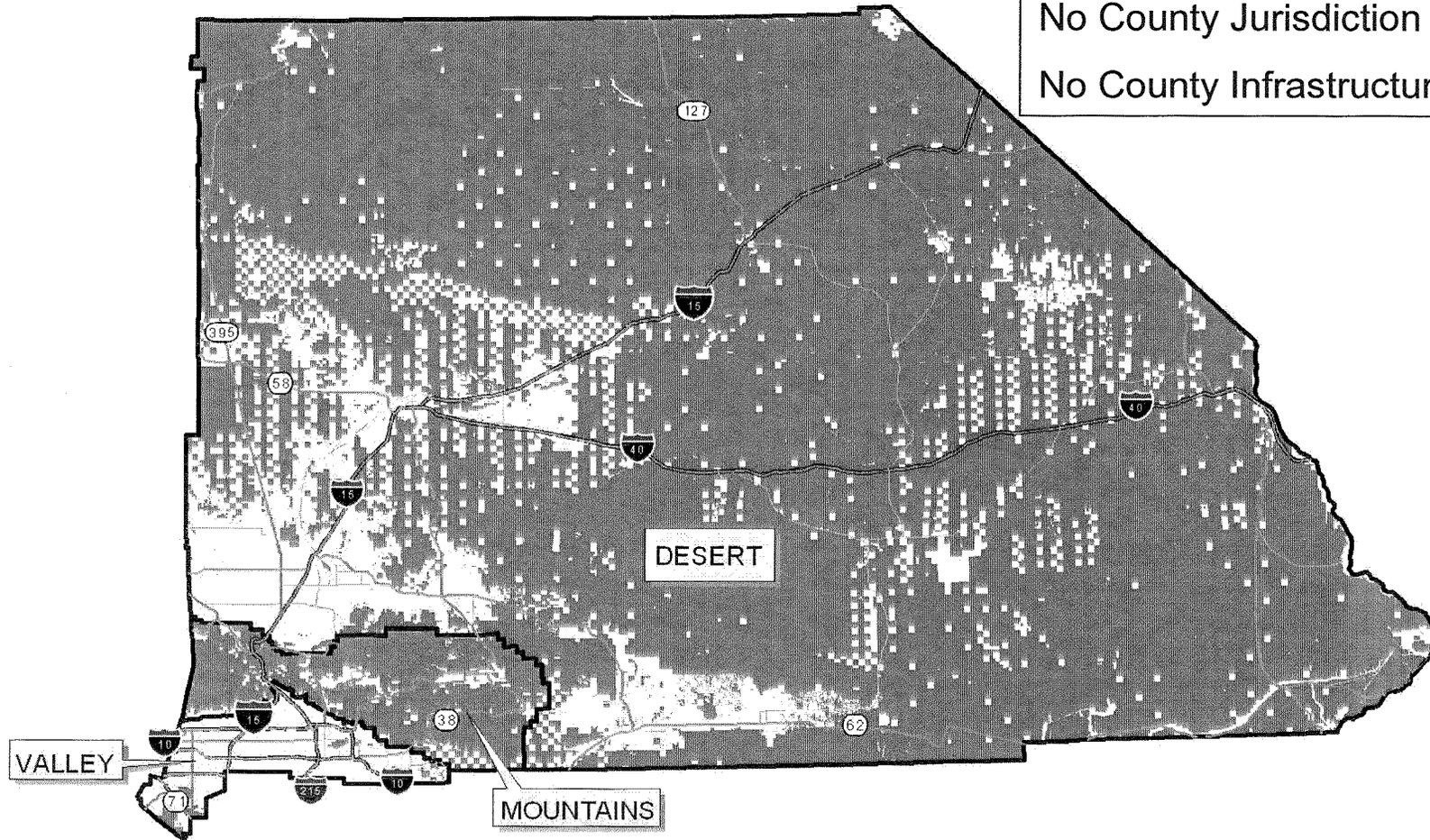
Incorporated City Boundaries



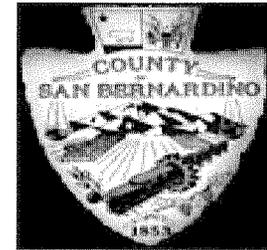
Federal – State Owned Lands



No County Jurisdiction &
No County Infrastructure Plans



Public Infrastructure Categories



Public Infrastructure Category	Level of Responsibility	County Impact Fee Update Priority	Comments
Water	User	No	Existing Program (Special District)
Sewer	User	No	Existing Program (Special District)
Drainage	Regional	Yes	Existing Program Incomplete
Roads/Transportation	Regional	Yes	Existing Program Incomplete
Regional Parks	Regional	Yes	Countywide Benefits
Open Space	Regional	Yes	No Fee, but Ad Hoc Exactions
Trails	Regional	Yes	No Fee, but Ad Hoc Exactions
Museums	Regional	Yes	Countywide Benefits
Community Centers	Community	No	Local Approach
Senior Centers	Community	No	Local Approach
Fire Stations (including heliports)	Community	Yes	No Fee, but Ad Hoc Exactions
Sheriff Substations	Community	Yes	No Fee, but Ad Hoc Exactions
Jails	Regional	Yes	High Priority
Libraries (some overlay cities)	Regional	Yes	Countywide Benefits
Airports	Airport Authority	No	Federal monies, Local Approach
General Offices	Regional	No	Existing Program (General Fund)
Hospitals	Regional	No	Existing Program (General Fund)

1. Public Infrastructure categories identified in discussion with County staff.

Source: Stanley R. Hoffman Associates, Inc.

