

ORDINANCE NO. 659.13

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 659
ESTABLISHING A DEVELOPMENT IMPACT FEE PROGRAM

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 1. of Ordinance No. 659 is amended to read as follows:

“Section 1. TITLE. This ordinance shall hereafter be known as the Year 2010-2020 Development Impact Fee (“DIF”) Ordinance.”

Section 2. Section 2. of Ordinance No. 659 is amended to read as follows:

“Section 2. FINDINGS. The Board of Supervisors, having reviewed and considered the report entitled: “County of Riverside Development Impact Fee Study Update Draft Final Report (Report)” and the Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan) finds and determines that:

- a. In order to effectively implement the Riverside County Comprehensive General Plan, manage new residential, commercial, industrial, surface mining and winery development, and address impacts caused by such development, certain Facilities must be constructed or acquired.
- b. In order for the County to construct or acquire the needed Facilities, it is necessary to require that all new development bear its fair share cost of providing the Facilities reasonably needed to serve that development. However, new development shall not be unfairly burdened with the cost of facilities associated with serving the existing population.
- c. Development Impact Fees (Fees) are hereby created for that purpose.

FORM APPROVED COUNTY COUNSEL
BY: DALE A. GARDNER
DATE: 2/3/10

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- d. As indicated in the Report, the Fees set forth herein do not reflect the entire cost of the Facilities needed in order to effectively meet the needs created by new development. Additional revenues will be required from other non-fee sources. The Board finds that the benefit to each development project is greater than the amount of the Fees to be paid by that project.
 - e. Payment of the Fees does not necessarily mitigate to a level of insignificance all impacts from new development. Whether impacts associated with a particular development project have been mitigated to a level of insignificance will be determined by the County on a case-by-case basis. If the County determines that payment of the Fees, coupled with other feasible mitigation measures, does not mitigate impacts to a level of insignificance, an Environmental Impact Report will be required for the development project in question.
 - f. The Criminal Justice Public Facilities, Library Construction, Fire Protection Facilities, Traffic Signals, Regional Parks, Regional Trails, Flood Control, Regional Multi-Service Centers, and Library Books/Media Components of the Report and DIF Capital Improvement Plan includes data compiled from information provided by various County departments and the Riverside County Regional Park and Open Space District; based on the anticipated needs of the County due to future development during the next ten (10) years.
 - g. The Transportation Improvement Facilities Component of the Report and DIF Capital Improvement Plan includes data compiled from information provided by the Transportation and Land Management Agency based on the

1 anticipated needs of the County due to future development during the next
2 twenty five (25) years.

3 h. The Fees collected pursuant to this ordinance shall be used toward the
4 construction and acquisition of Facilities identified in the DIF Capital
5 Improvement Plan. The need for the Facilities is related to new residential,
6 commercial, office, industrial, surface mining and winery development
7 because such new development will bring additional people and other uses
8 into the County thus creating an increased demand for the Facilities.

9 i. The cost estimates set forth in the Report and the DIF Capital Improvement
10 Plan are reasonable cost estimates for the Facilities and that portion of the
11 Fees expected to be generated by new development will not exceed the total
12 fair share of these costs.

13 j. Failure to mitigate growth impacts on Facilities within the County will
14 place residents in a condition perilous to their health, safety and welfare.

15 k. There is a reasonable relationship between the use of the Fees and the type
16 of development projects on which the Fees are imposed because the Fees
17 will be used to construct the Facilities and the Facilities are necessary for
18 the health and welfare of the residential, commercial, office, industrial,
19 surface mining, and winery users of the development projects on which the
20 Fees will be levied.

21 l. There is a reasonable relationship between the need for the Facilities and the
22 type of development project on which the Fees are imposed because it will
23 be necessary for the residential, commercial, office, industrial, surface
24 mining, and winery users of the development projects to have access to the
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1 Facilities in order to use, inhabit, and have access to the development
2 projects. New development will benefit from the Facilities and the burden
3 of such new development will be mitigated in part by the payment of the
4 Fees.

5 m. The cost estimates set forth in the Report and the DIF Capital Improvement
6 Plan are reasonable cost estimates for constructing and/or acquiring the
7 Facilities and that portion of the Fees expected to be generated by new
8 development will not exceed the total fair share of these costs.

