COUNTY OF RIVERSIDE

DEVELOPMENT IMPACT FEE STUDY UPDATE

DRAFT FINAL REPORT

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Executive Summary

This report summarizes an analysis of the need for public facilities and capital improvements to support projected future development within Riverside County through 2020. It is the County's intent that the costs representing future development's share of these facilities and improvements be imposed on that development in the form of a development impact fee (DIF), also known as a public facilities fee.

This report is an update of the development impact fees (DIF) calculated for and documented most recently in the *County of Riverside Development Impact Fee Justification Study Update*, April 6, 2006, (2006 DIF Study) prepared by David Taussig & Associates, Inc. The 2006 DIF Study was itself an update of a similar document prepared in 2001.

The time period covered in this study is primarily for facilities planned between 2010 and 2020. However, one category, traffic, is based on the share of improvements estimated to be needed by 2035. The traffic fee incorporates assumptions based on the County's most recent traffic modeling efforts.

This report identifies the fair share public facilities costs attributed to new development in all of Riverside County. However, consistent with the previous DIF studies, it is assumed that DIF fees will only be applied in the unincorporated areas.

The public facilities and improvements included in this analysis are divided into the following fee categories:

- Criminal Justice Public Facilities;
- Library Construction;
- Fire Protection Facilities;
- Traffic Improvement Facilities;
- Traffic Signals;
- Regional Parks;
- Regional Trails;
- Flood Control;
- Library Books/Media; and
- Regional Multi-Service Centers.

Most of these fee categories are the same as in the 2006 DIF Study. One category, Regional Multi-Service Centers, is new as of this DIF update.

Background and Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to calculate and present fees that will enable the County to expand its inventory of public facilities as new development creates demand for new facilities.

Cities and counties can impose public facilities fees consistent with the requirements of the *Mitigation Fee Act*, contained in California Government Code Sections 66000 et sequential. The County Board of Supervisors must adopt public fees charged to development in unincorporated areas. The County government controls impact fee revenue collected within its boundaries. This report provides the necessary findings required by the *Mitigation Fee Act* for adoption of the fees presented in the fee schedules contained within the report. The County of Riverside may adopt these findings or it may choose to provide its own findings. This report will evaluate the impact of the following land use types:

- **Single family:** Detached one family residential dwelling unit and attached one family dwelling unit that is located on a separate lot such as duplexes and condominiums as defined in the California Civil Code; and
- **Multi-family:** All attached one family dwellings such as apartment houses, boarding, rooming and lodging houses, congregate care residential facilities and individual spaces within mobile parks and recreational vehicle parks.
- **Commercial:** All commercial, retail, educational, office and hotel/motel development.[1]
- **Industrial:** All manufacturing and warehouse development.
- **Surface Mining:** The Intensive Use Area involved in the excavation, processing, storage, sales, and transportation of raw materials.
- **Wineries:** The intensive use area involved in the cultivation of grapes and/or production, storage, sales, transportation of wine, and appurtenant uses, including but not limited to hotels and outdoor special occasion facilities

The fees calculated in this report are intended to cover the cost of new facilities needed to accommodate projected new development in the unincorporated areas of the County. The County does not have any existing agreements with cities within its boundaries to impose and collect County DIF fees on its behalf. Consequently, the funding for additional countywide or regional facilities that are needed to serve the incorporated service population will need to be funded from sources other than the County imposed DIF.

[1] For the traffic and signal fee calculations only, "office" is distinguished from the other commercial uses such as retail, which have higher trip rates because of customer/clientele traffic over the course of the day. For other fee calculations the office and commercial categories are the same.

County Service Divisions by Geographic Areas and Incorporation Status

Riverside County is large county covering 7,303 square miles from the Orange County border in the west to the Colorado River in the east. East to west, the County spans approximately 180 miles. Certain public facilities serve the entire County regardless of the geographic area. However, due to the large size and the significant distances between different portions of the County, a number of facilities may only functionally serve the Eastern or the Western portions of the County. Furthermore, the County population's utilization of certain facilities, such as roads and flood control facilities are further constrained by geographical location.

The Riverside County General Plan is augmented by 19 Area Plans and the March Air Force Reserve Base (MAFRB) Policy Area covering the County's territory with the exception of the undeveloped desert areas. The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. This study considers the service populations, comprised of residents and a weighted share of employees, for various portions of the County accordingly.

In this fee program, as with the previously implemented DIF program, it is assumed that the County of Riverside will enact and impose impact fees to fund the share of County facilities needed to serve new development only in the unincorporated area. As a result, this study distinguishes County territory according to incorporation status as well as according to location within the Eastern or Western portions of the County or the individual area plans.

Service Population by Facility Category

Service population is comprised of residents and, where applicable, a weighted share of employees that correspond to the service area for a type of county facility. Countywide public facilities support the provision of countywide systems of services that are not duplicated by city governments. Countywide facilities that serve both incorporated and unincorporated area service populations, include criminal justice facilities such as jails and juvenile detention facilities, Sheriff administration (of jail facilities), public safety radio towers, and library books. The service population for these facilities includes incorporated as well as unincorporated area residents and/or residents and workers.

Other facilities such as County fire, traffic improvement, traffic signals, regional parks and trails apply only to unincorporated development. These facilities either only provide services to unincorporated areas or the amounts of those facilities that serve the unincorporated areas have been estimated and apportioned to the unincorporated areas. It follows that for these facilities the service population is composed of residents and/or residents and workers in the unincorporated area only.

In a few cases facilities are even more geographically limited. Planned flood control facilities are applicable to the San Jacinto Valley and Mead Valley area plans only. The corresponding service populations for these facilities are estimated for the affected area plans only. Traffic

improvements are also calculated by area plan. All of these allocations and calculations are explained in detail in the corresponding facilities chapters.

County population and employment estimates and projections were provided by the County of Riverside Transportation Land Management Agency (TLMA). The data have been adjusted to reflect the incorporations of Wildomar and Menifee and the recent incorporations of the communities of Eastvale and Jurupa Valley.

Facility Standards and Cost Allocation

To support the findings required by the *Mitigation Fee Act*, this fee analysis uses facility standards to determine the approximate costs of facilities required to accommodate growth. The identification and use of facility standards ensures that there is a reasonable relationship between new development, the amount of the fee, and facilities funded by the fee.

If a policy standard for facilities that is higher than the existing standard is chosen, there may or may not be sufficient facilities or funding to serve existing development at the same standard and a deficiency will exist.

The facility standards for most of the fee categories in this study are derived from an examination of the existing inventory, or the current level of facilities provided to the existing service population. These standards may or may not be below desired or policy standards for some facilities. However, if a policy standard for facilities that is higher than the existing standard is chosen, there may or may not be sufficient facilities or funding to serve existing development at the same standard and a deficiency will exist. In these cases, the County must allocate the cost of planned facilities between new and existing development and use revenue sources other than DIF to fund the costs of facilities attributable to existing development. Because alternative funding sources revenues are scarce, most fees calculated in this report have been calculated based the existing inventory approach and therefore on a standard that reflects the existing level of facilities provided to existing development.

Administrative Charge

All fees include an administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Fee Schedules

Table E.1 summarizes the schedule of maximum justified development impact fees based on the analysis contained in this report. All values are shown in current (2010) dollars. Fees for roads vary by area plan and are only presented in the fee summary tables for each area plan. Fees for flood control only apply to Area Plans 10 and 13; these are reflected in the fee summary tables for those area plans.

Tables E.2 through **E.20** summarize public facilities fees specific to each Area Plan. The recent incorporations of the City of Eastvale and the City of Jurupa Valley have left little unincorporated territory in their respective area plans. As a result, planned facilities and associated fees for the Eastvale Area Plan and Jurupa Area Plan have been adjusted to reflect the area's reduced unincorporated population.

Table E.1: Proposed Development Impact Fee (DIF) Summary

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals[2]	Parks	Regional Trails	Flood Control[3]	Library Books	Multi-Service Centers	Subtotal[4]
Eastern Riverside County											
Residential											
Single Family	$ 1,669	$ 179	$ 1,248	Varies	$ 410	$ 300	$ 185	N/A	$ 57	$ -	**$ 4,048**
Multi Family	1,158	124	866	Varies	288	208	129	N/A	40	-	**2,813**
Non-residential											
Commercial	$ 3,798	N/A	$ 14,722	Varies	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 28,317**
Office[5]	3,798	N/A	14,722	Varies	7,228	N/A	N/A	N/A	N/A	N/A	**25,748**
Industrial	1,925	N/A	3,197	Varies	6,575	N/A	N/A	N/A	N/A	N/A	**11,697**
Surface Mining	1,925	N/A	3,197	Varies	1,428	N/A	N/A	N/A	N/A	N/A	**6,550**
Wineries	2,617	N/A	4,347	Varies	2,525	N/A	N/A	N/A	N/A	N/A	**9,489**
Western Riverside County											
Residential											
Single Family	$ 1,669	$ 115	$ 694	Varies	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,069**
Multi Family	1,158	80	481	Varies	288	591	137	N/A	40	53	**2,828**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	Varies	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 21,786**
Office[5]	3,798	N/A	8,191	Varies	7,228	N/A	N/A	N/A	N/A	N/A	**19,217**
Industrial	1,925	N/A	1,779	Varies	6,575	N/A	N/A	N/A	N/A	N/A	**10,279**
Surface Mining	1,925	N/A	1,779	Varies	1,428	N/A	N/A	N/A	N/A	N/A	**5,132**
Wineries	2,617	N/A	2,418	Varies	2,525	N/A	N/A	N/A	N/A	N/A	**7,560**

Note: Fees per residential dwelling unit; per acre for non-residential (except per 1,000 sf for traffic). All fees include a two percent (2%) administrative charge.

[1] Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.5.

[2] Traffic signal fee calculations are based on traffic trips generated but imposed per acre. Traffic signal fees for residential in this table assume 2,000 sq. ft. single family residence and 800 sq. ft. per multi-family residence.

[3] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[4] Subtotal excludes traffic facilities fees, which vary by area plan, and flood control fees which are limited to specific area plans.

[5] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.2: Proposed Public Facilities Fee Schedule, Jurupa (AP 1)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Jurupa (AP 1)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ -	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,069**
Multi-Family	1,158	80	481	-	288	591	137	N/A	40	53	**2,828**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ -	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 21,786**
Office[3]	3,798	N/A	8,191	-	7,228	N/A	N/A	N/A	N/A	N/A	**19,217**
Industrial	1,925	N/A	1,779	-	6,575	N/A	N/A	N/A	N/A	N/A	**10,279**
Surface Mining	1,925	N/A	1,779	-	1,428	N/A	N/A	N/A	N/A	N/A	**5,132**
Wineries	2,617	N/A	2,418	-	2,525	N/A	N/A	N/A	N/A	N/A	**7,560**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.3: Proposed Public Facilities Fee Schedule, Coachella - Western (AP 2)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Coachella - Western (AP 2)											
Residential											
Single Family	$ 1,669	$ 179	$ 1,248	$ 48	$ 410	$ 300	$ 185	N/A	$ 57	$ -	**$ 4,096**
Multi-Family	1,158	124	866	34	288	208	129	N/A	40	-	**2,847**
Non-residential											
Commercial	$ 3,798	N/A	$ 14,722	$ 1,143	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 29,460**
Office[3]	3,798	N/A	14,722	844	7,228	N/A	N/A	N/A	N/A	N/A	**26,592**
Industrial	1,925	N/A	3,197	767	6,575	N/A	N/A	N/A	N/A	N/A	**12,464**
Surface Mining	1,925	N/A	3,197	167	1,428	N/A	N/A	N/A	N/A	N/A	**6,717**
Wineries	2,617	N/A	4,347	295	2,525	N/A	N/A	N/A	N/A	N/A	**9,784**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.4: Proposed Public Facilities Fee Schedule, Highgrove (AP 3)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Highgrove (AP 3)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ 651	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,720**
Multi-Family	1,158	80	481	457	288	591	137	N/A	40	53	**3,285**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ 15,551	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 37,337**
Office[3]	3,798	N/A	8,191	11,473	7,228	N/A	N/A	N/A	N/A	N/A	**30,690**
Industrial	1,925	N/A	1,779	10,436	6,575	N/A	N/A	N/A	N/A	N/A	**20,715**
Surface Mining	1,925	N/A	1,779	2,266	1,428	N/A	N/A	N/A	N/A	N/A	**7,398**
Wineries	2,617	N/A	2,418	4,007	2,525	N/A	N/A	N/A	N/A	N/A	**11,567**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.5: Proposed Public Facilities Fee Schedule, Reche Canyon / Badlands (AP 4)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Reche Canyon / Badlands (AP 4)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ 565	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,634**
Multi-Family	1,158	80	481	396	288	591	137	N/A	40	53	**3,224**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ 13,493	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 35,279**
Office[3]	3,798	N/A	8,191	9,955	7,228	N/A	N/A	N/A	N/A	N/A	**29,172**
Industrial	1,925	N/A	1,779	9,055	6,575	N/A	N/A	N/A	N/A	N/A	**19,334**
Surface Mining	1,925	N/A	1,779	1,966	1,428	N/A	N/A	N/A	N/A	N/A	**7,098**
Wineries	2,617	N/A	2,418	3,476	2,525	N/A	N/A	N/A	N/A	N/A	**11,036**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a tw o percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.6: Proposed Public Facilities Fee Schedule, Eastvale (AP 5)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Eastvale (AP 5)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ -	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,069**
Multi-Family	1,158	80	481	-	288	591	137	N/A	40	53	**2,828**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ -	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 21,786**
Office[3]	3,798	N/A	8,191	-	7,228	N/A	N/A	N/A	N/A	N/A	**19,217**
Industrial	1,925	N/A	1,779	-	6,575	N/A	N/A	N/A	N/A	N/A	**10,279**
Surface Mining	1,925	N/A	1,779	-	1,428	N/A	N/A	N/A	N/A	N/A	**5,132**
Wineries	2,617	N/A	2,418	-	2,525	N/A	N/A	N/A	N/A	N/A	**7,560**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.7: Proposed Public Facilities Fee Schedule, Temescal Canyon (AP 6)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Temescal Canyon (AP 6)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ 612	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,681**
Multi-Family	1,158	80	481	430	288	591	137	N/A	40	53	**3,258**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ 14,636	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 36,422**
Office[3]	3,798	N/A	8,191	10,798	7,228	N/A	N/A	N/A	N/A	N/A	**30,015**
Industrial	1,925	N/A	1,779	9,822	6,575	N/A	N/A	N/A	N/A	N/A	**20,101**
Surface Mining	1,925	N/A	1,779	2,133	1,428	N/A	N/A	N/A	N/A	N/A	**7,265**
Wineries	2,617	N/A	2,418	3,771	2,525	N/A	N/A	N/A	N/A	N/A	**11,331**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.8: Proposed Public Facilities Fee Schedule, Lake Mathews / Woodcrest (AP 7)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Lake Mathews / Woodcrest (AP 7)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ 804	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,873**
Multi-Family	1,158	80	481	564	288	591	137	N/A	40	53	**3,392**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ 19,210	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 40,996**
Office[3]	3,798	N/A	8,191	14,173	7,228	N/A	N/A	N/A	N/A	N/A	**33,390**
Industrial	1,925	N/A	1,779	12,892	6,575	N/A	N/A	N/A	N/A	N/A	**23,171**
Surface Mining	1,925	N/A	1,779	2,799	1,428	N/A	N/A	N/A	N/A	N/A	**7,931**
Wineries	2,617	N/A	2,418	4,949	2,525	N/A	N/A	N/A	N/A	N/A	**12,509**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a tw o percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.9: Proposed Public Facilities Fee Schedule, March Air Force Reserve Base (MARFB) Policy Area (AP 8)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection[1]	Traffic Improvement Facilities[2]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[3]	Library Books	Regional Multi-Service Centers	Total
March Air Force Reserve Base (MARFB) Policy Area (AP 8)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ -	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,069**
Multi-Family	1,158	80	481	-	288	591	137	N/A	40	53	**2,828**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ -	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 21,786**
Office[4]	3,798	N/A	8,191	-	7,228	N/A	N/A	N/A	N/A	N/A	**19,217**
Industrial	1,925	N/A	1,779	-	6,575	N/A	N/A	N/A	N/A	N/A	**10,279**
Surface Mining	1,925	N/A	1,779	-	1,428	N/A	N/A	N/A	N/A	N/A	**5,132**
Wineries	2,617	N/A	2,418	-	2,525	N/A	N/A	N/A	N/A	N/A	**7,560**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Land for a future March JPA station has been offered for dedication to Riverside County by March JPA and that the capital costs associated with construction are being collected through the March JPA development impact fee. The County will collect this impact fee until the establishment of the March JPA Fire Protection Facilities Impact Fee.

[2] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[3] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[4] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.10: Proposed Public Facilities Fee Schedule, Desert Center (AP 9)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Desert Center (AP 9)											
Residential											
Single Family	$ 1,669	$ 179	$ 1,248	$ -	$ 410	$ 300	$ 185	N/A	$ 57	$ -	**$ 4,048**
Multi-Family	1,158	124	866	-	288	208	129	N/A	40	-	**2,813**
Non-residential											
Commercial	$ 3,798	N/A	$ 14,722	$ -	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 28,317**
Office[3]	3,798	N/A	14,722	-	7,228	N/A	N/A	N/A	N/A	N/A	**25,748**
Industrial	1,925	N/A	3,197	-	6,575	N/A	N/A	N/A	N/A	N/A	**11,697**
Surface Mining	1,925	N/A	3,197	-	1,428	N/A	N/A	N/A	N/A	N/A	**6,550**
Wineries	2,617	N/A	4,347	-	2,525	N/A	N/A	N/A	N/A	N/A	**9,489**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.11: Proposed Public Facilities Fee Schedule, San Jacinto Valley (AP 10)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
San Jacinto Valley (AP 10)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ 105	$ 410	$ 852	$ 197	$ 285	$ 57	$ 75	**$ 4,459**
Multi-Family	1,158	80	481	74	288	591	137	198	40	53	**3,100**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ 2,516	$ 9,797	N/A	N/A	$ 648	N/A	N/A	**$ 24,950**
Office[3]	3,798	N/A	8,191	1,856	7,228	N/A	N/A	N/A	N/A	N/A	**21,073**
Industrial	1,925	N/A	1,779	1,688	6,575	N/A	N/A	328	N/A	N/A	**12,295**
Surface Mining	1,925	N/A	1,779	367	1,428	N/A	N/A	328	N/A	N/A	**5,827**
Wineries	2,617	N/A	2,418	648	2,525	N/A	N/A	446	N/A	N/A	**8,654**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a tw o percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.12: Proposed Public Facilities Fee Schedule, REMAP (AP 11)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
REMAP (AP 11)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ 182	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,251**
Multi-Family	1,158	80	481	128	288	591	137	N/A	40	53	**2,956**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ 4,345	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 26,131**
Office[3]	3,798	N/A	8,191	3,206	7,228	N/A	N/A	N/A	N/A	N/A	**22,423**
Industrial	1,925	N/A	1,779	2,916	6,575	N/A	N/A	N/A	N/A	N/A	**13,195**
Surface Mining	1,925	N/A	1,779	633	1,428	N/A	N/A	N/A	N/A	N/A	**5,765**
Wineries	2,617	N/A	2,418	1,119	2,525	N/A	N/A	N/A	N/A	N/A	**8,679**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.13: Proposed Public Facilities Fee Schedule, Lakeview / Nuevo (AP 12)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Lakeview / Nuevo (AP 12)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ 29	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,098**
Multi-Family	1,158	80	481	20	288	591	137	N/A	40	53	**2,848**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ 686	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 22,472**
Office[3]	3,798	N/A	8,191	506	7,228	N/A	N/A	N/A	N/A	N/A	**19,723**
Industrial	1,925	N/A	1,779	460	6,575	N/A	N/A	N/A	N/A	N/A	**10,739**
Surface Mining	1,925	N/A	1,779	100	1,428	N/A	N/A	N/A	N/A	N/A	**5,232**
Wineries	2,617	N/A	2,418	177	2,525	N/A	N/A	N/A	N/A	N/A	**7,737**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.14: Proposed Public Facilities Fee Schedule, Mead Valley (AP 13)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Mead Valley (AP 13)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ 450	$ 410	$ 852	$ 197	$ 40	$ 57	$ 75	**$ 4,559**
Multi-Family	1,158	80	481	316	288	591	137	28	40	53	**3,172**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ 10,748	$ 9,797	N/A	N/A	$ 90	N/A	N/A	**$ 32,624**
Office[3]	3,798	N/A	8,191	7,930	7,228	N/A	N/A	N/A	N/A	N/A	**27,147**
Industrial	1,925	N/A	1,779	7,213	6,575	N/A	N/A	45	N/A	N/A	**17,537**
Surface Mining	1,925	N/A	1,779	1,566	1,428	N/A	N/A	45	N/A	N/A	**6,743**
Wineries	2,617	N/A	2,418	2,769	2,525	N/A	N/A	61	N/A	N/A	**10,390**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.15: Proposed Public Facilities Fee Schedule, Palo Verde Valley (AP 14)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Palo Verde Valley (AP 14)											
Residential											
Single Family	$ 1,669	$ 179	$ 1,248	$ 57	$ 410	$ 300	$ 185	N/A	$ 57	$ -	**$ 4,105**
Multi-Family	1,158	124	866	40	288	208	129	N/A	40	-	**2,853**
Non-residential											
Commercial	$ 3,798	N/A	$ 14,722	$ 1,372	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 29,689**
Office[3]	3,798	N/A	14,722	1,012	7,228	N/A	N/A	N/A	N/A	N/A	**26,760**
Industrial	1,925	N/A	3,197	921	6,575	N/A	N/A	N/A	N/A	N/A	**12,618**
Surface Mining	1,925	N/A	3,197	200	1,428	N/A	N/A	N/A	N/A	N/A	**6,750**
Wineries	2,617	N/A	4,347	354	2,525	N/A	N/A	N/A	N/A	N/A	**9,843**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.16: Proposed Public Facilities Fee Schedule, Elsinore (AP 15)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Elsinore (AP 15)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ 163	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,232**
Multi-Family	1,158	80	481	114	288	591	137	N/A	40	53	**2,942**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ 3,888	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 25,674**
Office[3]	3,798	N/A	8,191	2,868	7,228	N/A	N/A	N/A	N/A	N/A	**22,085**
Industrial	1,925	N/A	1,779	2,609	6,575	N/A	N/A	N/A	N/A	N/A	**12,888**
Surface Mining	1,925	N/A	1,779	567	1,428	N/A	N/A	N/A	N/A	N/A	**5,699**
Wineries	2,617	N/A	2,418	1,002	2,525	N/A	N/A	N/A	N/A	N/A	**8,562**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.17: Proposed Public Facilities Fee Schedule, Harvest Valley / Winchester (AP 16)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Harvest Valley / Winchester (AP 16)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ -	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,069**
Multi-Family	1,158	80	481	-	288	591	137	N/A	40	53	**2,828**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ -	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 21,786**
Office[3]	3,798	N/A	8,191	-	7,228	N/A	N/A	N/A	N/A	N/A	**19,217**
Industrial	1,925	N/A	1,779	-	6,575	N/A	N/A	N/A	N/A	N/A	**10,279**
Surface Mining	1,925	N/A	1,779	-	1,428	N/A	N/A	N/A	N/A	N/A	**5,132**
Wineries	2,617	N/A	2,418	-	2,525	N/A	N/A	N/A	N/A	N/A	**7,560**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.18: Proposed Public Facilities Fee Schedule, Sun City / Menifee Valley (AP 17)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Sun City / Menifee Valley (AP 17)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ -	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,069**
Multi-Family	1,158	80	481	-	288	591	137	N/A	40	53	**2,828**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ -	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 21,786**
Office[3]	3,798	N/A	8,191	-	7,228	N/A	N/A	N/A	N/A	N/A	**19,217**
Industrial	1,925	N/A	1,779	-	6,575	N/A	N/A	N/A	N/A	N/A	**10,279**
Surface Mining	1,925	N/A	1,779	-	1,428	N/A	N/A	N/A	N/A	N/A	**5,132**
Wineries	2,617	N/A	2,418	-	2,525	N/A	N/A	N/A	N/A	N/A	**7,560**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.19: Proposed Public Facilities Fee Schedule, Eastern Coachella Valley (AP 18)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Eastern Coachella Valley (AP 18)											
Residential											
Single Family	$ 1,669	$ 179	$ 1,248	$ 737	$ 410	$ 300	$ 185	N/A	$ 57	$ -	**$ 4,785**
Multi-Family	1,158	124	866	517	288	208	129	N/A	40	-	**3,330**
Non-residential											
Commercial	$ 3,798	N/A	$ 14,722	$ 17,609	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 45,926**
Office[3]	3,798	N/A	14,722	12,992	7,228	N/A	N/A	N/A	N/A	N/A	**38,740**
Industrial	1,925	N/A	3,197	11,818	6,575	N/A	N/A	N/A	N/A	N/A	**23,515**
Surface Mining	1,925	N/A	3,197	2,566	1,428	N/A	N/A	N/A	N/A	N/A	**9,116**
Wineries	2,617	N/A	4,347	4,537	2,525	N/A	N/A	N/A	N/A	N/A	**14,026**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.20: Proposed Public Facilities Fee Schedule, Southwest Area (AP 19)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
Southwest Area (AP 19)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ -	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,069**
Multi-Family	1,158	80	481	-	288	591	137	N/A	40	53	**2,828**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ -	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 21,786**
Office[3]	3,798	N/A	8,191	-	7,228	N/A	N/A	N/A	N/A	N/A	**19,217**
Industrial	1,925	N/A	1,779	-	6,575	N/A	N/A	N/A	N/A	N/A	**10,279**
Surface Mining	1,925	N/A	1,779	-	1,428	N/A	N/A	N/A	N/A	N/A	**5,132**
Wineries	2,617	N/A	2,418	-	2,525	N/A	N/A	N/A	N/A	N/A	**7,560**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Table E.21: Proposed Public Facilities Fee Schedule, The Pass (AP 20)

