



WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

Update To The Local Development Mitigation Fee

Community & Economic Development

City Council
April 13, 2021

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BACKGROUND

1. Multiple Species Habitat Conservation Plan (MSHCP)
 - A. Adopted in 2004
 - B. Comprehensive, multi-jurisdictional Habitat Conservation Plan
 - 500,000 acres
 - 146 species, including 33 threatened/endangered
 - C. Administered by Western Riverside County Regional Conservation Authority
 - Joint Powers Authority – Riverside is a Member Agency
 - Formed to acquire, administer, operate, and maintain land and facilities to establish habitat reserves for the conservation and protection of species covered by the MSHCP.
 - Now under Authority of Riverside County Transportation Commission



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BACKGROUND



D. Receipt of local Measure A sales tax funds for local streets and roads is conditioned upon participation in the MSHCP - \$7,274,000 for FY 2019/20

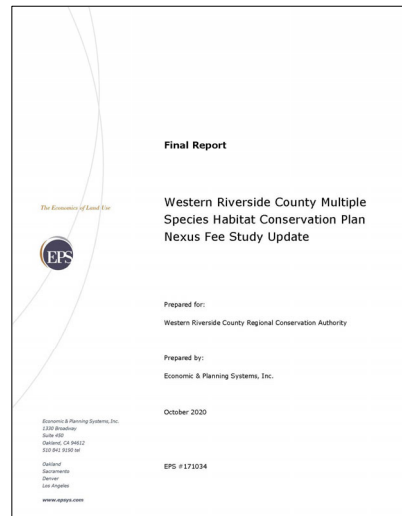
E. Includes Local Development Mitigation fee

- 1. Pays for acquisition of Additional Reserve Lands to meet target conservation acreage local governments are responsible to acquire per the Plan
- 2. Collected by City at time of building permit issuance (pass-through fee)



NEXUS STUDY

- 1. MSHCP requires a Nexus Study under the Mitigation Fee Act to establish a Local Development Mitigation Fee
 - A. Original Nexus Study was completed in 2003 coinciding with the adoption of the MSHCP
 - B. RCA Board of Directors adopted the 2020 Nexus Study on December 7, 2020
 - i. Reassessed reserve status and adjusted assumptions
 - ii. Updated fees to ensure adequate funding for reserve acquisition
 - iii. Extended acquisition period



UPDATED FEES

Category	Current Fee	07/01/2021 to 12/31/2021	01/01/2022 to 06/30/2022
Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit)	\$2,234	\$2,935	\$3,635
Residential, density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	\$1,430	\$1,473	\$1,515
Residential density greater than 14.0 dwelling units per acre (fee per dwelling unit)	\$1,161	\$670	\$670
Commercial (fee per acre)	\$7,606	\$11,982	\$16,358
Industrial (fee per acre)	\$7,606	\$11,982	\$16,358



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RECOMMENDATIONS

That the City Council:

1. Adopt a resolution establishing the revised Multiple Species Habitat Conservation Plan Local Development Mitigation Fee schedule; and
2. Introduce and subsequently adopt the attached ordinance amending and updating the City of Riverside's Multiple Species Habitat Conservation Plan Ordinance.



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