9 n. Even though second units and guest quarters on existing single family
10 lots may also contribute to the need for certain of the Facilities, the
11 Board refrains from imposing Fees on such development at this time,
12 and in this regard finds that second units and guest quarters: (1) provide
13 a cost-effective means of serving development through the use of
14 existing infrastructure, as contrasted to requiring the construction of new
15 costly infrastructure to serve development in undeveloped areas; (2)
16 provide relatively affordable housing for low and moderate income
17 households without public subsidy; and (3) provide a means for
18 purchasers of new or existing homes to meet payments on high interest
19 loans.
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21 o. This Ordinance is for the purpose of promoting public health, safety,
22 comfort, and welfare and adopts means which are appropriate to
23 attaining those ends.”
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25 Section 3. Section 4. of Ordinance No. 659 is amended to read as follows:
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27 “Section 4. PURPOSE. This ordinance serves the following purposes:
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a. It establishes and sets forth policies, regulations, and Fees relating to the funding and installation of the Facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.

b. It establishes the authorized uses of the Fees collected.”

Section 4. Subsection k. of Section 6. of Ordinance No. 659 is amended to read as

follows:

“k. FACILITIES. ‘Facilities’ shall mean the public facilities financed or acquired by the DIF Program and shall include all of the facilities set forth in the DIF Capital Improvement Plan and any subsequently approved revision thereof.”

Section 5. Subsection t. of Section 6. of Ordinance No. 659 is amended to read as

follows:

“t. DEVELOPMENT IMPACT FEE CAPITAL IMPROVEMENT PLAN. The list entitled Riverside County Development Impact Fee Capital Improvement Plan, which list is on file with the Clerk of the Board.”

Section 6. Subsection x. of Section 6. of Ordinance No. 659 is amended to read as

follows:

“x. REPORT. Means the ‘County of Riverside Development Impact Fee Study Update Draft Final Report.’”

Section 7. Subsection z. of Section 6. of Ordinance No. 659 is amended to read as

follows:

1 “z. REVENUE or REVENUES. Any funds received by the County pursuant to
2 the provisions of this ordinance for the purpose of defraying all or a portion
3 of the cost of the facilities set forth in the DIF Capital Improvement Plan.”

4 Section 8. A new subsection bb. is added to Section 6. of Ordinance No. 659 to read as

5 follows:

6 “bb. WINERY. An agricultural facility with an established on-site vineyard
7 designed and used to crush, ferment, and process grapes into wine.”

8 Section 9. A new subsection cc. is added to Section 6. of Ordinance No. 659 to read as

9 follows:

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11 “cc. INTENSIVE USE AREA – WINERY. The ‘intensive use area’ means, for
12 purposes of a winery, that project area which includes but is not limited to the
13 roadways, parking areas, all buildings associated with the winery including wine
14 production and storage areas, tasting room, office and administration space, retail sales,
15 indoor and outdoor special occasion facilities, and food service space.”

16 Section 10. A new subsection dd. is added to Section 6. of Ordinance No. 659 to read as

17 follows:

18 “dd. REQUIRED PLANTED VINEYARD. The minimum site area when
19 required by Riverside County Zoning Ordinance 348 for wineries with on-site
20 vineyards for the planting and cultivation of grapevines.”

21 Section 11. Section 7. of Ordinance No. 659 is amended to read as follows:

22 “Section 7. DEVELOPMENT IMPACT FEE. In order to assist in providing
23 Revenue to acquire or construct the Facilities, Development Impact Fees shall be paid for each
24 residential unit, development project, or a portion thereof to be constructed. Seven categories of
25 Fees are defined which are: Single Family Residential (“SFR”), Multi-Family Residential
26 (“MFR”), Commercial, Office (applicable to Transportation Improvement Projects and Traffic
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Signals only), Industrial, Surface Mining, and Wineries. For each of these categories, the amount of the DIF will vary depending upon the location of the property upon which the development unit or a portion thereof will be constructed. Within each Area Plan, the following DIF amounts shall be paid for each Development Project within each Area Plan:

a. DIF AMOUNTS. The DIF amounts below shall be paid for each Development Project within each Area Plan commencing July 1, 2014.