Fee	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities[1]	Traffic Signals	Regional Parks	Regional Trails	Flood Control[2]	Library Books	Regional Multi-Service Centers	Total
The Pass (AP 20)											
Residential											
Single Family	$ 1,669	$ 115	$ 694	$ 316	$ 410	$ 852	$ 197	N/A	$ 57	$ 75	**$ 4,385**
Multi-Family	1,158	80	481	222	288	591	137	N/A	40	53	**3,050**
Non-residential											
Commercial	$ 3,798	N/A	$ 8,191	$ 7,547	$ 9,797	N/A	N/A	N/A	N/A	N/A	**$ 29,333**
Office[3]	3,798	N/A	8,191	5,568	7,228	N/A	N/A	N/A	N/A	N/A	**24,785**
Industrial	1,925	N/A	1,779	5,065	6,575	N/A	N/A	N/A	N/A	N/A	**15,344**
Surface Mining	1,925	N/A	1,779	1,100	1,428	N/A	N/A	N/A	N/A	N/A	**6,232**
Wineries	2,617	N/A	2,418	1,944	2,525	N/A	N/A	N/A	N/A	N/A	**9,504**

Note: Fee per unit for single family and multi-family residential; fee per acre for non-residential. The occupant density assumptions of 1.00 employees per acre of land and 31.00 trips per acre per day for surface mining are based on the 2006 Riverside County Development Impact Fee Justification Study Update completed by David Taussig & Associates, Inc. All fees include a two percent (2%) administrative charge.

[1] Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

[2] Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.

[3] The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

Sources: Tables 3.4, 4.4, 5.4, 6.7, 7.5, 8.5, 9.5, 10.3, 11.4, and 12.4.

Projected DIF Revenue and Other Funding Needed

Table E.22 shows a summary of the cost of planned facilities submitted by facility category, identified anticipated alternative funding, projected fee revenue, and the remaining unfunded facilities costs. The majority of these costs are for traffic improvement facilities. The Traffic Improvement facilities category is also the only category for which alternative funding estimates were submitted. The Estimated Total Cost of Planned Facilities also includes the portion of facilities costs that will serve either existing or incorporated area development. These costs are excluded from the fee calculations as the DIF will be imposed on new development in the unincorporated areas only.

Table E.22: Estimated Cost of Proposed New Facilities by Category and Other Funding Needed

Facility Category	Estimated Total Cost of Planned Facilities	Other Funding Already Identified	Estimated Total Fee Revenue	Other Funding Needed
Criminal Justice Public Facilities	$ 439,628,000	$ 124,698,105	$106,166,700	$ 208,763,195
Library Construction	10,186,000		9,029,000	1,157,000
Fire Protection	85,447,000	-	64,564,000	20,883,000
Traffic Improvement Facilities[1]	446,164,128	278,000,000	96,324,932	71,839,196
Traffic Signals	38,110,900	-	38,110,900	-
Regional Parks	47,084,500	3,304,500	34,050,000	9,730,000
Regional Trails[2]	44,078,500	17,833,500	11,572,000	14,640,000
Flood Control[3]	25,500,000	-	1,951,400	23,548,600
Library Books	10,754,000	-	3,496,000	7,258,000
Regional Multi-Service Centers	14,350,000	-	2,175,000	12,175,000
Total	$ 1,161,303,028	$ 423,836,105	$367,439,932	$ 369,993,991

Note: With the exception of the flood control category, all facility cost and revenues show n above represent the totals of project costs and revenues for Eastern and Western Riverside County or all affected Area Plans.

[1]Traffic facilities project costs and fee revenues reflect projects planned for completion by and projected trips at at 2035 horizon. All other fee categories have a development horizon of 2020.

[2] Totals do not sum due to rounding.

[3] Total costs and revenues for Area Plans 10 and 13 only.

Sources: Tables 3.6, 4.6, 5.6, 6.8, 7.3, 8.7, 9.3, 9.6, 10.4, 11.5, and 12.6.

The amount of DIF revenue collected will depend on several factors including the facilities standards and cost assumptions used in this report and the corresponding fees calculated based on those standards and assumptions, the level to which the Board of Supervisors adopts and imposes the proposed fees, and the pace of new development. To the extent that new development occurs, new facilities will be needed and fees will be collected to pay for those facilities. If new development does not occur or occurs more slowly than anticipated, less expansion of existing facilities or fewer new facilities will be needed to accommodate that development, but less DIF revenue will be collected. Consequently, not all projects submitted will necessarily receive DIF funding and funding of specific facilities will need to be prioritized, much as it has been in the past.

If new development does not occur or occurs more slowly than anticipated, less expansion of existing facilities or fewer new facilities will be needed to accommodate that development, but less DIF revenue will be collected.

Not all projects submitted will necessarily receive DIF funding and funding of specific facilities will need to be prioritized, much as it has been in the past.

1. Introduction

This report presents an analysis of the need for public facilities to accommodate new development in Riverside County. This chapter explains the study approach under the following sections:

- Background and study objectives;
- Public facilities financing in California;
- Organization of the report;
- Facility standards methodology; and
- Unit cost assumptions.

Background and Study Objectives

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to update and recalculate and present fees that will enable the County to expand its inventory of public facilities, as new development leads to service population increases.

This study is an update of the County's existing DIF programs and fees. This report provides an update of the DIF fees calculated for and documented most recently in the *County of Riverside Development Impact Fee Justification Study Update*, April 6, 2006, (2006 DIF Study) prepared by David Taussig & Associates, Inc. (DTA). The 2006 DIF Study was itself an update of the original nexus study document prepared in 2001, also prepared by David Taussig & Associates.

The County of Riverside practice has been to request submittal of projects identified as needed to accommodate projected new development from County departments seeking DIF funding. This process is repeated at every DIF update. The current DIF program expired on November 11, 2011. Hence new projects were submitted and are considered for funding in this study for the next ten year increment of time.

The amount of DIF revenue collected will depend on the level of fees adopted by the Board of Supervisors and the pace of new development. New facilities will be needed and new fees collected as development occurs, and facilities needs will thereby keep pace with facilities funding from fees. As a result, not all projects detailed in this report will necessarily receive DIF funding and funding for particular facilities will need to be prioritized, much as it has been in the past.

Cities and counties can impose public facilities fees consistent with the requirements of the *Mitigation Fee Act (*the *MFA)*, contained in *California Government Code* Sections 66000 *et sequential*. The respective governments control impact fee revenue collected within their boundaries. The County currently has no agreements with its constituent cities to collect any portion of DIF fees on the County's behalf and County DIF fees are only collected on new development occuring in the unincorporated areas of the County. The County Board of Supervisors must adopt development impact fees charged to development in unincorporated areas. This report provides the necessary findings required by the *Mitgation Fee Act* for adoption

of the fees presented in the fee schedules contained herein. The County of Riverside may adopt these findings or it may choose to adopt its own findings separately.

Public Facilities Financing in California

The changing fiscal landscape in California during the past 30 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out, the latter two of which have been exacerbated during the past several years:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have for many years had to adopt a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing rate and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development impact fees, on the other hand, are an appropriate funding source for facilities that require expansion due to the increased demands created by new development, but that also serve all development jurisdiction-wide or area-wide. Development impact fees need only a majority vote of the legislative body for adoption.

Organization of the Report

The determination of a public facilities fee begins with the selection of a planning horizon and development of projections for population and employment. These projections are applied consistently to each of the facility categories analyzed in this report, and are summarized in Chapter 2. Chapter 2 also describes the service area and Area Plan assumptions and projections used in the analysis for this report.

Chapters 3 through 13 are devoted to documenting the maximum justified development impact fees based on the facility standards and cost allocation methods for each of the following facility categories:

- Criminal Justice Public Facilities;
- Library Construction;
- Fire Protection Facilities;
- Traffic Improvement Facilities (local road construction and improvements);
- Traffic Signals;
- Regional Parks;
- Regional Trails;

- Flood Control;
- Library Books/Media; and
- Regional Multi-Service Centers.

Guidelines for the implementation and ongoing maintenance of the DIF program are detailed in Chapter 14. The statutory findings required for adoption of the proposed public facilities fees in accordance with the *Mitigation Fee Act* (codified in *California Government Code* Sections 66000 through 66025) are summarized in Chapter 15.

Facility Standards and Cost Allocations

A facility standard is a policy that indicates the amount of facilities required to accommodate service demand. Examples of facility standards include building square feet per capita and park acres per capita. Standards also may be expressed in monetary terms such as the replacement value of facilities per capita. The chosen facility standard is a critical component in determining new development's need for new facilities and in calculating the amount of a development impact fee. Standards determine new development's fair share of proposed facilities and ensure that new development does not fund deficiencies associated with existing development.

Facility standards determine new development's fair share of proposed facilities and ensure that new development does not fund deficiencies associated with existing development.

The most commonly accepted approaches to determining a facility standard and allocating facility costs are described below:

Existing Inventory Method

The existing inventory method allocates costs based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \$/\text{unit of demand}$$

Under this method new development funds the expansion of facilities at the same standard currently serving existing development and ensures that new development pays an amount approximately equal to the level of facilities that is currently provided. By definition the existing inventory method results in no facility deficiencies attributable to existing development. This

method is often used when a long-range plan for new facilities is not available. It can also be considered preferable when alternative funding sources needed to increase the facilities standard for existing development are limited or uncertain. In this study, the existing inventory method is used for the following facility categories: Library Construction; Fire Protection; Regional Parks; Regional Trails; and Library Books/Media.

Because DIF fees are only imposed in unincorporated areas, the existing standard for regional (County) park and trail improvements were adjusted in a way that acknowledged and accounted for the use of certain facilities by incorporated residents as well as unincorporated area residents and estimated the corresponding values of existing facilities serving the unincorporated areas. Similar adjustments were made for flood control facilities. Adjustments and allocation factors are explained in detail in the applicable facility chapters.

System Plan Method

This method calculates the fee based on: the value of existing facilities plus the cost of planned facilities, divided by demand from existing plus new development:

$$\frac{\text{Value of Existing Facilities + Cost of Planned Facilities}}{\text{Existing + New Development Demand}} = \text{\$/unit of demand}$$

This method is useful when planned facilities need to be analyzed as part of a system that benefits both existing and new development. Often facility standards based on policies such as those found in General Plans are higher than existing facility standards. This method enables the calculation of the existing deficiency required to bring existing development up to the policy-based standard. The local agency must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee. In this study, the system plan method is used for Criminal Justice Public Facilities and Regional Multi-Service Centers.

Planned Facilities Method

The planned facilities method allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \text{\$/unit of demand}$$

This method is appropriate when planned facilities will entirely serve new development or when a fair share allocation of planned facilities to new development can be estimated. In some cases a planned facilities approach is used if facilities identified as needed to serve new development will be provided at a level below the existing facility standard. An example of the former is a sewer trunk line extension to a previously undeveloped area where new development funds the expansion of facilities at the standards used in the applicable planning documents. The planned facilities approach can also be used for facilities such as traffic improvements when data from a traffic study can be used to determine the share of facility costs that should be allocated to new development. The planned facilities approach is used in this study for the regional trails for eastern Riverside County because the identified improvements are below the estimated existing

facilities standard. This method is also used to calculate the traffic signal impact fees in this study.

Traffic and Traffic Level of Service Standards

The impact fee calculations for traffic improvements are subject to the same *Mitigation Fee Act* constraints requiring a reasonable relationship between the estimated impact of new development on these facilities and the amount of the fee. However, the methodology for traffic improvements reflects special considerations for this facility category. Specifically, the standards used for traffic facilities differ are significantly from those used for other facility categories. The capacity of traffic facilities area measured in terms of traffic vehicle capacity and the standards are based on the resulting level of service (LOS), identified by an alphabetical ranking, that correlates to relative traffic flow and congestion levels at intersections. The LOS for the various traffic improvements included in the DIF are determined from the outputs of the County's traffic engineering model as prepared and reported by the Riverside County Transportation and Land Management Agency (TLMA). The model's LOS results and vehicle capacity counts for each identified traffic improvement can be used to allocate either all or a portion of traffic improvement costs to new unincorporated area development, depending on the location and LOS/vehicle capacity specifics of each of the traffic improvement projects considered. These allocations and the underlying methodology are described in detail in the Traffic Improvement Facilities chapter of this report.

Prioritization of Department Identified Facilities Needs

County departments submitted planned facilities and improvements for consideration for DIF funding. Due to the lack of certainty of alternative funding sources needed to increase facilities standards, this study determined the existing facilities standard for most of the facilities categories and uses the existing facilities standards as an upward constraint on the calculation of the proposed fees. In some cases the proposed facilities submitted to accommodate new development exceed the calculated existing facilities standards. Consequently not all projects

Due to the lack of certainty of alternative funding sources needed to increase facilities standards, this study determined the existing facilities standard for most of the facilities categories and uses the existing facilities standards as an upward constraint on the calculation of the proposed fees.

submitted will receive full funding based on the projected revenue of the fees calculated using an existing facilities standard. As has occurred in the past, County departments will need to prioritize, or in some cases downsize, submitted proposed facilities projects based on the actual revenue received. Furthermore, actual annual DIF revenue received will depend on the level of building activity in Riverside County.

Unit Costs

This study makes use of unit costs for land values and building construction. These costs are used to estimate the replacement value of existing facilities, as well as the construction or acquisition costs for planned facilities. The study incorporates the cost of land as well as the construction cost of buildings and other facilities. Building costs are typically expressed in terms of cost per square foot, while land costs are typically expressed in terms of cost per square foot or cost per acre. **Table 1.1** lists estimated average land, building and special facility values in used in this study.

Table 1.1: Unit Cost Assumptions

Facility	Unit	Unit Cost
Buildings		
Administrative Facilities	sq. ft.	$ 325
Fire Stations	sq. ft.	425
Judicial / Probation	sq. ft.	325
Library	sq. ft.	325
Regional Multi-Service Center	sq. ft.	350
Other Facilities		
Jail	bed	$ 136,000
Communication Towers	tower	295,000
Juvenile Hall	bed	329,000
Library Books	book	25
Traffic Signals	signal	247,600
Traffic Improvements	varies	varies
Land		
Eastern Riverside County	sq. ft.	$ 10.28
Western Riverside County	sq. ft.	12.82
Countywide Average	sq. ft.	12.00
Park Land		
Eastern Riverside County - Developed	acre	$ 250,000
Eastern Riverside County - "Natural"	acre	2,600
Eastern Riverside County - "Natural" < 20 acres	acre	10,000
Western Riverside County - Developed	acre	250,000
Western Riverside County - "Natural"	acre	3,200
Western Riverside County - "natural" < 20 acres	acre	10,000
Trails		
Natural/Multi-Use	mile	$ 300,000
Developed/Special Use	mile	500,000

Sources: DataQuick; Riverside County; Willdan Financial Services.

Construction Costs

Construction costs specific to each type of facility are also shown in the individual facilities chapters that follow. Where available cost estimates were derived from actual Riverside County construction project cost experience.[2] Construction costs per square foot are intended to be inclusive of all facets of project construction including but not limited to architecture and engineering, site preparation, construction and project management costs. Construction costs for developed park land and trails were provided by the Riverside County Regional Park and Open-Space District. Riverside County Transportation & Land Management Agency provided costs for traffic signals based on recent experience while costs for other traffic improvements have been estimated and are specific to each traffic improvement project.

Land Costs

The estimated cost of land was calculated based on land cost data purchased from DataQuick services for Riverside County. Land cost data was purchased in 2013 and includes land cost data gathered over the past ten years. Because of the recent fluctuations in land costs in Riverside County it was determined that a ten year average was a better indicator of land value than a five year or shorter time period.

Because of the large size and inherent differences in land values throughout by specific area, cost estimates were purposefully calculated to reflect average land values. However, distinctions were made between:

- Incorporated and unincorporated areas; and
- Eastern and Western Riverside County.

As shown in Table 1.1 above, the average land cost estimate for incorporated areas is $10.28 per square foot for Eastern Riverside County and $12.82 for Western Riverside County. Land costs for developed park land were provided by the County. Land costs are for the construction or expansion of non-residential public facilities and based, where possible, on actual land acquisitions by the County over the last 10 years. Land values for “Natural” (undeveloped) park acres were based on a recent survey conducted by the Coachella Valley Association of Governments for Eastern Riverside County, and adjusted slightly upward to estimate costs for Western Riverside County natural acres.

[2] Per square foot construction costs were compared against cost ranges provided by local Riverside County architectural firms experienced with construction of government facilities. Some costs were adjusted downward accordingly.

2. Facility Service Populations and Growth Projections

Growth projections detailing new development are used to assist in estimating facility needs. Most projected new development for this study is estimated using a base year of 2010 and a planning horizon of 2020. The need for traffic improvements, however, assumes a base year of 2010 and a planning horizon of 2035 in order to remain consistent with the County's traffic facilities planning timeline. This chapter outlines the existing and projected future service population data (including resident and worker populations), the county divisions used to determine service populations for various facility categories, the land use types for which the fees are calculated, and the occupant densities of the various land use types.

County Service Divisions by Geographic Areas

Riverside County is a large county covering 7,303 square miles from the Orange County border in the west to the Colorado River in the east. East to west, the County spans approximately 180 miles. Certain public facilities may serve the entire County regardless of the geographic area. However, due to the large size and the significant distances between different portions of the County, a number of facilities may only functionally serve the Eastern or the Western portions of the County. Furthermore, the County population's utilization of certain facilities, such as roads and flood control facilities are further constrained by geographical location.

The Riverside County General Plan is augmented by 19 Area Plans and the March Air Force Reserve Base (MAFRB) Policy Area covering the County's territory with the exception of the undeveloped desert areas. The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. This study considers the service populations, comprised of residents and a weighted share of employees, for various portions of the County accordingly. The Area Plans and their allocation to the Eastern or Western portions the County are shown in **Table 2.1** below.

In this fee program, as with the previously implemented DIF program, it is assumed that the County of Riverside will enact and impose impact fees to fund the share of County facilities needed to serve new development only in the unincorporated area. As a result, this study distinguishes County territory and service populations according to incorporation status as well as according to location within the Eastern or Western portions of the County. Several Area Plans include incorporated and unincorporated territory. The incorporated cities of Riverside and Norco, shown in Table 2.1, are technically not included in any Area Plan, but are included in the calculation of incorporated area service population.

