

## Local Development Mitigation Fee Coachella Valley Multiple Species Habitat Conservation Plan

As part of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) all participating Cities and the County of Riverside are required to implement a Local Development Mitigation Fee (LDMF) on new development within the plan area.

The proposed Development Mitigation Fee would be \$5,730 per acre, with a per unit fee for residential development. The residential fee per unit for a density of 0-8 units per acre would be \$1,284. The fee schedule in 2008 dollars is as follows:

	<b>Cost Per Acre</b>	<b>Average Lot Size</b>	<b>Fee</b>
<i><u>Residential</u></i>			
0 - 8 Units Per Acre	\$ 5,730	0.22	\$ 1,284
8.1 - 14 Units Per Acre	5,730	0.09	533
14.1+ Units Per Acre	5,730	0.04	235
<i><u>Nonresidential</u></i>			
Commercial	\$ 5,730	NA	\$ 5,730
Industrial	\$ 5,730	NA	\$ 5,730

The LDMF imposed on new development projects will be a primary source of funding for the habitat acquisition program under the MSHCP. The LDMF is a type of development impact fee under *California Government Code* Section 66000 *et seq.* The legal and policy basis to support the adoption by local agencies in the Coachella Valley of the LDMF is provided in the Local Development Mitigation Fee Report, the Nexus Report, dated January 15, 2007 and prepared by MuniFinancial for CVAG.

The proposed fee schedule presented here represents a reasonable approach to the fair allocation of costs across all new development. The Coachella Valley Conservation Commission (CVCC) will monitor the implementation of the residential fee approach over time and propose adjustments to the four categories if conditions warrant.

The fee ordinance provides for an annual CPI adjustment based upon the Consumer Price Index for "All Urban Consumers" in the Los Angeles-Anaheim-Riverside Area, measured as of the month of December in the calendar year which ends in the previous Fiscal Year. There will also be a provision for the fee to be reevaluated and revised should it be found insufficient to cover mitigation of new Development. As required by state law, the CVCC will update the Nexus Study at least every five years, and more often if deemed necessary, to ensure that the Local Development Mitigation Fee is adequate over the life of the acquisition program to fund the necessary land acquisition and land

improvement.