Area Plan	Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
1 Jurupa	4,069	2,828	21,786	19,217	10,279	5,132	7,560
2 Coachella - Western Highgrove / Northside / University City	4,096	2,847	29,460	26,592	12,464	6,717	9,784
3	4,720	3,285	37,337	30,690	20,715	7,398	11,567
4 Reche Canyon / Badlands	4,634	3,224	35,279	29,172	19,334	7,098	11,036
5 Eastvale	4,069	2,828	21,786	19,217	10,279	5,132	7,560
6 Temescal Canyon	4,681	3,258	36,422	30,015	20,101	7,265	11,331
7 Woodcrest / Lake Matthews	4,873	3,392	40,996	30,390	23,171	7,931	12,509
8 March Air Force Base	4,069	2,828	21,786	19,217	10,279	5,132	7,560
9 Desert Center / CV Desert	4,048	2,813	28,317	25,748	11,697	6,550	9,489
10 Upper San Jacinto Valley	4,459	3,100	24,950	21,073	12,295	5,827	8,654
11 REMAP	4,251	2,956	26,131	22,423	13,195	5,765	8,679
12 Lakeview / Nuevo	4,098	2,848	22,472	19,723	10,739	5,232	7,737
13 Mead Valley / Good Hope	4,559	3,172	32,624	27,147	17,537	6,743	10,390
14 Palo Verde Valley	4,105	2,853	29,689	26,760	12,618	6,750	9,843
15 Greater Elsinore	4,232	2,942	25,674	22,085	12,888	5,699	8,562
16 Harvest Valley / Winchester	4,069	2,828	21,786	19,217	10,279	5,132	7,560
17 Sun City / Menifee Valley	4,069	2,828	21,786	19,217	10,279	5,132	7,560
18 Coachella - Eastern Southwest Area Plan (SWAP)	4,785	3,330	45,926	38,740	23,515	9,116	14,026
19	4,069	2,828	21,786	19,217	10,279	5,132	7,560
20 San Gorgonio Pass	4,385	3,050	29,333	24,785	15,344	6,232	9,504

Section 12. Section 8. of Ordinance No. 659 is amended to read as follows:

“Section 8. FEE COMPONENTS. The Development Impact Fees within each Area Plan shall be comprised of the components set forth in Section 8.a.

a. FEE COMPONENTS. The DIF amounts within each Area Plan commencing July 1, 2014 shall be comprised of the following components.

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
1	Jurupa							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
2	Coachella - Western							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	179	124	-	-	-	-	-
c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d	Traffic Improvement Facilities	48	34	1,143	844	767	167	295
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	300	208	-	-	-	-	-

1	g	Regional Trails	185	129	-	-	-	-	-
2	h	Flood Control	-	-	-	-	-	-	-
3	i	Library Books/Media	57	40	-	-	-	-	-
4	j	Regional Multi-Service Centers	-	-	-	-	-	-	-
		Total	4,096	2,847	29,460	26,592	12,464	6,717	9,784

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
3	Highgrove							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	651	457	15,551	11,473	10,436	2,266	4,007
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,720	3,285	37,337	30,690	20,715	7,398	11,567

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
4	Reche Canyon / Badlands							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	565	396	13,493	9,955	9,055	1,966	3,476
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-

1	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
2		Total	4,634	3,224	35,279	29,172	19,334	7,098	11,036

4	Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
5	5	Eastvale							
6	a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
7	b	Library Construction	115	80	-	-	-	-	-
8	c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
9	d	Traffic Improvement Facilities	-	-	-	-	-	-	-
10	e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
11	f	Regional Parks	852	591	-	-	-	-	-
12	g	Regional Trails	197	137	-	-	-	-	-
13	h	Flood Control	-	-	-	-	-	-	-
14	i	Library Books/Media	57	40	-	-	-	-	-
15	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
16		Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560