Additionally this study distinguishes between public facilities that serve only unincorporated portions of the County and those that serve development in both unincorporated areas and the County's incorporated cities. Development impact fees for Countywide Public Facilities, or facilities that serve both incorporated and unincorporated area service populations, include public safety facilities such as jails and juvenile detention facilities, Sheriff administration (of jail facilities), public safety radio towers, library books/media, and regional multi-service centers.

Facility standards for these facility categories and facility costs are apportioned based on all development in the County because they provide countywide systems of services that are not duplicated by city governments.

Table 2.1: Riverside County Area Plans and Areas Outside of Area Plans

Eastern Riverside County	Western Riverside County
Area Plans	*Area Plans*
East County - Desert Area	Eastvale
Eastern Coachella Valley	Elsinore
Desert Center	Harvest Valley / Winchester
Palo Verde Valley	Highgrove
Western Coachella Valley	Jurupa
	Lake Mathews / Woodcrest
	Lakeview / Nuevo
	March Air Force Reserve Base Policy Area
	Mead Valley
	Reche Canyon / Badlands
	REMAP
	San Jacinto Valley
	Southwest Area
	Sun City / Menifee Valley
	Temescal Canyon
	The Pass
Areas Outside of Area Plans [1]	*Areas Outside of Area Plans* [1]
None	Cities of Riverside and Norco

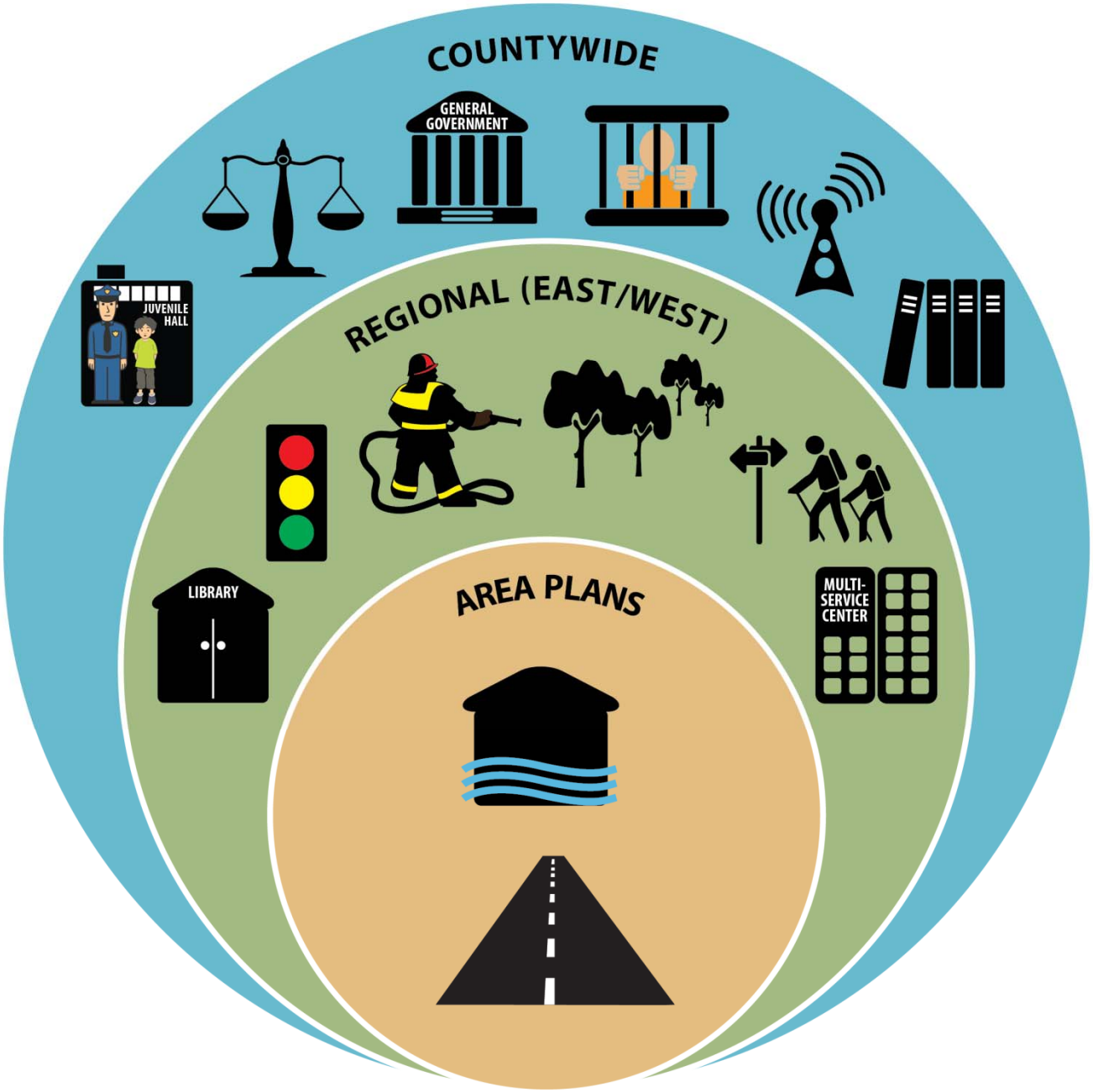
[1] DIF not implemented in incorporated areas. However, population and employment in areas outside of area plans included in calculations of facility standards where applicable.

Source: Riverside County Transportation and Land Management Agency (TLMA).

Development impact fees for County fire facilities, traffic improvement facilities, multi-service centers, traffic signals, regional parks and trails apply only to unincorporated development because these facilities either only provide services to unincorporated areas or the calculation of facilities standards is based on the estimates of amounts of those facilities that serve the unincorporated areas. Such apportioned facilities include some regional parks and trails and certain traffic improvements. All of these allocations and calculations are explained in detail in the corresponding facilities chapters.

In addition facilities serving either the entire County or only unincorporated portions of the County, some facilities analyzed in this report serve more distinct portions of the County. Several public facilities fee categories apply only in those area plans that house the facilities to be funded by the fee. The fee for the flood control facilities fee applies in the San Jacinto Valley and Mead Valley

Area Plans only. **Figure 1** shows the Riverside County services and facilities considered in this report by the different geographic areas that they serve.



LEGEND

- Criminal Justice
- General Government
- Jails
- Public Safety Radio Towers
- Library Books
- Libraries
- Juvenile Hall
- Fire
- Parks
- Trails
- Regional Multi-Service Centers
- Roads
- Traffic Signals
- Flood Control

Use of Growth Projections for Impact Fees

Estimates of the existing service population and projections of growth are critical assumptions used throughout this report. These estimates are used as follows:

- Estimates of existing 2010 development and the service populations associated with that existing development are used to determine the existing facility standards in the County.
- Estimates of total development at the 2020 planning horizon are used for the following:
  - To determine the total amount of public facilities required to accommodate growth based on the existing inventory standard (see Chapter 1);
  - To determine the facility standard when using the system plan approach (see Chapter 1); and
  - To estimate total fee revenues.

With the exception of traffic improvement and traffic signal facilities, residential and worker population data are used to measure existing service population and future growth for fee calculations in this report. These measures are used because residents and workers are reasonable indicators of the level of demand for public facilities. The County builds public facilities primarily to serve these populations and, typically, the larger the service population the more facilities required to provide a given level of service. Traffic improvement fees are based on estimated trips generated by new development, since new vehicle trips generate the need for traffic improvements to prevent congestion. Trip generation is also related to service population growth, but it is estimated more specifically based on land use types.

Growth Projections for Riverside County

Data concerning existing population and employment comes from Riverside County. For population, data from the Riverside County Center for Demographic Research (RCCDR), a division of the Transportation and Land Management Agency (TLMA), are used because these data provide the necessary breakdown of population by area. This data, originally prepared in 2006, includes population and employment estimates for 2010 and projections to 2020. It was updated in 2009 to reflect the incorporations of Wildomar and Menifee and is the most recent RCCDR/TLMA data available at the time that the research for this study was done.

Recent Incorporations

This study accounts for the incorporations of the Cities of Eastvale and Jurupa Valley, which became effective in October 2010 and July 2011, respectively. The City of Eastvale's boundaries will comprise a majority of the Eastvale area plan in addition to a small portion of the Jurupa area plan. Similarly, the City of Jurupa Valley's boundaries will comprise a majority of the Jurupa area plan. (See also following discussion of area plans.) Demographic data provided by the County of Riverside has been adjusted in the following way: First, the acreage of the portion of the city that lies within the area plan was calculated. Second, the share of previously unincorporated territory in the area plan was reduced by the calculated acres. This represents the net area plan land acreage. This share was classified as incorporated territory within the area plan and the

corresponding percentage was subtracted from the unincorporated development estimates and projections used to calculate fees.

Planning Period for Traffic Improvements

The new facilities considered in this study are correlated to a ten year planning horizon of 2010 to 2020, with the exception of traffic facilities. Traffic facility improvements are more difficult and less cost effective to construct incrementally. Consequently the traffic facilities portion of this report assumes a longer planning horizon of 25 years, from 2010 to 2035. Estimates of the number of residents and workers in 2035, which are used to underlie the traffic capacity calculations of the traffic engineering model used by TLMA, are also based on projections by the Riverside County Center for Demographic Research/TLMA.

Resident and Employment (Worker) Service Populations

A service population is a measure of all residents and/or residents and workers that rely on a given set of services. For the purposes of facility service population, workers may include but do not necessarily denote employed Riverside County residents. Rather, workers are defined as those who work at jobs located in Riverside County who therefore create service demands on County facilities based on their employment within the county.

Residents and workers create demand for facilities at different rates in relation to each other, depending on the services provided. The service population weighs residential land use types against non-residential land uses based on the relative demand for services between residents and workers. In Chapters 3 through 11 a specific service population is identified for each facility category to reflect total demand. The need for traffic improvement and traffic signal facilities is based on the number of trips generated by new development, rather than the number of residents and workers.

Resident Estimates and Projections

The overall residential population estimates for 2010 and projections to 2020 used in this study are shown in **Table 2.2**. Table 2.2 also displays the summaries of incorporated and unincorporated estimated and projected residents by Eastern and Western Riverside County. (More detailed estimates of resident population by Area Plan are shown in the Appendix.)

Table 2.2: Resident Population Estimates and Projections

Population	2010	2020	Net 2010-2020	Total Growth	Average Annual Growth Rate
Eastern Riverside County					
Incorporated	417,000	523,000	106,000	25%	2.29%
Unincorporated	89,000	186,000	97,000	109%	7.65%
Subtotal	506,000	709,000	203,000	40%	3.43%
Western Riverside County					
Incorporated	1,455,000	1,731,000	276,000	19%	1.75%
Unincorporated	283,000	370,000	87,000	31%	2.72%
Subtotal	1,738,000	2,101,000	363,000	21%	1.91%
Countywide					
Incorporated	1,872,000	2,254,000	382,000	20%	1.87%
Unincorporated	372,000	556,000	184,000	49%	4.10%
Total	2,244,000	2,810,000	566,000	25%	2.27%

Sources: Table 2.1; Transportation and Land Management Agency, Demographic Division, County of Riverside; Willdan Financial Services.

Employment (Worker) Estimates and Projections

Current and projected employment for the county is based on the Riverside County *2005-2035 Area Plan by Sector* report. The summaries of estimated 2010 employment and projected employment by 2020 for Eastern and Western Riverside County are shown in **Table 2.3**.

Table 2.3 Employment Estimates and Projections

Employment	2010	2020	Net 2010-2020	Total Growth	Average Annual Growth Rate
Eastern Riverside County					
Incorporated	100,000	124,000	24,000	24%	2.17%
Unincorporated	13,000	15,000	2,000	15%	1.44%
Subtotal	113,000	139,000	26,000	23%	2.09%
Western Riverside County					
Incorporated	229,000	314,000	85,000	37%	3.21%
Unincorporated	43,000	69,000	26,000	60%	4.84%
Subtotal	272,000	383,000	111,000	41%	3.48%
Countywide					
Incorporated	329,000	438,000	109,000	33%	2.90%
Unincorporated	56,000	84,000	28,000	50%	4.14%
Total	385,000	522,000	137,000	36%	3.09%

Sources: Table 2.1; Transportation and Land Management Agency, Demographic Division, County of Riverside; Willdan Financial Services.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types used in this analysis are defined in **Table 2.4** below. This study retains the same land uses as were used in the 2006 DIF Study, with the addition of a separate category for wineries. It is important to note that the surface mining and winery categories apply only the land actively used for each activity (for example, the winery and its grounds as opposed to the land that contains the grape vines.[3]

[3] Surface mining, where surface mining is an intensive use area involved in the excavation, processing, and storage of raw materials.

Table 2.4: DIF Land Use Categories and Density Assumptions; Policy Fee Adjustments

Land Use	Definition[1]	Current Fee Basis	Proposed Fee Basis	Density	
Residential					
Single Family	Detached units and attached units on separate parcels	Dwelling Units	Dwelling Units	2.97	persons per unit
Multi-Family	Attached units on single parcels. Includes mobile homes and RVs	Dwelling Units	Dwelling Units	2.06	persons per unit
Non-residential					
Commercial	Retail and office	Acreage	Acreage	21.78	employees per acre
Industrial	Agriculture, industrial and warehouse	Acreage	Acreage	11.04	employees per acre
Surface Mining[2]	Quarries and other mineral extraction	Acreage	Acreage	11.04	employees per acre
Wineries[3]	Wine Production and Visitor Facilities	Acreage	Acreage	15.01	employees per acre
Fee Adjustments					
Senior Housing	Legally restricted to senior residents.	Units	Units		Single Family dwelling fee reduced by 33.3%. No reduction for Multi-Family.
Migrant Farm Worker Housing	Health & Safety Code sec. 17021.6.	Units	Units		Pays Single Family dwelling rate.
Affordable Housing	Health & Safety Code sec. 50079.5	N/A	N/A		Exempt
Second Units	Riverside County Ordinance 348	N/A	N/A		Exempt
Guest Quarters	Riverside County Ordinance 348	N/A	N/A		Exempt

[1] See Development Impact Fee Ordinance 659.7 for more detail. Non-residential definitions based on County zoning classifications (Ordinance 348).
[2] Category added with 2006 DIF update.
[3] Employee Density Factor Consistent with WRCOG TUMF, adopted 12/5/2011.

Sources: County of Riverside; *County of Riverside Development Impact Fee Justification Study 2006* , David A. Taussig & Associates; Willdan Financial Services.

The County should have the discretion to impose the public facilities fee based on the specific aspects of a proposed development regardless of zoning. The guideline to use is the probable occupant density of the development, either residents per dwelling unit or workers per building square foot. Traffic fees should be based on the estimated average daily (vehicle) trip (ADT) generation of the development. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

Occupant Densities

Table 2.4 also shows the occupant density factors assumed in this report. Occupancy density factors ensure a reasonable relationship between the size of a new development and the increase in service population, and hence the amount of the fee. The development impact fee is calculated for a development project based on dwelling units or building square feet, while facility demand is based on service population increases, so the fee schedule must convert service population estimates to these measures of project size. For most fee categories this conversion is done with average occupant density factors by land use type, shown in Table 2.4. (Fees for traffic improvements and traffic signals which are calculated based on an average daily (vehicle) trip (ADT) basis.)

The residential occupant density factors are derived from the 2000 U.S. Census Bureau's Tables H-31 through H-33. Table H-31 provides vacant housing units data, while Table H-32 provides information relating to occupied housing. Table H-33 documents the total 2000 population residing in occupied housing. The U.S. Census numbers are adjusted by using the California

Department of Finance ("DOF") estimates for January 1, 2010,[4] the most recent State of California data available.

The non-residential density factors are based on *Employment Density Study Summary Report*, prepared for the Southern California Association of Governments, by The Natelson Company. For example, the industrial density factor represents an average for light and heavy industrial uses likely to occur in the County. The values provided in tables 8-A and 10-A of the Natelson study are specific to developing Riverside and San Bernardino Counties, which makes their assumptions reasonable for use in unincorporated area plans within Riverside County. Density assumptions for the surface mining land use are based on data from a sample of 15 surface mining projects throughout Riverside County detailed in the 2006 DIF Study[5]. The 2006 DIF Study ultimately uses these density factors to construct equivalent dwelling unit (EDU) for surface mining and other land uses. Since this current study takes a per capita standard approach to calculating fees, the employment per acre data underscoring the EDU calculations made in the 2006 DIF Study is applied to employment estimates in order to calculate fees for the surface mining land use.

For Wineries Willdan has adopted the identical standard adopted by the Western Riverside Council of Governments in December 2011, which essentially assumes that a winery generates 136% more trips than a similarly sized industrial development.

[4] State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark.* Sacramento, California, May 2010.

[5] April 2006 *County of Riverside Development Impact Fee Justification Study Update,* by David Taussig & Associates (Taussig).

Fee Adjustments

Finally, Table 2.4 reiterates the land use categories for which adjustments are made or the entire land use category is exempted from DIF. These adjustments and exemptions are based on existing County of Riverside policy and the assumption that these policies will remain unchanged. To the extent that downward adjustments and exemptions are made, other non-impact fee revenue will be needed to fund the portion of facilities needed to accommodate the increased service population associated with these land use categories.

To the extent that downward adjustments and exemptions are made, other non-impact fee revenue will be needed to fund the portion of facilities needed to accommodate the increased service population associated with these land use categories.

3. Criminal Justice Public Facilities

The purpose of this fee is to fund countywide public facilities needed to serve new development. Criminal justice public facilities refer to the public facilities provided by Riverside County that serve the entirety of both incorporated and unincorporated regions within the County. A fee schedule is presented based on the amount and value of current facilities to ensure that new development is served at the standard already enjoyed by existing residents and workers within Riverside County.

Service Population

Criminal justice public facilities serve both residents and businesses, and provide services to both incorporated and unincorporated portions of the County. Therefore, the demand for criminal justice facilities is based on the County's total service population of residents and workers.

Table 3.1 shows the estimated service population in 2010 and 2020. The demand for criminal justice facilities is primarily related to the demands that residents and businesses place on Countywide provided services, including jails, Sheriff administration of jail facilities, juvenile hall and other countywide facilities including public safety radio towers. Specific data is not available to compare demand per resident to demand by businesses (per worker) for this complex system of services and related facilities. However, it is reasonable to assume that demand for these services is less for one employee than for one resident, because non-residential buildings are typically occupied less intensively than dwelling units. The 0.31- weighting factor for workers is based on a ratio of 40-hours per week employees spend at work to the 128 hours per week employees spend outside of work, and reflects the degree to which non-residential development yields a lesser demand for countywide public facilities. The exception is adult jails and juvenile detention facilities, which are staffed for 24/7 operations.

Table 3.1: Criminal Justice Public Facilities Service Population

	A	B	C	D = A + (B x C)	
	Residents	Employ-ment	Worker Demand Factor[1]	Service Population	Percent of Service Population
Population 2010					
Incorporated	1,872,000	329,000	0.31	1,973,990	83.53%
Unincorporated	372,000	56,000	0.31	389,360	16.47%
Countywide 2010 Population	2,244,000	385,000		2,363,350	100.00%
New Development (2010-2020)					
Incorporated	382,000	109,000	0.31	415,790	68.33%
Unincorporated	184,000	28,000	0.31	192,680	31.67%
Countywide New Development	566,000	137,000		608,470	100.00%
Total (2020)					
Incorporated	2,254,000	438,000	0.31	2,389,780	80.41%
Unincorporated	556,000	84,000	0.31	582,040	19.59%
Countywide 2020 Population	2,810,000	522,000		2,971,820	100.00%

Note: Numbers may not sum due to rounding.

[1] Worker demand factor based on 40 hours of work compared to 128 non-work hours in an average work week.

Sources: Tables 2.2. and 2.3; Riverside County TLMA; Willdan Financial Services.

In February 2007, the Riverside County Board of Supervisors declared the addition of jail beds to the County's hub jail its highest capital improvement priority. A feasibility study for the addition of jail beds was conducted by the County in 2006. The study indicated that the County would have a deficit of over 800 jail beds by 2010 and that the deficit would be exacerbated with the planned 2012 closure of the 1961 jail and the loss of the 289 beds at that facility. Consequently County staff recommended a 2,400 jail bed expansion across two facilities in three phases. As of this writing the County has completed the expansion of 582 jail beds at the Smith Correctional Facility. These new beds have already been paid for and they are therefore included as part of the 3,752 net beds shown in Table 3.2. A recent update of the County's jail bed needs anticipates a need for a total of 6,279 beds by 2020, or 2,527 additional beds at that time.[6]

On October 1, 2011, the State of California implemented the Public Safety Realignment Act, commonly referred to as AB109. AB109 was implemented in order to reduce overcrowding in the State Prison system. The law changed the sentencing criteria for a specific list of crimes allowing those sentences to be served in County jail without a term limit. Prior to AB109, inmates could only serve a maximum of one year in County jail. The impact on the Riverside County jail system has been significant and has filled the available jail beds to capacity. AB109 has resulted in an immediate need for approximately 2,511 additional beds, above and beyond the needs due to the

[6] Sheriff's Department Jail Needs Assessment July 2011.

population increase, in order to house all inmates sentenced to serve time in Riverside County. Therefore by 2020, there will be a total additional jail bed need of 5,068 beds.

Table 3.2 displays the facility standards in 2020. Planned facilities are added to the existing inventory to determine the total amount of facilities in 2020. Total facilities (square feet, land or jail beds) were then divided by the service population in 2020 to determine the amount of facilities per capita, or 1,000 capita in the case of jail and juvenile beds.

