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# ***RD 784 Drainage Fee Update Impact Fee Committee Meeting Materials***

Prepared for RD 784  
March 10, 2011

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***RD 784 Drainage Impact Fee Update***



EPS



# Impact Fee Committee Meeting Format

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- ▶ **Identify issue and discuss background/context.**
- ▶ **Describe potential options/solutions.**
- ▶ **Stakeholder input/comments.**
- ▶ **Staff and consultant input/recommendations.**
- ▶ **Impact Fee Committee discussion & consideration of recommendation to the RD 784 Board.**



# Key Policy Considerations

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- 1. Potential County Collection of Fees**
- 2. Inclusion of Interest/Financing Costs**
- 3. Fee Program Update Methodology**
- 4. Drainage Basin C**
  - ▶ Sub-basin C-1 Costs (Interim and Permanent Facilities)**



# 1. County Fee Collection (Context)

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- ▶ Differs from existing RD 784 practice.
- ▶ Would require County adoption of fees.
- ▶ Helps with fee collection/enforcement.
- ▶ County would act as banker for fee collection then remit fees to RD 784.
- ▶ Could add 2-3% in additional administrative costs.



# 1. County Fee Collection (Options)

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- ▶ **Request County adopt/collect RD 784 fees.**
- ▶ **Continue to collect fees without County assistance.**



# 1. County Fee Collection (Consideration)

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- ▶ **Stakeholder input/comments.**
- ▶ **Staff/consultant input/recommendation.**
- ▶ **Impact Fee Committee consideration.**



## 2. Interest/Financing Costs (Context)

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- ▶ Requested by Cresleigh & Matthews
- ▶ Real return on outstanding reimbursements.
- ▶ Is not additive to inflation indexing.
- ▶ Universal applicability if implemented.
- ▶ Assumptions = (amount, term, interest rate, inflation rate, etc.).
- ▶ Legally permissible although not common.
- ▶ Could add approximately 7-10 % to fees.



## 2. Interest/Financing Costs (Options)

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- ▶ **Include with current assumptions.**
- ▶ **Include with alternative assumptions.**
- ▶ **Exclude interest costs but allow fee credits and reimbursement to adjust with annual fee adjustment.**



## **2. Interest/Financing Costs (Consideration)**

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- ▶ **Stakeholder input/comments.**
- ▶ **Staff/consultant input/recommendation.**
- ▶ **Impact Fee Committee consideration.**



## **3. Fee Update Methodology (Context)**

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- ▶ **Key concept for nexus analysis.**
- ▶ **Buildout Cost Methodology – all costs allocated to all development.**
- ▶ **Remaining Cost Methodology – remaining costs allocated to remaining development.**
- ▶ **Basins A, B & C**



## **3. Fee Update Methodology (Options)**

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- ▶ **Use of Buildout versus Remaining Methodology.**
- ▶ **Approach could vary by Basin if necessary.**



## **3. Fee Update Methodology (Consideration)**

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- ▶ **Stakeholder input/comments.**
- ▶ **Staff/consultant input/recommendation.**
- ▶ **Impact Fee Committee consideration.**



## **4. Drainage Basin C – Sub-basin C-1 (Context)**

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- ▶ **Requested by Lennar/MS Rialto.**
- ▶ **Two components (Interim and Permanent Facilities) benefit subset of Basin C properties.**
- ▶ **Interim Pump Station No. 6 facilities not in Master Plan.**
- ▶ **Permanent facilities are in Master Plan.**
- ▶ **Interim facilities fee would expire when Pump Station No. 10 was completed.**



## **4. Drainage Basin C – Sub-basin C-1 (Options)**

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- ▶ **Include both sub-basin fee components (one is interim).**
- ▶ **Include only permanent facilities in sub-basin fee.**
- ▶ **Not advisable to exclude permanent facilities.**

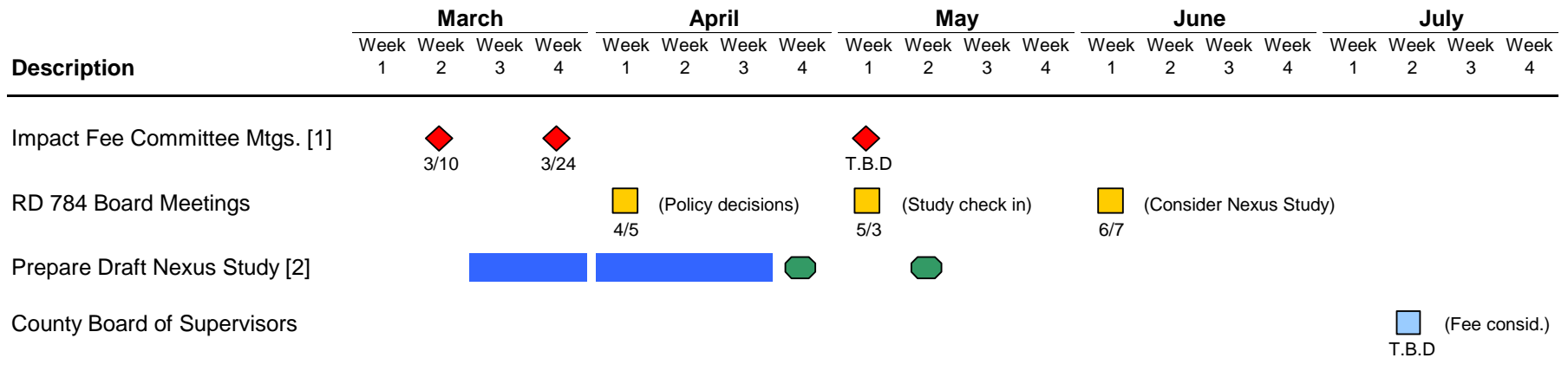


## **4. Drainage Sub-Basin C-1 (Consideration)**

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- ▶ **Stakeholder input/comments.**
- ▶ **Staff/consultant input/recommendation.**
- ▶ **Impact Fee Committee consideration.**

# Fee Update Timeline



◆ = Impact Fee Committee/Stakeholder Meeting

● = Meeting/ Conference Call with RD 784 Staff

■ = RD 784 Board Meeting

■ = County Board of Supervisors Meeting

[1] Committee meetings include stakeholders.

[2] Administrative Draft Nexus Study for staff review/comment then Public Review Draft Nexus Study for stakeholder review/comment.