16	Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
17	6	Temescal Canyon							
18	a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
19	b	Library Construction	115	80	-	-	-	-	-
20	c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
21	d	Traffic Improvement Facilities	612	430	14,636	10,798	9,822	2,133	3,771
22	e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
23	f	Regional Parks	852	591	-	-	-	-	-
24	g	Regional Trails	197	137	-	-	-	-	-
25	h	Flood Control	-	-	-	-	-	-	-
26	i	Library Books/Media	57	40	-	-	-	-	-
27	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
28		Total	4,681	3,258	36,422	30,015	22,250	7,265	11,331

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Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
7	Lake Mathews / Woodcrest							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	804	564	19,210	14,173	12,892	2,799	4,949
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,873	3,392	40,996	33,390	23,171	7,931	12,509

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
8	March Air Force Reserve Base Policy Area							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
9	Desert Center							

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a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	179	124	-	-	-	-	-
c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	300	208	-	-	-	-	-
g	Regional Trails	185	129	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	-	-	-	-	-	-	-
Total		4,048	2,813	28,317	25,748	11,697	6,550	9,489

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
10	San Jacinto Valley							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	105	74	2,516	1,856	1,688	367	648
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	285	198	648	-	328	328	446
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
Total		4,459	3,100	24,950	21,073	12,295	5,827	8,654

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
11	REMAP							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617

1	b	Library Construction	115	80	-	-	-	-	-
2	c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
3	d	Traffic Improvement Facilities	182	128	4,345	3,206	2,916	633	1,119
4	e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
5	f	Regional Parks	852	591	-	-	-	-	-
6	g	Regional Trails	197	137	-	-	-	-	-
7	h	Flood Control	-	-	-	-	-	-	-
8	i	Library Books/Media	57	40	-	-	-	-	-
9	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
10		Total	4,251	2,956	26,131	22,423	13,195	5,765	8,679

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
12	Lakeview / Nuevo							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	29	20	686	506	460	100	177
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,098	2,848	22,472	19,723	10,739	5,232	7,737

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
13	Mead Valley							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	450	316	10,748	7,930	7,213	1,566	2,769
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525

1	f	Regional Parks	852	591	-	-	-	-	-
2	g	Regional Trails	197	137	-	-	-	-	-
3	h	Flood Control	40	28	90	-	45	45	61
4	i	Library Books/Media	57	40	-	-	-	-	-
5	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
		Total	4,559	3,172	32,624	27,147	17,537	6,743	10,390

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
14	Palo Verde Valley							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	179	124	-	-	-	-	-
c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d	Traffic Improvement Facilities	57	40	1,372	1,012	921	200	354
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	300	208	-	-	-	-	-
g	Regional Trails	185	129	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	-	-	-	-	-	-	-
	Total	4,105	2,853	29,689	26,760	12,618	6,750	9,843

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
15	Elsinore							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	163	114	3,888	2,868	2,609	567	1,002
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-

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j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,232	2,942	25,674	22,085	12,888	5,699	8,562

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
16	Harvest Valley / Winchester							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
17	Sun City / Menifee Valley							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560

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Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
18	Eastern Coachella Valley							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	179	124	-	-	-	-	-
c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d	Traffic Improvement Facilities	737	517	17,609	12,992	11,818	2,566	4,537
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	300	208	-	-	-	-	-
g	Regional Trails	185	129	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	-	-	-	-	-	-	-
	Total	4,785	3,330	45,926	38,740	23,515	9,116	14,026

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
19	Southwest Area							
a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
	Total	4,069	2,828	21,786	19,217	10,279	5,132	7,560

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
20	The Pass							

1	a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
2	b	Library Construction	115	80	-	-	-	-	-
3	c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
4	d	Traffic Improvement Facilities	316	222	7,547	5,568	5,065	1,100	1,944
5	e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
6	f	Regional Parks	852	591	-	-	-	-	-
7	g	Regional Trails	197	137	-	-	-	-	-
8	h	Flood Control	-	-	-	-	-	-	-
9	i	Library Books/Media	57	40	-	-	-	-	-
10	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
11		Total	4,385	3,050	29,333	24,785	15,344	6,232	9,504

Section 13. Section 9. of Ordinance No. 659 is amended to read as follows:

“Section 9. AREA PLAN BOUNDARIES. The boundaries of each Area Plan are as set forth in that document entitled Riverside County Comprehensive General Plan, which is on file with the Clerk of the Board.”