Table 3.2: Criminal Justice Public Facilities System Plan Facilities Per Capita

	A		B		C = A + B		D	E = D / C
Existing Facilities	Existing Facility Inventory	Facility Units	Planned Facilities	Facility Units	Total Facilities (2020)	Facility Units	Service Population	Facilities per Capita
Judicial								
Buildings (sq. ft.)	613,119	sq. ft.	116,022	sq. ft.	729,141	sq. ft.	2,971,820	0.25
Land (sq. ft.)	2,452,476	sq. ft.	-	sq. ft.	2,452,476	sq. ft.	2,971,820	0.83
Public Safety Communications								
Buildings (sq. ft.)	356,665	sq. ft.	-	sq. ft.	356,665	sq. ft.	2,971,820	0.12
Land (sq. ft.)	1,426,660	sq. ft.	-	sq. ft.	1,426,660	sq. ft.	2,971,820	0.48
Sheriff Countywide (Jail) Administration								
Buildings	134,138	sq. ft.	26,083	sq. ft.	160,221	sq. ft.	2,971,820	0.05
Land	536,552	sq. ft.	-	sq. ft.	536,552	sq. ft.	2,971,820	0.18
Sheriff - Jails								
Buildings	710,238	sq. ft.	-	sq. ft.	710,238	sq. ft.	2,971,820	0.24
Land	2,840,952	sq. ft.	-	sq. ft.	2,840,952	sq. ft.	2,971,820	0.96
Jail Beds[1]	3,752	beds	2,527	beds	6,279	beds	2,971,820	2.11
Public Safety Communications								
Radio Towers[1]	76	towers	15	towers	91	towers	2,971,820	0.03
Juvenile Hall								
Building	102,053	sq. ft.	31,000	sq. ft.	133,053	sq. ft.	2,971,820	0.04
Beds[2]	552	beds	100	beds	652	beds	2,971,820	0.22

[1]Per capita standard per jail bed and radio tower are divided by 1,000.

[2] Juvenile Hall bed facilities are per 1,000 capita.

Sources: Table 3.1; Riverside County; Willdan Financial Services.

Table 3.3 below shows the per capita value of countywide criminal justice facilities. Land values are based on the unit costs shown in Table 1.1, which in turn are based on an average cost per acre of land in Riverside County based on a 10-year history of land values. The average cost per square foot of judicial, probation, general government and sheriff administration facilities is estimated at approximately $325. This estimate is based on construction cost only data from local Riverside county architects increased by approximately ten percent to account for costs such as design and engineering and project management costs. The estimate of cost per detention facility bed is based on the recent completion of a 582-bed expansion and support facilities in 2011. The Sheriff's Department's July 2011 jail bed needs assessment indicates that a total of 2,527 new beds will be needed by 2020. The cost per bed of juvenile hall facilities is based on the total cost of the 100 bed expansion of the Probation Van Horn Youth Juvenile Facility Center. The cost of each public safety radio tower is based on the average construction

or lease cost of a public safety radio site in the current Capital Improvement Plan project Public Safety Enterprise Communications, or PSEC project.

Table 3.3: Criminal Justice Public Facilities Per Capita Costs

	Square Feet				Beds		Towers
	Judicial	General Government	Sheriff Countywide (Jail) Administration	Juvenile Hall Building[1]	Jails	Juvenile Hall Beds	Public Safety
Cost Per Capita[2]							
Average Cost per Unit	$ 325	$ 325	$ 325	$ 325	$ 136	$ 329	$ 295
Facility Standard (per capita)	0.25	0.12	0.05	0.04	2.11	0.22	0.03
Cost per Capita	$ 80	$ 39	$ 18	$ 15	$ 287	$ 72	$ 9
Average Cost per Sq. Ft. of Land	$ 12.00	$ 12.00	$ 12.00	$ 12.00	$12.00	$ 12.00	n/a
Facility Standard (sq. ft.)	0.83	0.48	0.18	0.18	0.96	-	-
Cost per Capita	10	6	2	2	11	-	n/a
Total Cost per Capita	$ 90	$ 45	$ 20	$ 17	$ 298	$ 72	$ 9

Note: Numbers may not sum due to rounding.

[1] Facility standard for land based on FAR of 0.25.

[2] Cost per square foot for Judicial/Probation, General Government, Sheriff Countywide (Jail) Administration facilities. Cost per Jail bed, Juvenile Hall bed and Public Safety Tower are divided by 1,000 due to facility standard of beds and towers per 1,000 capita.

Sources: Tables 1.1 and 3.2; County of Riverside; DataQuick; Willdan Financial Services.

Fee Schedule

Table 3.4 shows the criminal justice public facilities fee schedule. The fees are calculated based on the per capita existing value of countywide facilities shown in Table 3.3. The cost per capita is converted to a fee per unit of new development based on dwelling unit and building space densities shown in Table 2.4 (persons per dwelling unit for residential development and workers per 1,000 square feet of building space for non-residential development).

The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge is not an impact fee; rather, it is a user fee. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 3.4: Criminal Justice Public Facilities Fee Schedule

Land Use	A Cost Per Capita[1]	B Density	C = A x B Base Fee[2]	D = C x 0.02 Admin Charge[2, 3]	E = C + D Total Fee[2]
Residential					
Single Family Unit	$ 551	2.97	$ 1,636	$ 33	$ 1,669
Multi-family Unit	551	2.06	1,135	23	1,158
Non-residential					
Commercial	$ 171	21.78	$ 3,724	$ 74	$ 3,798
Industrial	171	11.04	1,887	38	1,925
Surface Mining	171	11.04	1,887	38	1,925
Wineries[4]	171	15.01	2,566	51	2,617

[1] Non-residential costs per capita are residential costs per capita multiplied by the worker demand factor of 0.31.

[2] Fee per unit for single family and mullti-family residential; fee per acre of commercial, industrial, per acre of intensive use areas for surface mining, and wineries.

[3] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

[4] Winery employment density factor based on methodology adopoted by WRCOG in December 2011.

Sources: Tables 2.4, 3.1-3.3; County of Riverside Development Impact Fee Justification Study Update, April 6, 2006, David Taussig & Associates, Inc.; Willdan Financial Services.

Cost of Proposed New Facilities

Table 3.5 shows the estimated total cost of proposed new criminal justice facilities. These costs represent the costs of countywide facilities needed to serve both incorporated and unincorporated area service populations.

Table 3.5 Estimated Total Cost of New Criminal Justice Public Facilities

Project Title	Total Facility Cost
Countywide Facilities	
Countywide Jail Bed Expansion[1]	$ 343,672,000
Expansion of Public Safety Radio Transmission Sites	4,425,000
Banning Legal Center	37,707,000
Expansion of Indio County Administrative Center[2]	8,477,000
Indio Probation Juvenile Hall Campus Expansion	12,400,000
Probation Van Horn Juvenile Facility 106 Bed Expansion	32,947,000
Total	$ 439,628,000

[1] Includes Administrative expansion.

[2] County Administrative Center consists of the expansion of the Indio Legal Center and District Attorney's office (Indio).

Source: County of Riverside.

Projected Fee Revenue and Other Funding Needed

Table 3.6 shows the projected amounts of impact fee revenue generated by new development in unincorporated areas. From Table 3.5, the total cost of identified criminal justice facilities to serve growth in incorporated and unincorporated areas is approximately $439.6 million. New development in unincorporated areas is projected to provide approximately $106.2 million. $100 million in offsetting revenues for the construction of the jail expansion has already been identified. In addition, the SB81 Youthful Offender Construction Program will provide approximately $24.7 million in offsetting revenues. Other sources of funding will need to be found in order to fund the remaining $208.8 million worth of facilities.

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Table 3.6: Criminal Justice Public Facilities Projected Fee Revenue and Other Funding Needed

Total Cost of Planned Criminal Justice Public Facilities (A)	$	439,628,000
Cost per Capita (*B*)	$	551
Unincorporated Service Population Growth (2010-2020) (*C*)		192,680
Estimated Fee Revenue (*D = B * C*)	$	106,166,700
Other Funding Needed (*E = A - D*)	$	333,461,300
Offsetting Revnues for Jail Expansion *(F)*		100,000,000
Offsetting Revnues for Juvenile Hall Facility (G)		24,698,105
Remaining Funding Needed *(H = E - F - G)*	$	208,763,195

Note: Totals have been rounded.

Sources: Tables 3.1-3.5; Willdan Financial Services.

4. Library Construction

The purpose of this fee is to generate revenue to fund the construction of new libraries needed to serve new development. These facilities are distinguished by having separate facilities serving Eastern and Western Riverside County in contrast to facilities serving the entire county. A fee schedule is presented based on the existing value per capita of regional public protection facilities.

Service Population

Libraries provide services to incorporated and unincorporated portions of the County and primarily serve residents. However, all libraries are characterized by having separate facilities that serve the eastern and western portions of the County. In contrast, fire stations may serve any geographic location countywide and beyond within the mutual aid system; however, the construction of fire facilities is based on service populations and response times that vary with population density,

Western Riverside County is more populated than Eastern Riverside County. As a result, the western portion of the County has a greater demand for new libraries. In order to reflect this pattern of demand for services, libraries have been distributed unevenly throughout the County. The existing libraries have therefore been divided into those facilities serving Eastern Riverside County and those facilities serving Western Riverside County.

Table 4.1 shows the estimated service population in 2010 and 2020. As noted above, the service population for libraries is assumed to be residents only. Consequently, only a residential service population is considered in the calculations for facilities included in this chapter for this update.

Table 4.1: Library Construction Service Population

	Service Population (Residents)
Population 2010	
Eastern Riverside County	
Incorporated	417,000
Unincorporated	89,000
Subtotal	506,000
Western Riverside County	
Incorporated	1,455,000
Unincorporated	283,000
Subtotal	1,738,000
New Development (2010-2020)	
Eastern Riverside County	
Incorporated	106,000
Unincorporated	97,000
Subtotal	203,000
Western Riverside County	
Incorporated	276,000
Unincorporated	87,000
Subtotal	363,000
Total (2020)	
Eastern Riverside County	
Incorporated	523,000
Unincorporated	186,000
Subtotal	709,000
Western Riverside County	
Incorporated	1,731,000
Unincorporated	370,000
Subtotal	2,101,000

Note: Numbers may not sum due to rounding.

Sources: Table 2.2.; Riverside County TLMA; Willdan Financial Services.

Facility Inventories & Standards

This study uses the existing inventory method to calculate fee schedules for libraries (see *Introduction* for further information). **Table 4.2** presents an inventory of libraries in Eastern and Western Riverside County along the service population associated with each. Building square footage is divided by the service population corresponding to the portion of the County served by those facilities in order to estimate existing per capita standards of service for libraries.

Table 4.2: Library Construction Existing Facilities per Capita

	A		*B*	*C = A / B*
	Facility Inventory	**Facility Units**	**Service Population**	**Facilities Per Capita**
Eastern Riverside County				
Library	83,311	sq. ft.	506,000	0.16
Western Riverside County				
Library	170,921	sq. ft.	1,738,000	0.10

Note: Numbers may not sum due to rounding.

Sources: Table 4.1; County of Riverside; Willdan Financial Services.

Table 4.3 translates the existing standards of library buildings in Riverside County into monetary values. Standards of building square feet are multiplied by the construction cost to estimate total facility value per capita. Building cost per square foot for libraries is based on discussions of construction cost ranges with a local Riverside County architect. Cost estimates are intended to include all project costs including architecture and engineering and project management costs as well as building construction costs.

Table 4.3: Library Construction Per Capita Costs

		Library
Eastern Riverside County		
Cost per Unit[1]	$	325
Facility Standard[2]		0.16
Cost per Capita	$	52
Average Cost per Sq. Ft. of Land	$	10.28
Facility Standard (sq. ft.)		0.64
Cost per Capita	$	7
Total Cost per Capita	$	59
Western Riverside County		
Cost per Unit	$	325
Facility Standard (per capita)		0.10
Cost per Capita	$	33
Average Cost per Sq. Ft. of Land	$	12.82
Facility Standard (sq. ft.)		0.40
Cost per Capita	$	5
Total Cost per Capita	$	38

Note: Numbers may not sum due to rounding.

[1] Cost per square foot for library facilities.

[2] Square feet per capita for library facilities.

Sources: Tables 1.1 and 4.2; County of Riverside; DataQuick; Willdan Financial Services.

Fee Schedule

Table 4.4 shows the library construction fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit). Fees vary between the Eastern and Western Riverside County as a result of variation in the levels of existing facilities and the resulting facility standards between the two regions.

The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge is not an impact fee; rather, it is a user fee. It should be reviewed and adjusted during comprehensive impact fee updates to

ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 4.4: Library Construction Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]
Eastern Riverside County					
Residential					
Single Family Unit	$ 59	2.97	$ 175	$ 4	$ 179
Multi-family Unit	59	2.06	122	2	124
Western Riverside County					
Residential					
Single Family Unit	$ 38	2.97	$ 113	$ 2	$ 115
Multi-family Unit	38	2.06	78	2	80

[1] Fee per dwelling unit.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 4.1-4.3; Willdan Financial Services.

Cost of Proposed New Facilities

Table 4.5 shows the estimated total cost of proposed new library construction. Proposed new facilities are divided geographically by planned location in Eastern or Western Riverside County. The total costs shown in Table 4.5 represent the costs of facilities needed to serve both incorporated and unincorporated area service populations.

Table 4.5: Estimated Cost of Proposed New Library Construction

Project Title	Estimated Total Cost
Eastern Riverside County	
Thermal Public Library	$ 3,100,000
Western Riverside County	
Temescal Canyon Library	$3,586,000
Nuview Library Replacement	3,500,000
	$ 7,086,000

Sources: Table 2.1; County of Riverside; Willdan Financial Services.

Projected Fee Revenue and Other Funding Needed

Table 4.6 shows estimated fee revenues generated by anticipated new development in Eastern and Western Riverside County by 2020. The actual fee revenue collected will depend on the amount of new development constructed within the planning time period. Library construction impact fee revenue in Eastern Riverside County is anticipated to reach approximately $5.7 million, $2.6 million more than the facilities that have been identified so far. In Western Riverside County, the library construction impact fee is forecast to generate approximately $3.3 million, approximately $3.8 million less than the total facilities that have been identified.

Table 4.6: Library Construction Projected Fee Revenue and Other Funding Needed

Eastern Riverside County		
Total Cost of Submitted DIF Facilities (*A*)	$	3,100,000
Cost Per Resident (*B*)	$	59
Growth in Residents (2010-2020) (*C*)		97,000
Estimated Fee Revenue (*D = B * C*)	$	5,723,000
Facilities to be Identified (*E = A - D*)	$	(2,623,000)
Western Riverside County		
Total Cost of Planned Facilities (*F*)	$	7,086,000
Cost Per Resident (*G*)	$	38
Growth in Residents (2010-2020) (*H*)		87,000
Estimated Fee Revenue (*I = G * H*)	$	3,306,000
Other Funding Needed (*J = F - I*)	$	3,780,000

Sources: Tables 4.1 - 4.4; Willdan Financial Services.

5. Fire Protection Facilities

The purpose of this fee is to fund fire protection facilities need to serve new development in the Riverside County Fire Department (RCFD) service area. As with the regional public facilities, there are differing levels of fire protection facilities between the eastern and western portions of Riverside County. The fee schedule presented correspondingly reflects the differences in the standards of fire protection facilities in the eastern and western portions of the Riverside County Fire Department service area.

Service Population

The Riverside County Fire Department provides first-responder fire protection services to both residents and businesses in unincorporated areas of Eastern and Western Riverside County. Therefore, the demand for services and associated facilities is based on a service population that includes residents and workers. Due to differing levels of fire protection facilities between the Eastern and Western portions of the county, the service population estimates for the RCFD are divided between Eastern and Western parts of the County.

Table 5.1 shows the estimated service population in Eastern and Western Riverside County for 2010 and 2020. To calculate service population for fire protection facilities, residents are weighted at 1.00. The specific 0.69 per-worker weighting used here is derived from an extensive study carried out by planning staff in the City of Phoenix. Data from that study is used to calculate a per capita factor that is independent of land use patterns. Because of the large geographical area covered by the Phoenix study, it is a reasonable source of data for application to other areas.

Table 5.1: Fire Facilities Service Population

	A	*B*	*C*	*D = A + (B x C)*
Unincorporated	**Residents**	**Employment**	**Worker Demand Factor**	**Service Population**
Population 2010				
Eastern Riverside County	89,000	13,000	0.69	97,970
Western Riverside County	283,000	43,000	0.69	312,670
New Development (2010-2020)				
Eastern Riverside County	97,000	2,000	0.69	98,380
Western Riverside County	87,000	26,000	0.69	104,940
Total (2020)				
Eastern Riverside County	186,000	15,000	0.69	196,350
Western Riverside County	370,000	69,000	0.69	417,610

Note: Numbers may not sum due to rounding.

Sources: Tables 2.2 and 2.3; County of Riverside TLMA; City of Phoenix, AZ; Willdan Financial Services.

Facility Inventories & Standards

This study uses the existing inventory standard to calculate fees for fire protection facilities. Twenty-two stations currently provide fire protection services in the RCFD service area. The RCFD currently operates 15 stations in Eastern Riverside County; these stations amount to a total of about 95,000 square feet of building space. Fire stations in Eastern Riverside County occupy approximately 9 acres of land in addition to building space. The RCFD maintains 30 stations in Western Riverside County, or a total of almost 169,000 square feet of building space located on almost 15 acres of land.

Table 5.2 shows the existing facility standards per capita in Eastern and Western Riverside County. Total building square footage in each part of the County is divided by the corresponding service population to estimate the per capita standard of fire facilities to person served.

Table 5.2: Existing Fire Facilities Per Capita

	A		*B*	*C = A / B*	
	Facility Inventory			**Facilities per Capita**	
Existing Facilities	**Building Square Feet**	**Land Acreage[1]**	**Service Population**	**Building Sq. Ft. per Capita**	**Land Acreage per Capita**
Eastern Riverside County	95,027	9	97,970	0.97	0.00
Western Riverside County	168,732	15	312,670	0.54	0.00

[1] Land area estimated based on a Floor Area Ratio of 0.25 applied to building square feet.

Sources: Tables 2.1, 4.1, Appendix Table X; Willdan Financial Services.

Table 5.3 shows the conversion of facility standards per capita into facility values per capita using assumptions about the value of building space and land. Land values are based on the unit costs shown in Table 1.1 and are differentiated by Eastern and Western Riverside County. Building value per square foot is based on a survey of 12 relatively recently constructed fire stations (10 in Riverside County, one in San Diego County and one in San Bernardino County) provided to the County by STK Architecture, Inc.

Table 5.3: Fire Facilities Per Capita Costs -

Eastern Riverside County		
Cost Per Capita		
Average Cost per Unit	$	425
Facility Standard (per capita)		0.97
Cost per Capita	$	412
Average Cost per Sq. Ft. of Land	$	10.28
Facility Standard (sq. ft.)		0.00
Cost per Capita	$	0
Total Cost per Capita	$	412
Western Riverside County		
Cost Per Capita		
Average Cost per Unit	$	425
Facility Standard (per capita)		0.54
Cost per Capita	$	229
Average Cost per Sq. Ft. of Land	$	12.82
Facility Standard (sq. ft.)		0.00
Cost per Capita	$	0
Total Cost per Capita	$	229

Note: Numbers may not sum due to rounding.

Sources: Tables 1.1 and 5.2; County of Riverside; DataQuick; Willdan Financial Services.

Fee Schedule

Table 5.4 shows the fire protection facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development and workers per 1,000 square feet of building space for non-residential development). Fees imposed in Eastern and Western portions of the County differ based on corresponding facility standards in each area.

The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge is not an impact fee; rather, it is a user fee. It should be reviewed and adjusted during comprehensive impact fee updates to

ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 5.4: Fire Facilities Fee Schedule

Land Use	A Cost Per Capita[1]	B Density	C = A x B Base Fee[2]	D = C x 0.02 Admin Charge[2, 3]	E = C + D Total Fee[2]
Eastern Riverside County					
Residential					
Single Family Unit	$ 412	2.97	$ 1,224	$ 24	$ 1,248
Multi-family Unit	412	2.06	849	17	866
Non-residential					
Commercial	$ 284	50.82	$ 14,433	$ 289	$14,722
Industrial	284	11.04	3,134	63	3,197
Surface Mining	284	11.04	3,134	63	3,197
Wineries	284	15.01	4,262	85	4,347
Western Riverside County					
Residential					
Single Family Unit	$ 229	2.97	$ 680	$ 14	$ 694
Multi-family Unit	229	2.06	472	9	481
Non-residential					
Commercial	$ 158	50.82	$ 8,030	$ 161	$ 8,191
Industrial	158	11.04	1,744	35	1,779
Surface Mining	158	11.04	1,744	35	1,779
Wineries	158	15.01	2,371	47	2,418

[1] Non-residential costs per capita are residential costs per capita multiplied by the w orker demand factor of 0.31.

[2] Fee per unit for single family and mullti-family residential; fee per acre of commercial, industrial, per acre of intensive use areas for surface mining, and w ineries.

[3] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

[4] Winery employment density factor based on methodology adopoted by WRCOG in December 2011.

Sources: Tables 2.4 and 4.3; County of Riverside Development Impact Fee Justification Study Update, April 6, 2006, David Taussig & Associates, Inc.; Willdan Financial Services.

Cost of Proposed New Facilities

Table 5.5 shows the submitted list and the estimated total cost of proposed new fire facilities. Proposed new facilities are divided geographically by planned location in Eastern or Western Riverside County. Submitted fire department cost estimates did not include land costs. Land costs have been estimated and are shown in Table 5.5 based on an assumed floor area ratio of 0.25 (station space will occupy 25 percent of land area). Land cost estimates are based on the

average cost for Eastern and Western Riverside County provided by Dataquick. Total station and station site costs for Eastern Riverside County are estimated at approximately $33.8 million. Estimated proposed new fire facilities Western Riverside County costs total almost $51.7 million. Costs for Western Riverside County exclude costs for a station at March Air Force Base which is scheduled to be paid through a combination of land dedication from March JPA and funds obtained through a development impact fee to be implemented by the March JPA.