Requested Board Actions



Provide Direction on the Following:

- Further study of the development impact fee (DIF) concept
- Preparation of a Request for Proposal for a professional study on the DIF concept

Martinez, Samuel

From: Jeff McPherson [jmcpherson@fontana.org]
Sent: Wednesday, August 08, 2007 9:46 AM
To: Martinez, Samuel
Cc: Debbie Brazill; Don Williams
Subject: RE: Development Impact Fees

Sam,

The fee is as follows:

Residential - \$164.00 per unit
Commercial - \$0.25 per sq ft of the building
Industrial - \$0.10 per sq ft of the building

Please let me know if you have any questions.

Jeff

From: Martinez, Samuel [mailto:smartinez@lafco.sbcounty.gov]
Sent: Wednesday, August 08, 2007 9:15 AM
To: Jeff McPherson
Subject: Development Impact Fees

Hi Jeff,

I know the City collects development impact fees for any new development. Of the fee, is there a specific allocation for fire? How much (dollar amount or percentage)
If not, does a portion of the fee indirectly go to fire?

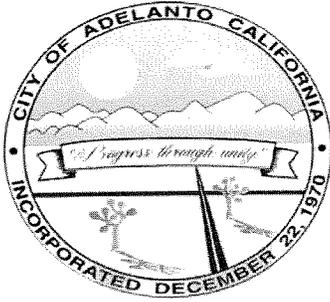
Call me if you have any questions. Thanks.

Sam

Samuel Martinez
LAFCO ANALYST
San Bernardino Local Agency Formation Commission
909.383.9900 - fax 909.383.9901
215 North "D" Street, Suite 204
San Bernardino, CA 92415-0490

8/8/2007

CITY OF NEEDLES								
IMPACT FEE WORKSHEETS: BASIC SCHEDULE AT FULL FEE PRICE						Fire Supression only		
NORTH NEEDLES AREA								
		<i>Detached Dwelling Unit</i>	<i>Attached Dwelling Unit</i>	<i>Mobile Unit (in Parks)</i>	<i>Comm'l Lodging (Motels) (Per room)</i>	<i>Rec Veh Pad</i>	<i>Comm'l/ Ofc</i>	<i>Industrial</i>
Fire Supression		\$ 186.00	\$ 376.00	\$ 172.00	\$ 218.00	\$ 172.00	0.019/sq ft	0.016/sq ft
CITY OF NEEDLES								
IMPACT FEE WORKSHEETS: BASIC SCHEDULE AT FULL FEE PRICE						Fire Supression only		
URBAN IN-FILL / SOUTH AREAS								
		<i>Detached Dwelling Unit</i>	<i>Attached Dwelling Unit</i>	<i>Mobile Unit (in Parks)</i>	<i>Comm'l Lodging (Motels) (Per room)</i>	<i>Rec Veh Pad</i>	<i>Comm'l/ Ofc</i>	<i>Industrial</i>
Fire Supression		\$ 186.00	\$ 376.00	\$ 172.00	\$ 218.00	\$ 172.00	0.019/sq ft	0.016/sq ft
Additional information:								
Year One:	Year one of impact fees began on 1/1/07. The rate for year one is 65% of the full fee.							
Year Two:	Year two of impact fees will begin on 1/1/08. The rate for year two is 85% of the full fee.							
However, there is discussion by City Council to extend the 65% discount fee for an additional two years. That has not been finalized as yet, and currently the ordinance and resolution state that the fees will go to 85% at Year Two.								
Year Three, and thereafter	Year three will begingon 1/1/09. 100% will be applied from year three on, unless the change is made to extend year one.							



City of Adelanto

Community Development Department

DEVELOPMENT IMPACT FEES

Below is a list of current Development Impact Fees for the City of Adelanto.

Ordinance 453

Circulation Impact Fees

Single Family Residential	\$4,452 per unit
Multi-Family Residential	\$3,076 per unit
Non-Residential	\$16,917 per acre

Fire Impact Fees

Single Family Residential	\$235 per unit
Multi-Family Residential	\$162 per unit
Non-Residential	\$893 per acre

Ordinance 425

Parks and Recreation

Residential (Single Family and Multi-Family)	\$2,890 per unit
-------------------------------------------------	------------------

Master Drainage Plan

Single Family Residential	\$3,132 per unit
Multi-Family Residential	\$1,566 per unit
Non-Residential	\$11,900 per acre

Further information on these fees is available from the Public Works Engineering and Planning Departments.



July 1, 2007

The City Street, Fire and Police fees will change on this date as shown in the table below. Again, fees are per unit unless noted and changes are bolded.

Fee Type	Single Family Residence	Multi-Family Residence	Hotel/ Motel	Non-Residential (Per sq. foot)
Street	8,957	5,732	6,628	1.94
Drainage	1,284	821	937	0.28
Fire	1,425	912	1,054	0.31
Police	423	272	313	0.09
Public Service	1,109	710	810	0.24
Total	13,198	8,447	9,742	2.86