Section 14. Section 13. of Ordinance No. 659 is amended to read as follows:

“Section 13. ACREAGE-BASED FEES. Development Impact Fees for commercial, office, industrial, surface mining and winery projects are based on units of developed acreage and shall be computed on the basis of the Project Area in accordance with the following:

- a. The Project Area shall be determined or verified by county staff based upon the applicant's development plot plan as submitted to the Planning Department.
- b. If the difference between the net acreage, as exhibited on the plot plan, and the Project Area is less than one-quarter acre, the fees shall be charged on the full gross acreage.
- c. The applicant may elect, at his or her own expense, to have the Project Area evaluated, dimensioned, and certified by a registered

1 civil engineer or a licensed land surveyor. The engineer or land
2 surveyor shall prepare a wet-stamped letter of certification of the
3 Project Area dimensions and a plot plan exhibit that clearly
4 delineates the Project Area. Upon receipt of the letter of certification
5 and plot plan exhibit, County staff will review and if accepted,
6 approve the new Project Area. The fees will be established based
7 upon the newly certified Project Area.

8
9 d. Areas of legally restricted construction, such as Federal Emergency
10 Management Agency designated floodways, open space lots, and
11 areas dedicated to a public entity for public use within Project Areas
12 shall be excluded for the purpose of computing acreage-based Fees.”

13 Section 15. A new subsection a. is added to Section 14. of Ordinance No. 659 to read as
14 follows:

15 “a. Development Impact Fees are adjusted annually to reflect inflationary
16 changes. The annual adjustment occurs on July 1st of each year to coincide
17 with the fiscal year. The annual adjustment is calculated for the twelve-
18 month period ending March 31 prior to the July 1 adjustment date. The
19 application of the cost indices follows:
20 Engineering News Record Construction Cost Index shall be used to adjust:
21 Criminal Justice Public Facilities, Library Construction, Fire Protection
22 Facilities, Transportation Improvement Facilities, Traffic Signals Regional
23 Parks, Regional Trails, Multi-Service Centers, and Flood Facilities; US
24 Department of Labor Statistics Consumer Price Index, All Urban
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1 Consumers, Los Angeles-Riverside-Orange County shall be used to adjust
2 Library Books/Media.”

3 Section 16. Section 15 of Ordinance No. 659 is amended to read as follows:

4 “Section 15. TEMPORARY REDUCTION OF FEES. Pursuant to the fee
5 adjustment authority set for in Section 14 of this ordinance and notwithstanding Section 7, or any
6 other provision of this ordinance, DIF amounts in effect on the effective date of Ordinance 659.13
7 shall be temporarily reduced by forty percent (40%) until December 31, 2014. Commencing on
8 January 1, 2015, the DIF amounts in effect on the effective date of Ordinance 659.13 shall be
9 temporarily reduced by twenty percent (20%) until June 30, 2015. The full DIF fee amounts,
10 without any reduction, will be charged and collected on and after July 1, 2015 without further
11 action.
12

13 a. Application. The temporary fee reductions described in this section shall
14 not apply to or affect fees owed under any development agreement or other
15 contractual arrangement in effect on or before the effective date of
16 Ordinance 659.13. If reduced fees are paid at the time application is made
17 for a building permit and either the application or the building permit issued
18 on the application expires, subsequent building permit applications on the
19 same parcel shall be subject to the full DIF amount, unless the temporary
20 fee reductions are still in effect at the time of the subsequent application.
21

22 b. Effect. This ordinance only effects a temporary reduction in the DIF fee
23 amounts in the time periods and amounts described in this Section 15.”
24

25 Section 17. Section 16 of Ordinance No. 659 is amended to read as follows:

26 “Section 16. REDUCTION FOR SENIOR CITIZEN’S RESIDENTIAL UNITS.

27 The Fees required pursuant to Section 8 of this ordinance shall be reduced by 33.3 percent of the
28

1 applicable SFR Fee Amount for Senior Citizen's Residential Units. Reduction will be applied
2 upon review and approval of the project's eligibility for reduction. The applicant will be requested
3 to submit documentation proving eligibility. No reductions will be applied to the MFR Rate."