Table 5.5: Proposed Fire Facilities

Proposed Facilities	Size (Sq. Ft.)	Station Cost per Sq. Ft.	Estimated Station Cost	Estimated Land Sq. Ft.	Land Cost Per Sq. Ft.	Estimated Land Cost	Total Cost With Land
Eastern Riverside Plan Areas							
Station 41 - North Shore	6,093	425	$ 2,589,525	24,372	10.28	$ 251,000	$ 2,840,525
Station 43 - Blythe	5,402	425	2,295,850	21,608	10.28	222,000	2,517,850
Station 45 - Blythe Air Base	5,400	425	2,295,000	21,600	10.28	222,000	2,517,000
Station 49 - Lake Tamarisk	5,634	425	2,394,450	22,536	10.28	232,000	2,626,450
Valerie Jean/100 Palms Station	8,300	425	3,527,500	33,200	10.28	341,000	3,868,500
Garnet Fire Station	8,300	425	3,527,500	33,200	10.28	341,000	3,868,500
Oasis Fire Station	8,300	425	3,527,500	33,200	10.28	341,000	3,868,500
Panorama Fire Station	12,500	425	5,312,500	50,000	10.28	514,000	5,826,500
Black Emerald Fire Station	12,500	425	5,312,500	50,000	10.28	514,000	5,826,500
Total - Eastern Riverside	72,429		$ 30,782,325	289,716		$ 2,978,000	$ 33,760,325
Western Riverside Plan Areas							
Station 9 - Goodmeadow	4,231	$ 425	$ 1,798,175	16,924	$ 12.82	$ 217,000	$ 2,015,175
Station 15 - El Cerrito	5,900	425	2,507,500	23,600	12.82	303,000	2,810,500
Station 22 - Cherry Valley	3,800	425	1,615,000	15,200	12.82	195,000	1,810,000
Station 23 - Pine Cove	3,100	425	1,317,500	12,400	12.82	159,000	1,476,500
Station 26 - Little Lake	5,000	425	2,125,000	20,000	12.82	256,000	2,381,000
Station 51 - El Cariso	6,800	425	2,890,000	27,200	12.82	349,000	3,239,000
Station 52 - Cottonwood	5,818	425	2,472,650	23,272	12.82	298,000	2,770,650
Station 63 - Poppet Flats	7,100	425	3,017,500	28,400	12.82	364,000	3,381,500
La Cresta/Deluz Station	8,300	425	3,527,500	33,200	12.82	426,000	3,953,500
Pourroy Station	8,300	425	3,527,500	33,200	12.82	426,000	3,953,500
Gavilan Hills Station	8,300	425	3,527,500	33,200	12.82	426,000	3,953,500
Morgan Hill Station	8,300	425	3,527,500	33,200	12.82	426,000	3,953,500
Whitewater/Haugen-Lehman Station	8,300	425	3,527,500	33,200	12.82	426,000	3,953,500
March JPA	8,300	425	-	33,200	12.82	-	-
East Lakeview Station	8,300	425	3,527,500	33,200	12.82	426,000	3,953,500
North Lakeview Station	8,300	425	3,527,500	33,200	12.82	426,000	3,953,500
West Lakeview Station	8,300	425	3,527,500	33,200	12.82	426,000	3,953,500
Wildomar Fire Station #61 Expansion	412	425	175,000	-	12.82	-	175,000
Total[1]	116,861		$ 46,138,325	465,796		$ 5,549,000	$ 51,687,325

[1] Total excludes March Airforce base fire station which will be provided via a development agreement.

Sources: Tables 1.1; County of Riverside Fire Department; DataQuick; Willdan Financial Services.

Projected Fee Revenue and Other Funding Needed

Table 5.6 shows projected fire facilities fee revenue generated by projected development in Eastern and Western Riverside County by 2020. The actual fee revenue collected will depend on the amount of new development constructed within the planning time period. Fire facilities impact fee revenue in Eastern Riverside County is anticipated to reach approximately $40.5 million

based on projected new development by 2020. In Western Riverside County, the fire facilities impact fee is forecast to generate approximately $24 million (not adjusted for projected development at March Air Force Base which is assumed will be covered by a March JPA impact fee for fire facilities.) In each portion of the county, not all submitted planned fire facilities will be able to be fully funded with projected impact fee revenue and facility construction will need to be prioritized correspondingly.

Table 5.6: Fire Facilties Projected Fee Revenue and Other Funding Needed

Eastern Riverside County	
Total Cost of Submitted Fire Facilities	$ 33,760,000
Cost per Capita	$ 412
Unincorporated Service Population Growth (2010-2020)	98,380
Estimated Fee Revenue	$ 40,533,000
Facilities to be Identified	$ (6,773,000)
Western Riverside County	
Total Cost of Planned Facilities	$ 51,687,000
Cost per Capita	$ 229
Unincorporated Service Population Growth (2010-2020)	104,940
Estimated Fee Revenue	$ 24,031,000
Other Funding Needed	$ 27,656,000

Note: Numbers may not sum due to rounding.

Sources: Table 2.1; County of Riverside; Willdan Financial Services.

6. Traffic Improvement Facilities

The purpose of the traffic improvement facilities fee is to fund improvements to the local transportation system needed to serve new development. Regional transportation projects receive funding from the Transportation Uniform Mitigation Fee (TUMF) but will not receive funding from the County traffic improvement fee. Because the traffic improvement facilities included in the County impact fee are designed for local transportation needs, facilities have been identified by area plan. The fee will only be charged to new development in unincorporated areas in Riverside County. Each area plan has a uniquely calculated traffic impact fee.

This facility category uses a 2035 planning horizon which differs from the 2020 planning horizon used for other facilities in this study. A longer planning horizon is used for traffic facilities because many traffic improvements have significant costs and cannot be easily added in an incremental fashion. Hence a longer planning horizon with a larger projection of growth is appropriate for identifying needed traffic improvements and equitably allocating costs over new development.

This study uses the planned facilities approach to allocate new development's fair share of planned traffic facilities. Interchanges and other traffic improvements to be funded using fee revenues will serve traffic generated by growth in both incorporated and unincorporated areas. In addition, some proposed road improvements will benefit existing development as well. The Riverside County Transportation Land Management Agency (TLMA) provided data from the Riverside County traffic model to identify the projected impacts of new unincorporated area growth on the road segments included in the fee program.

Under this approach, it becomes important to document three key pieces of information:

- Area plan by area plan travel demand by 2035 including trip generation by new development;
- Travel demand by unincorporated area new development within each area plan; and
- Estimated cost of planned facilities needed to maintain the County's standards for the road network as travel demand grows.

Relying on the traffic model data provided by the TLMA, this study first identifies trip generation from new development in order to identify required traffic improvements. Secondly, because the traffic facilities fee will only be imposed upon development in unincorporated areas, this study identified trip associated with unincorporated areas as a percentage of all trips by 2035 per area plan.

Finally, this study uses the TLMA model results to establish the share of planned facility improvements attributable to new development. The resulting impact fee schedule distributes these costs across new unincorporated trips and adjusts the fee according to differences in trip

generation by land use. The method this study uses to allocate costs to new development is discussed below.

Trip Generation as a Measure of Demand for Facilities

Unlike most of the other chapters in this study which rely upon service population estimates to measure the demand for county provided services and facilities, the impact of development on the need for new traffic improvement facilities is measured in terms of automobile trips. Transportation studies indicate that daily automobile trip generation varies by land use. The traffic improvement facilities fee and the fee described in the following chapter (Traffic Signals) use trip generation as the basis for fee calculations.

Estimates of the total number of trips generated by area plan were based on model data provided by TLMA. TLMA has provided projections of new development, including changes in housing units, resident population, and employment through 2035. **Table 6.1** shows the assumptions of relative travel demand from each unit of new development (dwelling unit or employee) measured in terms of average daily trips (ADT) applied by TLMA to the population and employment projections to yield projections of total ADT by area plan.

Table 6.1: TLMA Trip Rate Assumptions

	Trip Rate - Per Dwelling Unit / Employee	Trip Rate - Per Dwelling Unit /acre
Residential		
Single Family	9.57	9.57
Multi-family	6.72	6.72
Non-residential[1]		
Agriculture	1.00	11.04
Construction	3.02	153.48
Manufacturing	3.02	153.48
Wholesale	3.02	153.48
Retail	15.00	326.70
Transportation/Warehousing/Utilities	3.02	153.48
Information	3.32	168.72
Finance, Insurance, Real Estate (FIRE)	3.32	168.72
Professional and Management	3.32	168.72
Education and Health	10.46	531.32
Arts and Entertainment	11.95	260.27
Other Services	11.95	607.30
Public Administration	11.95	607.30
Surface Mining[2]	3.02	33.33
Wineries[3]	3.93	58.92

[1] With the exception of the surface mining land use, non-residential trip factors are based on adjusted Institute of Traffic Engineering (ITE) values provided by Riverside County TLMA.

[2] The Surface Mining trip factor is the same as for industrial. Surface mining trip factor based on a survey of 15 surface mining projects across Riverside County and found to be substantially similar for the active areas of the sites.

[3] Winery factors identical to adopted WRCOG factors.

Sources: Riverside TLMA; *County of Riverside Development Impact Fee Justification Study Update* , April 6, 2006, David Taussig & Associates, Inc.; Willdan Financial Services.

Trip Generation from New Development

Trip generation from new development and the change in performance of the road network between 2010 and the 2035 planning horizon determines the share of traffic improvement costs allocated to each unit of new development. TLMA provided data on County households and employees by area plan for both years, and disaggregated incorporated and unincorporated development within each area plan.

To estimate total trips, the trip generation factors supplied by TLMA and shown in Table 6.1 are applied to the projected households and employees in each area plan by land use category. For housing units, the trip demand factor for a single family unit (9.57 ADT) is used exclusively in this case because the County projects that future development will consist primarily of single family

dwellings. For nonresidential land uses, the number of employees in each category was multiplied by the corresponding trip demand factor per employee in that land use category.

Table 6.2 shows the estimated trips generated by existing and new development from unincorporated areas of the County by area plan in 2035 compared to total trips (including incorporated areas) by area plan by 2035. The resulting allocation factor, shown in the last column, will be used to assure that new development in unincorporated areas will fund an appropriate share of transportation improvements that serve both incorporated cities and unincorporated areas of Riverside County.

Cost of Proposed New Facilities and Cost Allocation

Table 6.3 provides a detailed summary of the costs associated with proposed traffic facilities in the County of Riverside by area plan. Proposed facility descriptions and total facility costs are shown by area plan.

The following tables show the results of a series of vehicle trip allocation assumptions made to determine the appropriate share of the costs that can be attributed to new development in the unincorporated areas. This section will first discuss the underlying methodology used to identify the proportion of cost for each improvement attributable to new development and the proportion attributable to existing development. Because many of the area plan improvements will serve incorporated as well as unincorporated development, a proportionate allocation to unincorporated areas is also made where applicable.

Finally, many of the projects listed are expected to have other funding support from non-impact fee sources. These offsetting revenues are listed per project and the prioritized application of these funds to project costs is also described below.

6.2 Unincorporated Area Trip Allocation Factors

Area Plan	Unincorporated Trips 2035[1] Households	Employees[2]	Total	Total 2035 Trips[1] Households	Employees[2]	Total	Unincorporated Area Allocation Factor
Coachella - Western (AP2)	374,838	92,979	467,817	2,232,853	1,859,483	4,092,336	0.11
Highgrove/Northside/University City (AP3)	36,175	30,030	66,205	40,462	37,514	77,976	0.85
Reche Canyon/Badlands (AP4)	44,520	40,794	85,314	742,297	817,751	1,560,048	0.05
Temescal Canyon (AP6)	181,629	102,561	284,190	654,741	791,833	1,446,575	0.20
Woodcrest/Lake Mathews (AP7)	154,402	108,990	263,393	168,030	115,906	283,936	0.93
March Air Force Reserve Base Policy Area (AP8	19,542	598,143	617,685	19,542	598,143	617,685	1.00
Desert Center/CV Desert (AP9)	1,263	1,849	3,113	1,263	1,849	3,113	1.00
Upper San Jacinto Valley (AP10)	255,098	187,332	442,430	1,168,497	1,051,693	2,220,190	0.20
REMAP (AP11)	112,849	125,142	237,991	112,849	125,142	237,991	1.00
Lakeview/Nuevo (AP12)	212,779	42,857	255,636	212,779	42,857	255,636	1.00
Mead Valley/Good Hope (AP 13)	88,647	83,400	172,047	316,088	333,747	649,835	0.26
Palo Verde Valley (AP14)	31,141	47,007	78,148	92,360	106,779	199,139	0.39
Greater Elsinore (AP15)	54,715	31,960	86,675	601,264	332,912	934,176	0.09
Highway 74/79 (AP16)	70,568	20,732	91,300	160,747	70,758	231,505	0.39
Sun City/Menifee Valley (AP17)	25,518	13,563	39,082	280,420	135,633	416,053	0.09
Coachella - Eastern (AP18)	775,476	150,737	926,213	1,024,296	277,457	1,301,753	0.71
Southwest Area Plan (SWAP) (AP19)	144,574	112,316	256,889	914,021	1,133,541	2,047,562	0.13
San Gorgonio Pass Area (AP20)	104,351	160,806	265,157	713,118	645,315	1,358,433	0.20

[1] Trips include existing and new development.

[2] Employee trip generation rates are measured in employees per weekday. Values come from the 2010 estimates provided by the Riverside County TLMA.

Sources: Riverside County TLMA; Willdan Financial Services.

Table 6.3 Proposed Traffic Projects and Costs by Area Plan

Facility	From	To	Total Facility Cost
Coachella - Western (AP2)			
38th Ave.	Adams St.	City of Indio	$ 1,251,762
Varner Rd.	38th Ave.	Washington St.	8,000,000
Subtotal: Road Construction			$ 9,251,762
Total: Coachella - Western (AP2)			**$ 9,251,762**
Highgrove/Northside/University City (AP3)			
Main Street Grade Separation			$ 30,000,000
Total: Highgrove/Northside/University City (AP3)			**$ 30,000,000**
Reche Canyon/Badlands (AP4)			
Gilman Springs Rd. (87.5%)	City of Moreno Valley	Bridge St.	$ 24,000,000
Reche Canyon Rd.	SB Co. Line	Reche Vista Dr.	75,000,000
Total: Reche Canyon/Badlands (AP4)			**$ 99,000,000**
Temescal Canyon (AP6)			
Interstate 15 and Temescal Canyon Road Interchange - widen underpass and ramps			$ 25,000,000
Coldwater Canyon Drainage Structure on Temescal Canyon Road			2,000,000
Subtotal: Major Improvements			$ 27,000,000
Total: Temescal Canyon (AP6)			**$ 27,000,000**
Woodcrest/Lake Mathews (AP7)			
A Street	McAllister	Van Buren	$ 6,000,000
El Sobrante Rd.	McAllister	Mockingbird Cyn. Rd.	7,000,000
Markham St.	Roosevelt	Oran Dr.	500,000
Gavilan	Cajalco Rd.	Santa Rosa Mine Road	4,000,000
Total: Woodcrest/Lake Mathews (AP7)			**$ 17,500,000**
Desert Center/CV Desert (AP9)			
No facilities proposed.			
Upper San Jacinto Valley (AP10)			
Bridge St. (36%)	Gilman Springs Rd.	Ramona Exprwy.	$ 800,000
Gilman Springs Rd (12.5%)	City of Moreno Valley	Sanderson Rd.	30,000,000
Stetson Ave.	City of Hemet	Soboba St.	2,500,000
Total: Upper San Jacinto Valley (AP10)			**$ 33,300,000**
REMAP (AP11)			
SR 371	SR 79 South	Hwy 74	**$ 2,000,000**
Lakeview/Nuevo (AP12)			
Montgomery Ave.	Nuevo Ave.	Hansen Ave.	$ 655,917

Table 6.3 Proposed Traffic Projects and Costs by Area Plan (Continued)

Mead Valley/Good Hope (AP 13)				
Clark St.	Cajalco Rd.	Rider St.	$	955,000
Old Elsinore Rd.	Rider St.	San Jacinto Ave.		6,200,000
Theda St.	Ellis Ave.	Hwy 74		2,700,000
Nandina	Wood Rd.	Barton		1,500,000
Total: Mead Valley/Good Hope (AP 13)			**$**	**11,355,000**
Palo Verde Valley (AP14)				
Interstate 10 and Mesa Drive - widen existing interchange, ramp improvements			$	500,000
Greater Elsinore (AP15)				
Grand Ave.	Elsinore C.L.	Central	$	30,000,000
De Palma Rd.	Horsethief Canyon	Indian Truck Trail		2,576,000
Mountain Road (2 lanes)	Horsethief Canyon	De Palma Rd.		4,000,000
Total: Greater Elsinore (AP15)			**$**	**36,576,000**
Coachella - Eastern (AP18)				
62nd Ave.	Polk St.	Hwy 111	$	5,209,984
Harrison	Avenue 56	Avenue 66		17,000,000
Jackson	Avenue 56	Avenue 66		17,000,000
Avenue 66	Jackson	SR-86		24,500,000
Subtotal: Road Construction			$	63,709,984
Highway 86 South and 66th Ave. - New Interchange			$	30,000,000
Highway 86 South and 62nd Ave. - New Interchange				39,000,000
Subtotal: Major Improvements			$	69,000,000
Total: Coachella - Eastern (AP18)			**$**	**132,709,984**
Southwest Area Plan (SWAP) (AP19)				
Rancho California Rd.	City Limit - Temecula	Buck Rd.	$	10,000,000
San Gorgonio Pass Area (AP20)				
Beaumont Ave.	Cherry Valley Blvd.	Brookside	$	1,720,465
Beaumont Ave.	Brookside	14th Ave.		1,595,000
I-10 Bypass	Hargrave	SR-62		26,000,000
Subtotal: Road Construction			$	29,315,465
Interstate 10 and Cherry Valley Blvd - widen overcrossing, reconfigure ramps, install signals			$	5,000,000
Interstate 10 and Main Street - expansion				2,000,000
Subtotal: Major Improvements			$	7,000,000
Total: San Gorgonio Pass Area (AP20)			**$**	**36,315,465**
Total All Area Plans			**$**	**446,164,128**

Sources: Riverside County TLMA; Willdan Financial Services.

Level of Service Analysis

Traffic level of service (LOS) is associated with traffic flow and measures of intersection and other roadway delay. LOS is denoted alphabetically, with the letter A providing the best traffic flow and least delay and the letter F denoting extreme congestion and lengthy delays. Most jurisdictions set a standard of LOS C or D by policy. As reflected in its General Plan policies, the County of Riverside has established a goal of a road network that operates at LOS C or better, provided that the required improvements are feasible.

The cost allocation of planned Riverside County traffic improvements in this study depends upon the TLMA traffic model outputs which are measured in terms of LOS. Referring to **Table 6.4**, there are three columns showing LOS. The first column indicates the current LOS. The second column provides the estimated LOS indicated by the traffic model if the anticipated growth and associated increase in average daily trips (ADT) by 2035 occurs without construction of the planned traffic improvements. The third LOS column shows the model output by in terms of LOS by 2035 if the traffic improvements are constructed.

Some of the County's planned traffic improvements will solely benefit growth. Others will also benefit existing development if LOS improves after construction of the improvement.

Using these model outputs, the allocation of traffic improvements costs are determined as follows:

- For traffic intersections and segments for which the existing level of service is currently acceptable, will decline by 2035 without the proposed improvement, but for which the LOS will either *be equal to or less than the existing LOS after the planned traffic improvements,* all (100 percent) of proposed traffic improvement costs are allocated to new development (e.g., C+ to F to C+). This is indicated as "**LOS < or =**" in the Allocation Method column of Table 6.4.
- For traffic intersections and segments for which the existing level of service is currently acceptable, will decline by 2035 without the proposed improvement, but for which the LOS will be increased *above the existing LOS,* a percentage of proposed traffic improvement costs are allocated back to existing development. Costs are allocated to new development based on the percentage of trips associated with new development compared to all trips by 2035 (e.g., C+ to E to B+), which is based on trip analysis provided by TLMA and reviewed by Willdan Financial Services (WFS). This situation is indicated by "**TLMA Trip Analysis**" in the Allocation Method column of Table 6.4.
- For a few traffic improvements, costs have been allocated entirely to new development based on specific situations identified by TLMA staff (e.g. new traffic improvements that will serve a portion of existing development but which would not be constructed at all were it not for projected new development.). These explanations were reviewed by WFS. They are indicated as "**TLMA Determination**" in the Allocation Method column of Table 6.4.
- Two projects were determined to not be attributable to growth according to industry standards applied by WFS. They are shown as "**WFS Determination**" in the Allocation

Method column of Table 6.4 and no costs are assigned to unincorporated area new development.

Detailed LOS analysis or descriptions of overriding considerations for the projects in the last three categories can also be found in **Appendix Y**.

Table 6.4 New Development Cost Allocation by LOS Analysis

Facility	From	To	Base LOS	2035 LOS without Improve-ment	2035 LOS with Improve-ment	Allocation Method	New Development Allocation Factor
Coachella - Western (AP2)							
38th Ave.	Adams St.	City of Indio	C+	F	C+	LOS < or =	100%
Varner Rd.	38th Ave.	Washington St.	C+	E	C+	LOS < or =	100%
Highgrove/Northside/University City (AP3)							
Main Street Grade Separation						TLMA Trip Analysis	88%
Reche Canyon/Badlands (AP4)							
Gilman Springs Rd. (87.5%)	City of Moreno Valley	Bridge St.	C+	F	D	LOS < or =	100%
Reche Canyon Rd.	SB Co. Line	Reche Vista Dr.	F	F	C+	TLMA Trip Analysis	60%
Temescal Canyon (AP6)							
I-15 and Temescal Canyon Rd. Interchange	Widen underpass and ramps		C+	F	D	LOS > or =	100%
Coldwater Canyon Drainage Structure	Temescal Canyon Road		C+	F	C+	LOS > or =	100%
Woodcrest/Lake Mathews (AP7)							
A Street	McAllister	Van Buren	N/A	N/A	C+	LOS > or =	100%
El Sobrante Rd.	McAllister	Mockingbird Cyn. Rd.	C+	F	C+	LOS > or =	100%
Markham St.	Roosevelt	Oran Dr.	N/A	N/A	C+	LOS > or =	100%
Gavilan	Cajalco Rd.	Santa Rosa Mine Road	C+	F	D	LOS > or =	100%
Upper San Jacinto Valley (AP10)							
Bridge St. (36%)	Gilman Springs Rd.	Ramona Exprwy.	C+	F	C+	LOS > or =	100%
Gilman Springs Rd (12.5%)	City of Moreno Valley	Sanderson Rd.	C+	F	C+	LOS > or =	100%
Stetson Ave.	City of Hemet	Soboba St.	E	F	C+	TLMA Determination	91%
REMAP (AP11)							
SR 371	SR 79 South	Hwy 74	C+	E	C+	LOS > or =	100%
Lakeview/Nuevo (AP12)							
Montgomery Ave.	Nuevo Ave.	Hansen Ave.	C+	E	C+	LOS > or =	100%
Mead Valley/Good Hope (AP 13)							
Clark St.	Cajalco Rd.	Rider St.	C+	F	C+	LOS > or =	100%
Old Elsinore Rd.	Rider St.	San Jacinto Ave.	C+	F	D	LOS > or =	100%
Theda St.	Ellis Ave.	Hwy 74	C+	F	C+	LOS > or =	100%
Nandina	Wood Rd.	Barton	N/A	N/A	C+	LOS > or =	100%
Palo Verde Valley (AP14)							
Interstate 10 and Mesa Drive	Widen existing interchange, ramp improvemer		C+	D	C+	LOS > or =	100%
Greater Elsinore (AP15)							
Grand Ave.	Elsinore C.L.	Central	F	F	C+	WFS Determination	0%
De Palma Rd.	Horsethief Canyon	Indian Truck Trail	C+	F	C+	LOS > or =	100%
Mountain Road (2 lanes)	Horsethief Canyon	De Palma Rd.	N/A	N/A	C+	LOS > or =	100%
Coachella - Eastern (AP18)							
62nd Ave.	Polk St.	Hwy 111	C+	F	C+	LOS > or =	100%
Harrison	Avenue 56	Avenue 66	C+	F	C+	LOS > or =	100%
Jackson	Avenue 56	Avenue 66	C+	F	E	LOS > or =	100%
Avenue 66	Jackson	SR-86	C+	F	C+	LOS > or =	100%
Highway 86 South and 66th Ave.			C+	F	C+	LOS > or =	100%
Highway 86 South and 62nd Ave.			C+	F	C+	LOS > or =	100%
Southwest Area Plan (SWAP) (AP19)							
Rancho California Rd.	City Limit - Temecula	Buck Rd.	D	D	C+	WFS Determination	0%
San Gorgonio Pass Area (AP20)							
Beaumont Ave.	Cherry Valley Blvd.	Brookside	C+	F	C+	LOS > or =	100%
Beaumont Ave.	Brookside	14th Ave.	C+	F	C+	LOS > or =	100%
I-10 Bypass	Hargrave	SR 62	N/A	N/A	C+	LOS > or =	100%
Interstate 10 and Cherry Valley Blvd	Widen overcrossing, reconfigure ramps, install		F	F	D	TLMA Trip Analysis	44%
Interstate 10 and Main Street	Expansion		C+	F	D	LOS > or =	100%

Sources: Riverside County TLMA; Willdan Financial Services.

Incorporated and Unincorporated Area Trips

The next allocation factor applied in **Table 6.5** considers that most of the area plans include both incorporated areas and unincorporated areas and that traffic improvements constructed in these area plans will therefore benefit both incorporated and unincorporated area development.

Because the DIF traffic improvement facilities fees will only be charged in the unincorporated areas, an adjustment is made to assure that new unincorporated area development does not pay for the share of improvements used by new incorporated area development. These allocation factors were calculated in Table 6.2 and are shown in the column in Table 6.5 labeled "Unincorporated Area Allocation Factor".

Offsetting Revenues and Net Costs Allocated to Unincorporated Area New Development

TLMA provided estimates of expected offsetting, or alternative non-DIF, revenues per traffic improvement project. The net facilities costs shown in column *C* of **Table 6.5** are the total project costs by planned traffic improvement facility (column *A*) minus the total offsetting revenues (column *B*). Some projects are anticipated to be almost entirely funded with alternative revenues. Other planned projects have little or no anticipated offsetting revenues. Offsetting revenues were applied according to the following prioritization:

- Offsetting revenues are first applied to any projects costs allocated to existing development. This calculation is done using the New Development Allocation Factor, derived in Table 6.2 and shown in column *D*. The portion of facility costs estimated to increase the LOS for existing development cannot be attributed to new development and must be funded with funding sources other than DIF.
- Remaining offsetting revenues are next allocated to costs associated with incorporated area development. Traffic improvement costs allocated to incorporated areas also cannot be attributed to new development for the DIF traffic fee calculations because the DIF is implemented in the unincorporated areas only.
- Any remaining offsetting revenues are subtracted from the net project costs allocated to development in the unincorporated area.

Unincorporated New Development's Maximum Cost Share (column *F*) is the product of the Total Facility Costs of improvements (column *A*) multiplied by the New Development Allocation Factor (column *D*) and the Unincorporated Area Allocation Factor (column *E*). In most cases, the costs shown in the Unincorporated New Development's Maximum Cost Share column F are less than the Net Facility Costs shown in column *C*.

Column *G* shows the lesser of column *C* or *F* depending on the magnitude of available offsetting revenues.

For a few projects the offsetting revenues are sufficient to fully fund all costs attributed to existing development and incorporated area development, as well as a portion of costs attributed to unincorporated area new development. In these cases the costs shown in column *G*, labeled "Amount to Be Funded with DIF," are equivalent to those in the Net Facility Costs column *C*.

Table 6.5 Proposed Traffic Projects Offsetting Revenues and Net Costs

Facility	A Total Facility Costs	B Offsetting Revenues	C = A - B Net Facility Costs	D New Devel. Allocation Factor	E Unincorp. Area Allocation Factor	F = A x D x E Uninc. New Development's Maximum Cost Share	G = Lesser of C or F Amount to Be Funded with DIF
Coachella - Western (AP2)							
38th Ave. (Adams St. to Indio CL)	$ 1,251,762	$ -	$ 1,251,762	100%	11%	$ 137,694	$ 137,694
Varner Rd. (38th Ave. to Washington St.)	8,000,000	6,000,000	2,000,000	100%	11%	880,000	880,000
Subtotal: Road Construction	$ 9,251,762	$ 6,000,000	$ 3,251,762			$ 1,017,694	$ 1,017,694
Total: Coachella - Western (AP2)	**$ 9,251,762**	**$ 6,000,000**	**$ 3,251,762**			**$ 1,017,694**	**$ 1,017,694**
Highgrove/Northside/University City (AP3)							
Main Street Grade Separation	$ 30,000,000	$ 28,000,000	$ 2,000,000	88%	85%	$ 22,440,000	$ 2,000,000
Total: Highgrove/Northside/University City (AP3)	**$ 30,000,000**	**$ 28,000,000**	**$ 2,000,000**			**$ 22,440,000**	**$ 2,000,000**
Reche Canyon/Badlands (AP4)							
Gilman Springs Rd. (87.5%) (Moreno Valley to Bridge St.)	$ 24,000,000	$ 19,900,000	$ 4,100,000	100%	5%	$ 1,200,000	$ 1,200,000
Reche Canyon Rd. (S.B. County Line to Reche Vista Dr.)	75,000,000	70,000,000	5,000,000	60%	5%	2,250,000	2,250,000
Total: Reche Canyon/Badlands (AP4)	**99,000,000**	**$ 89,900,000**	**$ 9,100,000**			**$ 3,450,000**	**$ 3,450,000**
Temescal Canyon (AP6)							
Interstate 15 and Temescal Canyon Road Interchange	$ 25,000,000	$ 17,300,000	$ 7,700,000	100%	20%	$ 5,000,000	$ 5,000,000
Coldwater Canyon Drainage Structure	2,000,000	-	2,000,000	100%	20%	400,000	400,000
Subtotal: Major Improvements	$ 27,000,000	$ 17,300,000	$ 9,700,000			$ 5,400,000	$ 5,400,000
Total: Temescal Canyon (AP6)	**$ 27,000,000**	**$ 17,300,000**	**$ 9,700,000**			**$ 5,400,000**	**$ 5,400,000**

Table 6.5 Proposed Traffic Projects Offsetting Revenues and Net Costs (Cont'd)

Facility	A Total Facility Costs	B Offsetting Revenues	C = A - B Net Facility Costs	D New Devel. Allocation Factor	E Unincorp. Area Allocation Factor	F = A x D x E Uninc. New Development's Maximum Cost Share	G = Lesser of C or F Amount to Be Funded with DIF
Woodcrest/Lake Mathews (AP7)							
A Street (McAllister to Van Buren)	$ 6,000,000	$ 500,000	$ 5,500,000	100%	93%	$ 5,580,000	$ 5,500,000
El Sobrante Rd. (McAllister to Mockingbird Cyn Rd)	7,000,000	5,000,000	2,000,000	100%	93%	6,510,000	2,000,000
Markham St. (Roosevelt to Oran)	500,000	-	500,000	100%	93%	465,000	465,000
Gavilan (Cajalco to Santa Rose Mine Rd)	4,000,000	-	4,000,000	100%	26%	1,040,000	1,040,000
Total: Woodcrest/Lake Mathews (AP7)	**$ 17,500,000**	**$ 5,500,000**	**$ 12,000,000**			**$ 13,595,000**	**$ 9,005,000**
Upper San Jacinto Valley (AP10)							
Bridge St. (36%) (Gilman Springs to Ramona Exprwy)	$ 800,000	$ -	$ 800,000	100%	20%	$ 160,000	$ 160,000
Gilman Springs Rd (12.5%) (Moreno Valley to Sanderson)	30,000,000	28,000,000	2,000,000	100%	20%	6,000,000	2,000,000
Stetson Ave. (Hemet CL to Soboba St.)	2,500,000	-	2,500,000	91%	20%	455,000	455,000
Total: Upper San Jacinto Valley (AP10)	**$ 33,300,000**	**$ 28,000,000**	**$ 5,300,000**			**$ 6,615,000**	**$ 2,615,000**
REMAP (AP11)							
SR 371 (SR 79 South to Hwy 74)	**$ 2,000,000**	**$ -**	**$ 2,000,000**	100%	100%	**$ 2,000,000**	**$ 2,000,000**
Lakeview/Nuevo (AP12)							
Montgomery Ave. (Nuevo to Hansen)	**$ 655,917**	**$ -**	**$ 655,917**	100%	100%	**$ 655,917**	**$ 655,917**
Mead Valley/Good Hope (AP 13)							
Clark St. (Cajalco to Rider)	$ 955,000	$ -	$ 955,000	100%	26%	$ 248,300	$ 248,300
Old Elsinore Rd. (Rider to San Jacinto Ave)	6,200,000	-	6,200,000	100%	26%	1,612,000	1,612,000
Theda St. (Ellis to Hwy 74)	2,700,000	-	2,700,000	100%	26%	702,000	702,000
Nandina (Wood Rd. to Barton)	1,500,000	-	1,500,000	100%	93%	1,395,000	1,395,000
Total: Mead Valley/Good Hope (AP 13)	**$ 11,355,000**	**$ -**	**$ 11,355,000**			**$ 3,957,300**	**$ 3,957,300**
Palo Verde Valley (AP14)							
Interstate 10 and Mesa Drive	**$ 500,000**	**$ -**	**$ 500,000**	100%	39%	**$ 195,000**	**$ 195,000**
Greater Elsinore (AP15)							
Grand Ave. (Elsinore C.L. to Central)	$ 30,000,000	$ 26,000,000	$ 4,000,000	0%	9%	$ -	$ -
De Palma Rd. (Horsethief Canyon to Indian Truck Trail)	2,576,000	-	2,576,000	100%	9%	231,840	231,840
Mountain Road (2 lanes) (Horsethief Canyon to Del Palma)	4,000,000	1,000,000	3,000,000	100%	9%	360,000	360,000
Total: Greater Elsinore (AP15)	**$ 36,576,000**	**$ 27,000,000**	**$ 9,576,000**			**$ 591,840**	**$ 591,840**

Table 6.5 Proposed Traffic Projects Offsetting Revenues and Net Costs (Cont'd)

Facility	A Total Facility Costs	B Offsetting Revenues	C = A - B Net Facility Costs	D New Devel. Allocation Factor	E Unincorp. Area Allocation Factor	F = A x D x E Uninc. New Development's Maximum Cost Share	G = Lesser of C or F Amount to Be Funded with DIF
Coachella - Eastern (AP18)							
62nd Ave. (Polk Street to Hwy 111)	$ 5,209,984	$ -	$ 5,209,984	100%	71%	$ 3,699,089	$ 3,699,089
Harrison (Avenue 56 to Avenue 66)	17,000,000	-	17,000,000	100%	71%	12,070,000	12,070,000
Jackson (Avenue 56 to Avenue 66)	17,000,000	-	17,000,000	100%	71%	12,070,000	12,070,000
Avenue 66 (Jackson to SR-86)	24,500,000	-	24,500,000	100%	71%	17,395,000	17,395,000
Subtotal: Road Construction	$ 63,709,984	$ -	$ 63,709,984			$ 45,234,089	$ 45,234,089
Highway 86 South and 66th Ave. - New Interchange	$ 30,000,000	$ 30,000,000	$ -	100%	71%	$ 21,300,000	$ -
Highway 86 South and 62nd Ave.- New Interchange	39,000,000	24,000,000	15,000,000	100%	71%	27,690,000	15,000,000
Subtotal: Major Improvements	$ 69,000,000	$ 54,000,000	$ 15,000,000			$ 48,990,000	$ 15,000,000
Total: Coachella - Eastern (AP18)	**$ 132,709,984**	**$ 54,000,000**	**$ 78,709,984**			**$ 94,224,089**	**$ 60,234,089**
Southwest Area Plan (SWAP) (AP19)							
Rancho California Rd. (Temcula C.L. to Buck Rd.)	**$ 10,000,000**	**$ -**	**$ 10,000,000**	0%	13%	$ -	$ -
San Gorgonio Pass Area (AP20)							
Beaumont Ave. (Cherry Valley Blvd. to Brookside)	$ 1,720,465	$ -	$ 1,720,465	100%	20%	$ 344,093	$ 344,093
Beaumont Ave. (Brookside to 14th Ave.)	1,595,000	-	1,595,000	100%	20%	319,000	319,000
I-10 Bypass (Hargrave to SR 62)	26,000,000	22,300,000	3,700,000	100%	20%	5,200,000	3,700,000
Subtotal: Road Construction	$ 29,315,465	$ 22,300,000	$ 7,015,465			$ 5,863,093	$ 4,363,093
Interstate 10 and Cherry Valley Blvd	$ 5,000,000	$ -	$ 5,000,000	44%	20%	$ 440,000	$ 440,000
Interstate 10 and Main Street	2,000,000	-	2,000,000	100%	20%	400,000	400,000
Subtotal: Major Improvements	$ 7,000,000	$ -	$ 7,000,000			$ 840,000	$ 840,000
Total: San Gorgonio Pass Area (AP20)	**$ 36,315,465**	**$ 22,300,000**	**$ 14,015,465**			**$ 6,703,093**	**$ 5,203,093**
Total All Area Plans	**$ 446,164,128**	**$ 278,000,000**	**$ 168,164,128**			**$ 169,844,932**	**$ 96,324,932**

[1]Eastvale (Area Plan 5) traffic projects are no longer applicable because it is now entirely incorporated as the result of the recent City of Eastvale incorporation.

Sources: Riverside County TLMA; Willdan Financial Services.

Cost per Trip

Table 6.6 shows the allocation of planned traffic facility costs and the calculation of a cost per trip for each plan area. The amounts shown in the "Amount to Be Funded with DIF" column *G* of Table 6.5 are used to calculate a cost per trip per area plan. This fair share amount is divided by the growth in unincorporated trips by plan area provided by TLMA in order to estimate a cost per trip for each plan area.

The cost per trip is the result of the net remaining cost of proposed traffic improvement facilities per area plan and the projected amount of new development and associated new average daily trips per area plan. Because both these factors differ by area plan, the resulting cost per trip varies by area plan.

Table 6.6: Unincorporated Area New Development Cost per Trip by Plan Area

Area Plan		*A* Net Costs to Unincorporated Area New Development	*B* Unincorporated Area Trip Growth[1]	*C = A / B* Cost per Trip
Coachella - Western (AP2)	$	1,017,694	191,937	5
Highgrove/Northside/University City (AP3)		2,000,000	29,664	67
Reche Canyon/Badlands (AP4)		3,450,000	59,910	58
Temescal Canyon (AP6)		5,400,000	86,328	63
Woodcrest/Lake Mathews (AP7)		9,005,000	110,068	82
Upper San Jacinto Valley (AP10)		2,615,000	237,598	11
REMAP (AP11)		2,000,000	105,686	19
Lakeview/Nuevo (AP12)		655,917	190,741	3
Mead Valley/Good Hope (AP 13)		3,957,300	85,913	46
Palo Verde Valley (AP14)		195,000	32,205	6
Greater Elsinore (AP15)		591,840	34,784	17
Coachella - Eastern (AP18)		60,234,089	806,515	75
Southwest Area Plan (SWAP) (AP19)		-	83,851	-
San Gorgonio Pass Area (AP20)		5,203,093	164,920	32
Total	$	96,324,932	2,676,105	

Notes: Fee for Jurupa Area (Area Plan 1) and Eastvale (Area Plan 5) is no longer applicable because those areas are now incorporated. No traffic facillities were submitted for Area Plan 8, 9, 16 or 17 for this update.

[1]Trip growth forecasts per area plan provided by Riverside County TLMA.

Sources: Tables 6.2 and 6.5; Willdan Financial Services.

Fee Schedule

Table 6.7 shows the traffic impact fee schedule. The cost per trip from Table 6.6 is converted to a fee per unit of new development based on the trip demand factors associated with each land use category. These factors come from the Institute of Traffic Engineers (ITE) Manual, 7th Edition.

Although both sets of trip factors used in this chapter originate from the ITE Manual, there are two important differences between the trip factors used to calculate total fees in Table 6.7 and the trip factors presented in Table 6.1. The first major difference is that the trip factors from Table 6.1 are based on TLMA demographic projections. These projections include employment estimates for 13 land use categories and trip factors specific to each of the TLMA's land use categories, applied in terms of ADTs per housing unit and per employee, were used to calculate total trips in an effort to remain consistent with the TLMA modeling effort and preserve accuracy.

The second difference between these two sets of trip factors is their units. The trip factors in Table 6.1 represent trips per dwelling unit or per employee. Non-residential trip factors are expressed in average daily trips per employee in Table 6.1 because Riverside County TLMA data included information on employees rather than quantities of non-residential space. While the residential trip factors do not change between Table 6.1 and Table 6.7, non-residential trip factors shown in Table 6.7 are expressed in terms of average daily trips per 1,000 square feet of gross floor area for retail, office and industrial land uses. This change is made because Riverside County imposes the non-residential traffic facilities fee per square foot of space, rather than per employee.

For the purposes of a more streamlined fee implementation, the estimated average trip generation rates shown in Table 6.7 have been condensed into six land use categories: single family; multi-family; retail; office; industrial; and surface mining. This facility category chapter and the next (Traffic Signals) are the only chapters that includes office as a separate land use fee category. This is done because of the significant difference in ADTs associated with office land uses as compared to retail land uses.

The trip factor for the surface mining land use and the resulting fee is calculated an applied per acre. The ADT is based on the 2006 DIF Study prepared by David Taussig & Associates, Inc. The 2006 DIF Study included results of a survey of 15 surface mining sites throughout the County and found that the trip factor associated with the surface mining land use was 31 trips per employee per acre.

The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge is not an impact fee; rather, it is a user fee. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 6.7 Traffic Improvement Facilities Fee Schedule Summary

	Base Cost per Trip	Admin Charge (2% of cost per Trip)	Total Cost per Trip	Single Family (per Unit)	Multi - Family (per Unit)	Commercial (per acre)	Office (per acre)	Industrial (per acre)	Surface Mining (per acre)	Wineries (per acre)
Trip Demand Factor (Average Daily Trips, ADT)				9.57	6.72	326.70	168.72	153.48	33.33	58.92
Adjustment for Pass-By and Diverted Trips[1]				0%	0%	-30%	0%	0%	0%	0%
Adjusted Trip Factor (Average Daily Trips, ADT)				9.57	6.72	228.69	168.72	153.48	33.33	58.92
Fees per Area Plan										
Jurupa Area Plan (AP1)	$ -	-	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Coachella - Western (AP2)	5	-	5	48	34	1,143	844	767	167	295
Highgrove/Northside/University City (AP3)	67	1	68	651	457	15,551	11,473	10,436	2,266	4,007
Recha Canyon/Badlands (AP4)	58	1	59	565	396	13,493	9,955	9,055	1,966	3,476
Eastvale (AP5)	-	-	-	-	-	-	-	-	-	-
Temescal Canyon (AP6)	63	1	64	612	430	14,636	10,798	9,822	2,133	3,771
Woodcrest/Lake Mathews (AP7)	82	2	84	804	564	19,210	14,173	12,892	2,799	4,949
March Air Force Reserve Base Policy Area (AP8)	-	-	-	-	-	-	-	-	-	-
Desert Center/CV Desert (AP9)	-	-	-	-	-	-	-	-	-	-
Upper San Jacinto Valley (AP10)	11	-	11	105	74	2,516	1,856	1,688	367	648
REMAP (AP11)	19	-	19	182	128	4,345	3,206	2,916	633	1,119
Lakeview/Nuevo (AP12)	3	-	3	29	20	686	506	460	100	177
Mead Valley/Good Hope (AP 13)	46	1	47	450	316	10,748	7,930	7,213	1,566	2,769
Palo Verde Valley (AP14)	6	-	6	57	40	1,372	1,012	921	200	354
Greater Elsinore (AP15)	17	-	17	163	114	3,888	2,868	2,609	567	1,002
Highway 74/79 (AP16)	-	-	-	-	-	-	-	-	-	-
Sun City/Menifee Valley (AP17)	-	-	-	-	-	-	-	-	-	-
Coachella - Eastern (AP18)	75	2	77	737	517	17,609	12,992	11,818	2,566	4,537
Southwest Area Plan (SWAP) (AP19)	-	-	-	-	-	-	-	-	-	-
San Gorgonio Pass Area (AP20)	32	1	33	316	222	7,547	5,568	5,065	1,100	1,944

[1] Adjustment made for pass-by trips (trips occuring while on the way to another destination) and diverted trips (trips slighlty out of the way to another destinataion) commonly applied to retail land uses.