4 Section 18. Section 18 of Ordinance No. 659 is amended to read as follows:

5 "Section 18. CREDITS. If an owner or developer of real property dedicates land or
6 constructs facilities identified in the DIF Capital Improvement Plan, the County may grant the
7 owner or developer a Credit in one or more of the Fee Components described in this ordinance
8 against the Development Impact Fees required. No Credit shall be granted for the cost of
9 improvements not defined herein as "Facilities." An owner or developer may request a Credit
10 from the Transportation and Land Management Agency at the time of development approval. A
11 Credit granted at the time of development approval shall be included as a condition of that
12 approval. After development approval, but before the issuance of a building permit, an owner or
13 developer may request a Credit from the Executive Office. If the Transportation and Land
14 Management Agency or the Executive Office determines that a Credit is appropriate, the owner or
15 developer shall enter into a Credit Agreement which shall be approved by the Board of
16 Supervisors. The Credit amount shall be initially calculated by estimating the fair market value of
17 the land dedicated or by estimating the cost of constructing Facilities. The County shall
18 subsequently review and determine the actual value of the land dedicated and the actual
19 construction costs allowable. Any Credit granted shall not exceed the allocated cost for the
20 Facilities. Any Credit granted shall be given in stated dollar amounts only. "

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24 Section 19. Section 19. of Ordinance No. 659 is amended to read as follows:

25 "Section 19. EXEMPTIONS. The following types of construction shall be exempt
26 from the provisions of this ordinance:
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- 1 a. Reconstruction of a residential unit or commercial or industrial
2 building damaged or destroyed by fire or other natural causes;
- 3 b. Rehabilitation or remodeling of an existing residential, commercial,
4 or industrial building; or additions to an existing residential,
5 commercial or industrial building constructed after 2001.
- 6 c. The location or installation of a mobile home, without a permanent
7 foundation on any site. The Fees required under this ordinance shall
8 not be applicable to a site preparation permit or an installation
9 permit for a mobile home without a permanent foundation. No site
10 preparation permit or installation permit for a mobile home with a
11 permanent foundation shall be issued after January 22, 1989, except
12 upon the condition that the Development Impact Fees required by
13 this ordinance be paid; provided, however, in those instances where
14 a site preparation permit or an installation permit has been
15 previously issued and subsequently finalized for a site, and the
16 Development Impact Fees have been paid, the Fees required under
17 this ordinance shall not be applicable to a site preparation permit or
18 an installation permit for a mobile home with a permanent
19 foundation. Further, in those instances where an installation permit
20 was issued prior to January 22, 1989, and subsequently finalized for a
21 mobile home without a permanent foundation and a permit is
22 subsequently requested for the construction of a permanent
23 foundation for said existing mobile home, the Fees required under
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1 this ordinance shall not be applicable to the permit subsequently
2 issued for the construction of said permanent foundation.

- 3 d. Residential Units in publicly subsidized projects constructed as housing
4 for low-income households as such households are defined pursuant to
5 section 50079.5 of the Health and Safety Code. Exemption shall be
6 applied upon review and approval of the project's eligibility for the
7 exemption. The applicant will be required to provide documents
8 proving eligibility.
- 9 e. Detached Second Units or guest quarters pursuant to Section 18.28a
10 and Section 21.35a, respectively, of Riverside County Ordinance No.
11 348 and Attached Second Units pursuant to Section 18.28b of
12 Ordinance No. 348.
- 13 f. Construction of an SFR unit upon property wherein a mobile home
14 installation permit was issued prior to January 22, 1989 and
15 subsequently finalized.
- 16 g. The area designated as "Required Planted Area" where required by
17 Riverside County Zoning Ordinance 348 and any additional planted
18 vineyard area exceeding the requirement."
19

20 Section 20. This ordinance shall take effect sixty (60) days after its adoption
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22 BOARD OF SUPERVISORS OF THE COUNTY
23 OF RIVERSIDE, STATE OF CALIFORNIA

24 By: _____
25 Chairman

26 ATTEST:

27 CLERK OF THE BOARD:
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By: _____
Deputy

(SEAL)