[2] Fee for Jurupa Area (Area Plan 1) and Eastvale (Area Plan 5) is no longer applicable because those areas are now incorporated.

Sources: Tables 6.1 and 6.6; Willdan Financial Services.

Projected Fee Revenue and Other Funding Needed

Table 6.8 summarizes total traffic improvement facilities costs, offsetting revenues (funding from non-DIF sources), projected impact fee revenue by 2035, and the remaining unfunded costs. Table 6.8 shows total project costs of over $447 million dollars. Offsetting revenues, non-DIF funding, are anticipated to provide approximately 61 percent of facilities costs. If fully implemented, development impact fees for traffic improvement facilities are projected to contribute approximately 23 percent towards total facility costs. In order to fully fund the improvement costs, about 16 percent of total facility costs, or approximately $72 million will need to be funded from other non-fee funding sources.

Table 6.8: Total Facility Costs, Anticipated Total Funding, and Other Funding Needed

	A	*B*	*C*	*D = A - B - C*
Area Plan	**Total Cost**	**Offsetting Revenues**	**Projected Impact Fee Revenue**	**Remaining to be Funded**
Jurupa Area Plan (AP1)[1]	NA	NA	NA	NA
Coachella - Western (AP2)	9,251,762	6,000,000	1,017,694	2,234,068
Highgrove/Northside/University City (AP3)	30,000,000	28,000,000	2,000,000	-
Reche Canyon/Badlands (AP4)	99,000,000	89,900,000	3,450,000	5,650,000
Eastvale (AP5)[1]	NA	NA	NA	NA
Temescal Canyon (AP6)	27,000,000	17,300,000	5,400,000	4,300,000
Woodcrest/Lake Mathews (AP7)	17,500,000	5,500,000	9,005,000	2,995,000
March Air Force Reserve Base Policy Area (AP8)[2]	NA	NA	NA	NA
Desert Center/CV Desert (AP9)[2]	NA	NA	NA	NA
Upper San Jacinto Valley (AP10)	33,300,000	28,000,000	2,615,000	2,685,000
REMAP (AP11)	2,000,000	-	2,000,000	-
Lakeview/Nuevo (AP12)	655,917	-	655,917	-
Mead Valley/Good Hope (AP 13)	11,355,000	-	3,957,300	7,397,700
Palo Verde Valley (AP14)	500,000	-	195,000	305,000
Greater Elsinore (AP15)	36,576,000	27,000,000	591,840	8,984,160
Highway 74/79 (AP16)[2]	NA	NA	NA	NA
Sun City/Menifee Valley (AP17)[2]	NA	NA	NA	NA
Coachella - Eastern (AP18)	132,709,984	54,000,000	60,234,089	18,475,895
Southwest Area Plan (SWAP) (AP19)	10,000,000	-	-	10,000,000
San Gorgonio Pass Area (AP20)	36,315,465	22,300,000	5,203,093	8,812,372
Total	$ 446,164,128	$278,000,000	$ 96,324,932	$ 71,839,196

[1] Fee for Jurupa Area (Area Plan 1) and Eastvale (Area Plan 5) is no longer applicable because those areas are now incorporated.

[2] No traffic facilities submitted for these area plans.

Sources: Tables 6.3 -5; Willdan Financial Services.

7. Traffic Signals

The purpose of this fee is to generate revenue to fund additional County traffic signals and related facilities needed to serve new development. The traffic signal facilities fee is based on the average number of traffic signals needed per square mile of new development, the average cost per traffic signal, the equivalent square miles of new development associated with projected new development. Because the need for traffic signals is predicated by increased automobile traffic, fees are calculated based on average automobile trips by land use category.

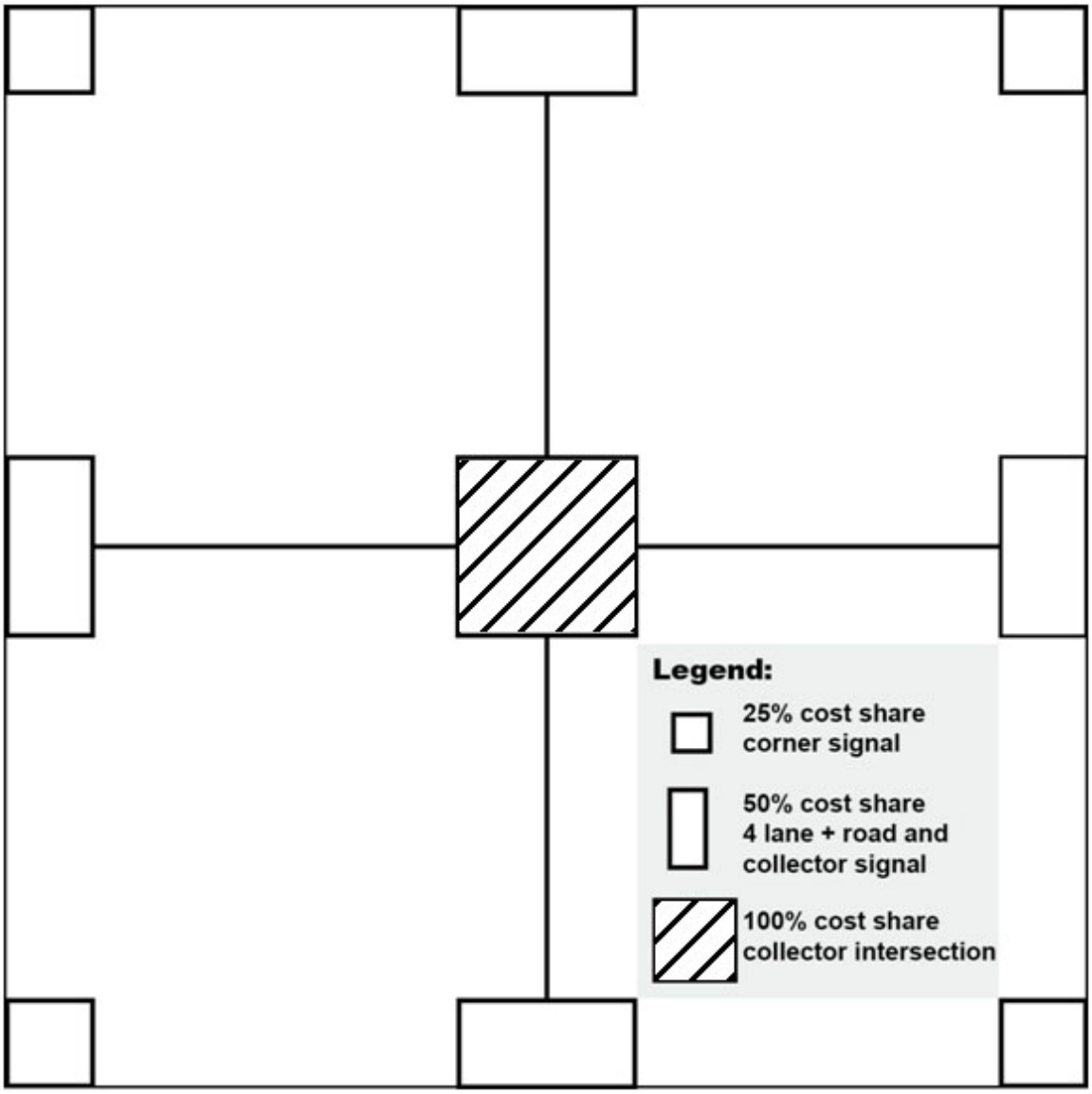
Traffic Signals per Square Mile

The Riverside County General Plan Policy C21.5 suggests that the County wishes to "construct and improve traffic signals at appropriate intersections. Whenever possible, traffic signals should be spaced and operated as part of coordinated systems to optimize traffic operation." In accordance with County General Plan Policy C21.5, this study adopts a minimum requirement of four traffic and a half signals per square mile, which is the current adopted requirement. The additional half signal is added to account for any variations from the assumed grid street pattern, or needs for additional traffic signals that may be spaced less than ½ mile apart. As a result, on average, four and a half traffic signals are required per square mile and are included in the calculation of this fee.

This approach assumes that four signals are at each corner of the square mile unit, four signals are at each intersection of a two (2) lane collector and a four (4) lane secondary highway or larger street, and one signal is at the intersection of two collectors. Each corner signal has a 25 percent cost share, each signal at the intersection of a collector and an arterial has a 50 percent cost share and the signal at the intersection of both collectors has a full share of the total signal costs for the square mile unit. The total is the share of four traffic signals. **Figure 7.1** illustrates these assumptions.

This analysis assumes that the "grid" pattern, as also illustrated by Figure 7.1, is the most effective for traffic conditions as well as the most cost efficient pattern of development for traffic signalization. It also assumes that the majority of new development in the unincorporated areas of the County is likely to occur either in areas currently not served by traffic signals or, if it occurs in areas either partially or completely served by traffic signals, fees collected will contribute to the next increment (square mile) of traffic signalization at a level no more than current development has already contributed through development impact fees or other non-impact fee funding to the current area in which the new development is occurring.

Any need for additional signalization beyond the usual grid pattern reflecting particular needs of specific land uses will be addressed separately outside of the DIF program. This methodology also assumes that fee revenues will not be used to address outstanding traffic warrant conditions that are not associated with new development.



Square Miles of Projected New Development

Riverside County TLMA provided projections of housing units and employment were used to calculate estimates of the amount of acreage that new development will consume. Employment projections by land use category were multiplied by the average employment densities used elsewhere in this report, translated in this case to average square feet per employee. Two key factors in this calculation were provided by Riverside County TLMA and Willdan has used them at their direction. First, the model assumes that for every developed square mile (640 acres) there is 240 acres of non-traffic generating uses, such as roads, parks, open space, waterways, etc. This factor is from an earlier fee study prepared by David Taussig and Associates. Second, the model assumes that the mean density of residential development in the County will be 5 units per acres. This factor has been provided by Riverside County TLMA based on their knowledge of

proposed and potential development in the County. (See also Table 2.3 in Chapter 2, Growth Projections and Occupant Densities. Projections of non-residential square feet are shown in Table A. X in the Appendix.) The results of these calculations are shown in **Table 7.1** below.

Table 7.1: Equivalent Square Miles of Projected New Development

	Residential units or Non-residential Square Feet	Units per Acre or F.A.R	Acres	Square Miles
New Development 2010-2020				
Residential (units; units per acre)	71,000	5.00	14,200	22.19
Non-residential (sq. feet; Floor Area Ratio)				
Retail	6,365,203	0.25	584.50	0.91
Office	2,569,355	0.30	196.61	0.31
Industrial	13,485,686	0.40	773.97	1.21
Other	2,164,629	0.30	165.64	0.26
Subtotal Non-residential	24,584,874		1,720.73	2.69
Total			15,920.73	24.88
Other non-traffic uses				9.33
Grand Total				34.20

Sources: County of Riverside, TLMA; Willdan Financial Services.

Table 7.1 shows an assumption of 5.00 housing units per acre to estimate the number of residential acres associated with the projected increase of 71,000 housing units between 2010 and 2020. Suburban density single family housing units are typically constructed at an average of 6.0 to 6.5 units per acre. Multi-family housing units are much denser and can often range as high as 20 units or more per acre.

This analysis assumes that the majority of housing units constructed will be more similar to average suburban single family housing unit densities but that some will be constructed at higher densities. The total amount of acreage corresponding to the projections of new housing units in unincorporated Riverside County between 2010 and 2020 is approximately 14,200 acres, or 22.19 square miles.

For non-residential space, Floor Area Ratios (FARs), or estimates of the average amount of space per acre that constructed space occupies of each average acre, per non-residential land use, are used. The FARs shown in Table 7.1 are based on experience in other communities and are also within the ranges identified in the *County of Riverside General Plan* (adopted October 2003). The total amount of acreage corresponding to the employment projections and the FARs

is about 1,720 acres, or approximately 2.69 square miles. The total area anticipated to be consumed by projected new residential and nonresidential development is approximately 24.88 square miles.

Projected Growth in Average Daily Trips

Projected new development in the unincorporated area will not only consume land area, it will also create new automobile trips as people commute to work, drive to shopping, make deliveries, or drive for pleasure. Automobile trips are a good measure of the impact of various land uses on the road and transportation system, including on the need for traffic signals. **Table 7.2** shows the calculation of vehicle trips (average daily trips, or ADTs) associated with projected residential and non-residential land uses.

Table 7.2: Growth in Trips Associated with Unincorporated New Development

	Residential units or Non-residential Acres	Trips per Unit or per acre	Total Growth in Trips
New Development 2010-2020			
Residential	71,000	8.75	621,300
Non-residential			
Commercial	584	228.69	133,700
Office	169	168.72	28,400
Industrial	815	153.48	125,000
Subtotal Non-residential	1,568		287,100
Total Growth in Trips			908,400

Notes: Trips = Average Daily Trips (ADTs). Numbers in total trips column have been rounded.

Sources: Tables 6.7, 7.1; County of Riverside, TLMA; Institute of Traffic Engineers, *ITE Manual 7th Edition*; Willdan Financial Services.

ADTs, or trips, vary significantly by land use. In this study they are based primarily on traffic count survey data collected and reported by the Institute of Traffic Engineers (ITE). The trips per land use are consistent with those used in the chapter for roadway and intersection improvements used in this report (see Chapter 6 Traffic Facilities). The ADT for residential units is a blend of the ADT for single family and multi-family units, and is weighted based on the same proportion of single family to multi-family units in the unincorporated area as the California State Department of Finance reports for unincorporated portions of Riverside County in 2010. As shown in Table 7.2 the total number of new trips associated with projected new development in the unincorporated areas of the County between 2010 and 2020 is approximately 908,000.

Cost per Signal

Riverside County TLMA provided data detailing the costs of recently constructed intersections. These appear in **Table 7.3**. This study assumes an average cost of approximately $247,600 per traffic signal. Assuming a total of 4.5 signals per square mile yields a cost of traffic signals per square mile of $1,114,200.[7] Over $38 million will be needed to provide traffic signals to the nearly 34.20 equivalent square miles of projected new development.

Table 7.3: Traffic Signal Costs

Typical Signal Improvement		Cost
Average Cost for New Signals (Rounded)	$	247,600
Number of Signals per Square Mile of Development		4.5
Cost of Signals per Square Mile	$	1,114,200
Equivalent Square Miles of New Unincorporated Development		34.20
Total Cost of Signals Needed for New Unincorporated Development	$	38,110,900

Note: Totals have been rounded.

Sources: Tables 7.1 and 7.2; Institute of Traffic Engineers, ITE Manual 7th Edition; County of Riverside TLMA; Willdan Financial Services.

Cost per ADT

The resulting cost per average daily trip (ADT) of $42 is shown in **Table 7.4**. It is computed by dividing the total traffic signals cost by the total number of ADTs associated with projected new development.

Table 7.4: Traffic Signals Cost Per Trip (ADT)

Total Traffic Signals Cost	$	38,110,900
Estimated Trips for Unincorporated New Development 2010-2020		908,400
Traffic Signal Cost/Trip (ADT)	$	42

Sources: Tables 7.1-7.3; County of Riverside TLMA; Willdan Financial Services.

[7] The calculation includes 4.5 signals per square mile to account for the occasional need for signals closer than ½ mile on major arterials.

Fee Schedule

Table 7.5 shows the traffic facilities fee schedule in terms of the fee per single or multi-family housing unit or per 1,000 square feet of non-residential development, with the exception of surface mining uses. The fee for surface mining is levied per acre and uses an ADT per acre based on surveys of Riverside County surface mining operations conducted during for the 2006 DIF Study.

The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge is not an impact fee; rather, it is a user fee. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 7.5: Traffic Signal Facilities Fee

Land Use	A Cost Per ADT	ADT Unit	B ADT per Unit	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]
Residential						
Single Family Unit	$ 42	Dwelling Unit	9.57	$ 402	$ 8	$ 410
Multi-family Unit	42	Dwelling Unit	6.72	282	6	288
Non-residential						
Commercial	$ 42	Acre	228.69	$ 9,605	$ 192	$ 9,797
Office	42	Acre	168.72	7,086	142	7,228
Industrial	42	Acre	153.48	6,446	129	6,575
Surface Mining[3]	42	Acre	33.33	1,400	28	1,428
Wineries	42	Acre	58.92	2,475	50	2,525

[1] Fee per unit for single family and mullti-family residential; fee per acre of commercial, industrial, per acre of intensive use areas for surface mining, and w ineries.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

[3] The trip factor assumption of trips per day per acre of land is based on the *2006 Riverside County Development Impact Fee Justification Study Update* completed by David Taussig & Associates, Inc.

Sources: Table 7.4; County of Riverside; Willdan Financial Services.

Estimated Fee Revenue

Due to the methodology used, the projected fee revenues should approximately equal the costs for signalization of the approximately 34.2 square miles. The methodology used in this report assumes that the total projected land uses will be spread proportionally evenly among each square mile of newly developed land area. It further assumes a proportional share of ADTs corresponding to the average mix of projected land uses per square mile. To the extent that land uses develop in a way that deviates from the average mix of land uses per square mile implicitly assumed, there may be discrepancies between projected fee revenue and actual fee revenue collected. Similarly, and as with all DIF collections, if less development occurs than projected within the ten year time period, there will be less fee revenue collected. However, there will also be less land developed and consequently less need for signals.

8. Regional Parks

The purpose of this fee is to generate revenue to fund the share of planned improvements to the regional county parks that will serve new development in unincorporated areas. The county's regional park system includes a variety of different sized parks. Some of the regional county parks are large or special use parks that have a significant number of users coming from both the incorporated and unincorporated areas of the County and some are park facilities that solely benefit unincorporated areas. This chapter presents a fee schedule that will provide a revenue source to help fund regional park facilities that benefit new residential development in unincorporated areas.

Service Population

Residents are the primary users of parkland. Therefore, demand for regional parks and associated buildings and other recreational facilities is based on residential population and excludes workers. There are also some significant differences between the number and types of regional parks in the Eastern and Western portions of the County. Although all regional parks are open to all Riverside County residents, it is assumed that the majority of park users will tend to use parks closer to their residences. Consequently the regional park facilities as well as the service population for the parks are allocated geographically in Eastern or Western Riverside County. **Table 8.1** provides estimates of the current resident population in the unincorporated areas of Eastern and Western Riverside County, along with a projection of service population for the year 2020. The percentage of unincorporated residents to total residents is also shown in Table 8.1. These percentages will be used to make allocations of existing park land value, as will be explained later in the chapter.

Facility Inventories

The regional park impact fee is calculated using the existing inventory method. Under the existing inventory method, the total value of existing facilities is divided by the existing service population to determine a facility standard per capita.

Park Land Value Assumptions

Table 8.2 begins by establishing estimates of the total value of existing regional park facilities. Because accessibility is influenced by location within the county and also because average land values differ between Eastern and Western Riverside County, park facilities were divided according to their location. In addition to division between Eastern and Western Riverside County, some acres of park space are developed park acres and some are open space acres. Based on data supplied by the Riverside County Regional Parks & Open Space District, open space acres are valued significantly lower than developed acres.

Table 8.1: Regional Parks Service Population

	Residents	Percent of Total Service Population
Population 2010		
Eastern Riverside County		
Incorporated	417,000	82.4%
Unincorporated	89,000	17.6%
Subtotal	506,000	100.0%
Western Riverside County		
Incorporated	1,455,000	83.7%
Unincorporated	283,000	16.3%
Subtotal	1,738,000	100.0%
New Development (2010-2020)		
Eastern Riverside County		
Incorporated	106,000	52.2%
Unincorporated	97,000	47.8%
Subtotal	203,000	100.0%
Western Riverside County		
Incorporated	276,000	76.0%
Unincorporated	87,000	24.0%
Subtotal	363,000	100.0%
Total (2020)		
Eastern Riverside County		
Incorporated	523,000	73.8%
Unincorporated	186,000	26.2%
Subtotal	709,000	100%
Western Riverside County		
Incorporated	1,731,000	82.4%
Unincorporated	370,000	17.6%
Total	2,101,000	100.0%

Note: Numbers may not sum due to rounding.

Sources: Table 2.1; County of Riverside; Willdan Financial Services.

Table 8.2: Regional Parks Land Value Assumptions

Eastern and Western Riverside County - Developed	$ 250,000
Eastern Riverside County - "Natural" > 20 acres	2,600
Western Riverside County - "Natural"> 20 acres	3,000
Eastern and Western Riverside County - "Natural" < 20 acres	10,000

Sources: Riverside County Regional Parks & Open Space District; Coachella Valley Association of Governments; DataQuick; Willdan Financial Services.

Table 8.2 shows the assumption from the Riverside County Regional Parks & Open Space District that each developed acre of parkland countywide is worth approximately $250,000. Based on a recent survey of land prices for large acreage parcels prepared for the Coachella Valley Association of Governments, each “natural acre” (acre of open space) in Eastern Riverside County for facilities with 20 or greater acres is estimated at $2,600, and each natural acre in Western Riverside County, where average land values are approximately 15 percent higher than in Eastern Riverside County, is estimated at $3,000 per acre. Land for smaller parcels of natural acre land, which tends to be more expensive per acre than larger parcels often because it is nearer to more developed areas, is estimated at $10,000 per acre for both Eastern and Western Riverside County.

Allocation to Unincorporated Area Service Populations

Regional parks are open to and used by all County residents. Some of the regional parks are relatively large and some include special uses or resources that make them particularly attractive to a larger service population. Others are small and are assumed to primarily serve only the unincorporated areas surrounding the regional park. A few regional parks are located either entirely or partially within incorporated city boundaries. Because of the variation in size, special resources, and location, allocations of existing parks were made between the portion of regional parks estimated to primarily serve the unincorporated population and the portion serving the incorporated County population. **Table 8.3** shows these use and value allocations.

Table 8.3: Existing Inventory of Regional Parks As Of 2013 and Allocation to Unincorporated Area Service Population

Park Facility	Park Location/ Jurisdiction	Developed Acres	Natural Acres	Total Developed Acre Value[1]	Total Natural Acre Value[1]	Total Estimated Value	Suggested Allocation Factor[2]	Value Allocated to Unincorporated Service Population
Eastern Riverside County								
Devil's Garden	Unincorporated	-	150.0	$ -	$ 390,000	$ 390,000	100.0%	$ 390,000
Fish Trap Archaeological Site	Unincorporated	-	208.0	-	540,800	540,800	100.0%	540,800
Goose Flats Wildlife Area	Unincorporated	-	239.0	-	621,400	621,400	100.0%	621,400
Mayflower Park	Unincorporated	20.0	63.0	5,000,000	163,800	5,163,800	17.6%	908,257
McIntyre Park	Unincorporated	40.0	20.0	10,000,000	52,000	10,052,000	17.6%	1,768,040
Miller Park	Unincorporated	-	5.0	-	50,000	50,000	100.0%	50,000
Lake Cahuilla Recreation Area	City of La Quinta	70.0	640.0	17,500,000	1,664,000	19,164,000	17.6%	3,370,743
Queshan Park	City of Blythe	5.0	10.0	1,250,000	100,000	1,350,000	0.0%	-
Palo Verde Irrigation District	Unincorporated	-	2.0	-	20,000	20,000	100.0%	20,000
Riviera RV Resort and Marine Area	Unincorporated	26.0	-	6,500,000	-	6,500,000	17.6%	1,143,281
Subtotal		161.0	1,337.0	$ 40,250,000	$ 3,602,000	$ 43,852,000		$ 8,812,521
Western Riverside County								
Bogart Park	Unincorporated	38.0	400.0	$ 9,500,000	$ 1,280,000	$ 10,780,000	16.3%	$ 1,755,316
Bogart Park Campground Expansion	Unincorporated	N/A	N/A	N/A	N/A	369,509		
De Anza Park	Unincorporated	-	3,000.0	-	9,600,000	9,600,000	16.3%	1,563,176
Box Springs Mountain Park	Riverside, Moreno Valley, Unincorporated	10.0	2,379.0	2,500,000	7,612,800	10,112,800	16.3%	1,646,676
Gilman Historic Ranch and Wagon Museum	City of Banning	26.0	109.0	6,500,000	348,800	6,848,800	16.3%	1,115,196
Jurupa Aquatic Center[3]	City of Jurupa Valley	7.5	-	19,200,000	-	19,200,000	16.3%	3,126,352
Kabian Park	City of Perris	5.0	635.0	1,250,000	2,032,000	3,282,000	0.0%	-
Perris Valley Aquatic Center[4]	City of Perris	12.0	-	25,000,000	-	25,000,000	16.3%	4,070,771
Martha McClean/Anza Narrows Park	City of Riverside	35.0	165.0	8,750,000	528,000	9,278,000	16.3%	1,510,745
Trujillo Adobe Historic Site	City of Riverside	1.0	-	250,000	-	250,000	0.0%	-
Double Butte Park	Unincorporated	-	600.0	-	1,920,000	1,920,000	100.0%	1,920,000
Harford Springs Reserve	Unincorporated	-	525.0	-	1,680,000	1,680,000	100.0%	1,680,000
Hidden Valley Wildlife Reserve Area	Unincorporated	40.0	1,463.0	10,000,000	4,681,600	14,681,600	16.3%	2,390,617
Hurkey Creek Park	Unincorporated	38.0	21.0	9,500,000	67,200	9,567,200	16.3%	1,557,835
Idyllwild Park (includes Idyllwild Nature Center)	Unincorporated	50.0	157.0	12,500,000	502,400	13,002,400	16.3%	2,117,192
Indian Relic Archaeoligical Site	Unincorporated	-	-	-	-	-	100.0%	-
Jensen-Alvarado Historic Ranch	Unincorporated	22.0	8.0	5,500,000	80,000	5,580,000	16.3%	908,596
Lake Skinner Recreation Area and Reserve	Unincorporated	180.0	5,995.0	45,000,000	19,184,000	64,184,000	16.3%	10,451,135
Lake Skinner Rec. Area Improvements, Temecula[5]	Unincorporated	N/A	N/A	N/A	N/A	1,777,961	16.3%	289,507
Lawler Lodge/Alpine	Unincorporated	15.0	65.0	3,750,000	208,000	3,958,000	100.0%	3,958,000
Maze Stone Park	Unincorporated	3.0	6.0	750,000	60,000	810,000	100.0%	810,000
McCall Memorial Parks	Unincorporated	10.0	78.0	2,500,000	249,600	2,749,600	100.0%	2,749,600
Mockingbird Archaeological Park	Unincorporated	-	30.0	-	96,000	96,000	100.0%	96,000
Pine Cove Park	Unincorporated	1.0	18.0	250,000	57,600	307,600	100.0%	307,600
Prado Basin Park	Unincorporated	50.0	1,678.0	12,500,000	5,369,600	17,869,600	16.3%	2,909,722
Rancho Jurupa Park	Unincorporated	105.0	245.0	26,250,000	784,000	27,034,000	16.3%	4,401,969
Santa Rosa Plateau Reserve	Unincorporated	17.0	6,908.0	4,250,000	22,105,600	26,355,600	100.0%	26,355,600
San Timoteo Canyon Historic Area	Unincorporated	1.0	1.5	250,000	15,000	265,000	100.0%	265,000
Temescal Canyon (Stoffer Property)	Unincorporated	-	20.0	-	64,000	64,000	100.0%	64,000
Valley-Hi Oak Reserve	Unincorporated	5.0	121.0	1,250,000	387,200	1,637,200	100.0%	1,637,200
Subtotal		671.5	24,627.5	$ 207,200,000	$ 78,913,400	$ 288,260,870		$ 79,657,804

[1]Values are estimated to be $250,000 per developed acre for Eastern and Western Riverside County, $10,000 per natural acre for facilities under 20 acres, $2,600 per natural acre for facilities greater than or equal to 20 acres in Eastern Riverside and $3,000 per natural acre for facilities greater than or equal to 20 acres in Western Riverside.

[2]Allocation factors were determined by Willdan Financial Services. Smaller parks located in unincorporated areas allocated 100% to unincorporated service population. Larger or special use park allocations reflect the percent of existing unincorporated service populations (residents) relative to total service populations (residents) for Eastern and Western Riverside County. Three small parks located in cities not allocated to unincorporated area service population.

[3] Total facility of value of $19.2 million includes"The Cove Waterpark" and "Competition Pool.

[4] Project currently in construction. Fully funded by RDA. Expected to open in September, 2013.

[5] The Riverside County Board of Supervisors approved funding for this project in March 2008; the project is scheduled to be completed in 2010.

Sources: County of Riverside; Willdan Financial Services.

Table 8.4 shows the resulting per capita standards of park acres and total estimated per capita value of park facilities for the service population of unincorporated area residents. The acres per capita are shown for information purposes. The per capita value is used in the impact fee calculations because many of the planned new park improvements involve improvements to existing regional park land and not necessarily the purchase of additional park acres. The value per capita is significantly higher in Western Riverside County compared to Eastern Riverside County, reflecting in part the many more natural acres of County parkland provided in Western Riverside County on a per capita basis.

Table 8.4: Existing Regional Parks Facility Standards for Unincorporated Area

	A			B	C	D = A / (B / 1,000)		E = B x C
	Facility Inventory					Facility Standard		Cost Standard
	Natural Parkland	Developed Parkland	Facility Units	Service Population	Total Value Allocated to Unincorporated Areas	Developed Park Acres Per 1,000 Capita	Natural Park Acres Per 1,000 Capita	Value per Capita
Eastern Riverside County	1,337	161	acres	89,000	$ 8,812,521	1.81	15.02	$ 99
Western Riverside County	24,628	672	acres	283,000	79,657,804	2.37	87.02	281

Sources: Tables 8.1 - 8.3; County of Riverside; Willdan Financial Services.

Fee Schedule

Table 8.5 shows the regional parks fee schedule. The cost per capita calculated for Eastern and Western Riverside County is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit).

The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge is not an impact fee; rather, it is a user fee. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 8.5: Regional Parks Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]
Eastern Riverside County					
Residential					
Single Family Unit	$ 99	2.97	$ 294	$ 6	$ 300
Multi-family Unit	99	2.06	204	4	208
Western Riverside County					
Residential					
Single Family Unit	$ 281	2.97	$ 835	$ 17	$ 852
Multi-family Unit	281	2.06	579	12	591

[1] Fee per dwelling unit.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 8.1 - 8.3; County of Riverside; Willdan Financial Services.

Proposed Regional Park Facilities

Table 8.6 shows proposed regional park facilities submitted by Riverside County, along with projected costs for these facilities. Like existing facilities, park facilities are divided according to whether they are located in Eastern or Western Riverside County.

Table 8.6: Proposed Regional Park Facilities

Name	City/Unicorporated	Facilities (Acres)[1]	Total Value	Offsetting Revenues	Costs Allocated to New Unincorporated Growth
Eastern Riverside County					
Lake Cahuilla Recreation Area Improvements[2]	City of La Quinta	N/A	$ 600,000	$ 350,000	$ 250,000
Mayflower Park Expansion & Improvements - Campsite[3]	Unincorporated	N/A	8,000,000	620,000	7,380,000
Mayflower Park Expansion & Improvements - Irrigation System[4]	Unincorporated	N/A	2,000,000	-	2,000,000
Total			$10,600,000	$ 970,000	$ 9,630,000
Western Riverside County					
Louis Robidoux Nature Center Improvements[5]	Unincorporated	2.00	$ 234,500	$ 184,500	$ 50,000
Rancho Jurupa Park/Headquarters Expansion & Improvements[6]	Unincorporated	45.00	12,000,000	-	12,000,000
Gilman Historic Ranch Expansion[7]	City of Banning	75.00	2,250,000	-	2,250,000
Lawler Lodge Expansion & Improvements[8]	Unincorporated	10.00	3,000,000	-	3,000,000
Lake Skinner Recreation Area Improvements, Temecula[9]	Unincorporated	20.00	4,000,000	150,000	3,850,000
Hurkey Creek Park Expansion - Water Playground[10]	Unincorporated	N/A	1,500,000	-	1,500,000
Jenson Alvarado Ranch Expansion - Visitor Center[11]	Unincorporated	20.00	6,000,000	-	6,000,000
Bogart Park Campground Expansion[12]	Unincorporated	60.00	3,000,000	2,000,000	1,000,000
Idyllwild Park[13]	Unincorporated	50.00	3,000,000	-	3,000,000
San Timoteo Regional Park - Campsite[14]	Unincorporated	N/A	1,500,000	-	1,500,000
Total		232.00	$36,484,500	$ 2,334,500	$ 34,150,000

[1] Approximate size of facilities provided by Riverside County.

[2] Zero-depth water play facility.

[3] Project includes creation of an RV campground (80-100 sites), a camp store, a new boat dock (proper access to river due to river current issues), maintenance building for Park District staff, and nine (9) 400 square foot cabins with full utilities.

[4] Water system expansionthrough river, storm water, and runoff storage in a lagoon serving the dual purpose of recreation for small children (due to safety issues because of Colo.River current) and using surplus water for irrigation of new campground minimizing demands on domestic water.

[5] Expansion to the entry and parking along Riverview Drive.

[6] Ph.4 includes expansion of full hook-up campground services, RV dry storage, creation of 50-acre ft lake for water recreation using surplus water for irrigation through well & storm water (WQMD) storage.

[7] Expansion of parking for special events, re-creation of original barn for interpretive use and maintenance area.

[8] Facility improvements include expansion ADA accessibilty within the Lodge Building. Expansion and rerouting of the existing on-site waste disposal system.

[9] 150 full hook-up campsites, new restroom facility (1800 sq ft), ADA shade shelters, and new maintenance facility (3000 sq ft).

[10] Zero-depth water play facility.

[11] Expansion of the Historic Ranch & Museum through property acquisition, Development of new visitors center for site orientation, artifact storage, support facilities, historic exhibits, restrooms.

[12] Redesign and expansion of primitive camp stalls (est.50-100 sites); new 500 sq ft restroom; installation of City connected sewer system; redesign and expansion of road system needed as a result of Water District's construction.

[13] Installation of a new restroom (1000sqft), 30 new full hook-up campsites, expanding capacity of water and septic system.

[14] Phase 1:kiosk (875 sq ft) and campground (estimate 75-100 campsites) on new property next to existing Historic site.

Sources: County of Riverside; Willdan Financial Services.

Projected Fee Revenue

Table 8.7 shows estimated fee revenues generated by projected new development in Eastern and Western Riverside County by 2010. Regional county parks facilities impact fee revenue in Eastern Riverside County is anticipated to reach $9.6 million. This is approximately $1 million less than the planned facilities for submitted for Eastern Riverside County parks, and $970,000 has already been identified by other non-fee funding sources. The remaining $27,000 may be funded by other non-fee sources. In Western Riverside County, the regional county parks facilities impact fee is forecast to generate approximately $4.4 million. Planned facilities submitted for Western Riverside County total an estimated $36.5 million. Impact fees and identified offsetting revenues will fund $26.8 million, leaving approximately $9.7 million of planned park facilities and improvements that will either be unfunded or will need to be funded by non-impact fee sources.

Table 8.7: Regional Parks Projected Fee Revenue and Other Funding Needed

Eastern Riverside County	
Cost of Planned Park Improvements	$ 10,600,000
Identified Offsetting Revenues	970,000
Remainder	$ 9,630,000
Cost per Capita	$ 99
Unincorporated Service Population Growth (2010-2020)	97,000
Estimated Fee Revenue	$ 9,603,000
Other Funding Needed	$ 27,000
Western Riverside County	
Cost of Planned Park Improvements	$ 36,484,500
Identified Offsetting Revenues	2,334,500
Remainder	$ 34,150,000
Cost per Capita	$ 281
Unincorporated Service Population Growth (2010-2020)	87,000
Estimated Fee Revenue	$ 24,447,000
Other Funding Needed	$ 9,703,000

Note: Numbers may not sum due to rounding.

Sources: Tables 8.1 - 8.6; Willdan Financial Services.

9. Regional Trails

Much like the regional county parks system, the regional trail system includes trails that have a significant number of users coming from both the incorporated and unincorporated areas of the County. The purpose of this fee is to generate revenue to fund the share of planned improvements to these region-serving trails attributed to new development in unincorporated areas. This fee provides a revenue source to help fund facilities that will benefit development in unincorporated areas.

Service Population

Residents are the primary users of trails. Therefore, demand for trail facilities is based on residential population and excludes workers. **Table 9.1** provides estimates of the current resident population in the unincorporated areas of Eastern and Western Riverside County, along with a projection for the year 2020. Table 9.1 also shows the relative percent of unincorporated area residents to total residents in Eastern and Western Riverside County.

Facility Inventories & Standards

The regional trails impact fee is calculated using the using the existing inventory method for Western Riverside County and the planned facilities method for Eastern Riverside County. The reason for the use of the planned facilities method will be explained below. Under the existing inventory method, the total value of existing facilities is divided by the existing service population to determine a facility standard per capita. The total value of existing facilities is divided by the existing service population to determine a facility standard in terms of value per capita.

Table 9.2 begins by dividing regional trail facilities according to their location. Because there are significant distances between Eastern and Western Riverside County, it is assumed that residents in Eastern Riverside County are on average more likely to access and use regional trails in the eastern portion of the county and that similarly Western Riverside County residents to use regional trails in the western portion of the county,

Regional Trail Cost Assumptions

Table 9.2 also shows the estimated value of regional trail facilities in Riverside County. These estimates, based on cost experience and provided by the Riverside County Regional Park and Open-Space District, assume that each developed mile of trail right of way is worth $500,000 and each natural mile in Riverside County is worth $300,000. The total value of regional trail facilities in Eastern Riverside County is approximately $41.2 million. The total value of regional trail facilities in Western Riverside County is estimated to be approximately $112.8 million.

Table 9.1: Regional Trails Service Population

	Residents	Percent of Total Service Population
Population 2010		
Eastern Riverside County		
Incorporated	417,000	82.4%
Unincorporated	89,000	17.6%
Subtotal	506,000	100.0%
Western Riverside County		
Incorporated	1,455,000	83.7%
Unincorporated	283,000	16.3%
Subtotal	1,738,000	100.0%
New Development (2010-2020)		
Eastern Riverside County		
Incorporated	106,000	52.2%
Unincorporated	97,000	47.8%
Subtotal	203,000	100.0%
Western Riverside County		
Incorporated	276,000	76.0%
Unincorporated	87,000	24.0%
Subtotal	363,000	100.0%
Total (2020)		
Eastern Riverside County		
Incorporated	523,000	73.8%
Unincorporated	186,000	26.2%
Subtotal	709,000	100%
Western Riverside County		
Incorporated	1,731,000	82.4%
Unincorporated	370,000	17.6%
Total	2,101,000	100.0%

Note: Numbers may not sum due to rounding.

Sources: Table 2.1; County of Riverside; Willdan Financial Services.

Allocation to Unincorporated Area Service Populations

By the nature of the type of facility, trails are almost always located in unincorporated areas. However, trails are provided for and used by all County residents. Consequently trails have been allocated to unincorporated area residents based on the percentage of unincorporated area residents to total residents in Eastern and Western Riverside County, respectively. Table 9.2 also shows the allocation factors for regional trail facilities used by residents in unincorporated areas. Approximately $7.3 million of regional trail value in Eastern Riverside County is allocated to existing unincorporated area development and almost $18.5 million in regional trail value is allocated to unincorporated development in Western Riverside County.

Table 9.2: Existing Inventory of Regional Trails As Of January 1, 2010

Trail Facility	Facility Inventory: Developed Trail Miles	Facility Inventory: Natural Trail Miles	Facility Inventory: Total Trail Miles	Facility Units	Total Facility Value[1]	Allocation Factor	Value Allocated to Unincorporated Service Population
Eastern Riverside County							
Desert Hot Springs Trail	-	15.0	15.0	miles	$ 4,500,000	17.6%	$ 792,000
Dillon Road Trail Development Project	-	35.0	35.0	miles	10,500,000	17.6%	1,848,000
Vista Santa Rosa Trail	-	5.0	5.0	miles	1,500,000	17.6%	264,000
Whitewater Trail	2.0	47.0	49.0	miles	15,100,000	17.6%	2,657,600
All American Canal Trail	-	20.0	20.0	miles	6,000,000	17.6%	1,056,000
Colorado River Trail	-	12.0	12.0	miles	3,600,000	17.6%	633,600
Subtotal	2.0	134.0	136.0		$ 41,200,000		$ 7,251,200
Western Riverside County							
Bain Street Trail	1.5	2.4	3.9	miles	$ 1,470,000	16.3%	$ 239,600
Bogart Park Trail	1.5	-	1.5	miles	750,000	16.3%	122,300
Box Springs Mountain Trails	17.0	-	17.0	miles	8,500,000	16.3%	1,385,500
Harford Spring Trail	2.3	-	2.3	miles	1,150,000	16.3%	187,500
Hidden Valley Trails	20.0	-	20.0	miles	10,000,000	16.3%	1,630,000
Highgrove Trail	-	11.0	11.0	miles	3,300,000	16.3%	537,900
Idyllwild Park Trails	3.0	-	3.0	miles	1,500,000	16.3%	244,500
Lake Skinner Trails	1.5	-	1.5	miles	750,000	16.3%	122,300
Louis Robidoux Nature Trail	-	2.0	2.0	miles	600,000	16.3%	97,800
McCall Park Trails	40.0	-	40.0	miles	20,000,000	16.3%	3,260,000
Mockingbird Canyon Trails	1.0	-	1.0	miles	500,000	16.3%	81,500
Mockingbird Canyon-Harford Springs Trail	-	4.5	4.5	miles	1,350,000	16.3%	220,100
Murrieta Creek Trail	5.5	-	5.5	miles	2,750,000	16.3%	448,300
Salt Creek Trail	5.0	8.5	13.5	miles	5,050,000	16.3%	823,200
San Jacinto River Trail	-	16.0	16.0	miles	4,800,000	16.3%	782,400
Santa Ana River Trail Expansion & Development	19.0	4.4	23.4	miles	10,820,000	16.3%	1,763,700
Santa Rosa Plateau Trails	50.0	-	50.0	miles	25,000,000	16.3%	4,075,000
Temecula Creek Trail	3.0	3.5	6.5	miles	2,550,000	16.3%	415,700
Temescal Canyon Trail Project	2.0	13.0	15.0	miles	4,900,000	16.3%	798,700
Double Butte Trail	-	1.0	1.0	miles	300,000	16.3%	48,900
Kabian Trail	-	1.0	1.0	miles	300,000	16.3%	48,900
Wine Country Trails	-	15.0	15.0	miles	4,500,000	16.3%	733,500
May Stone Trail	-	0.5	0.5	miles	150,000	16.3%	24,500
San Timoteo Canyon Trail	-	6.0	6.0	miles	1,800,000	16.3%	293,400
Subtotal	172.3	88.8	267.1		$ 112,790,000		$ 18,385,200

[1]Facility values are estimated to be $300,000 per mile of natural/multi-purpose trail and $500,000 per mile for bike and other more highly developed trails.

[2]Allocation factor is based on the percent of unincorporated populations relative to total populations for Eastern and Western Riverside County.

Sources: Table 9.1; Riverside County; Willdan Financial Services.

Cost of Proposed New Facilities

Table 9.3 shows planned regional trail facilities submitted by Riverside County, along with projected costs for these facilities. Like existing facilities, planned facilities are divided according to whether they are located in Eastern or Western Riverside County. County staff has identified offsetting revenues for several projects.

Table 9.3: Proposed Regional Trail Facilities

Name	From	To	Facilities	Facility Units	Total Cost	Offestting Revenues[1]	Costs Allocated to New Unincorporated Growth
Eastern Riverside County							
Desert Hot Springs Trail	City of Palm Springs	City of Desert Hot Springs	5-8	miles	$ 3,500,000	$ -	$ 3,500,000
Dillon Road Trail Development Project[2]	Thousand Palms Rd	Desert Edge Community	8-10	miles	250,000	50,000	200,000
Vista Santa Rosa Trail	Avenue 66	Airport Blvd	5.00	miles	2,250,000	-	2,250,000
Subtotal					$ 6,000,000	$ 50,000	$ 5,950,000
Western Riverside County							
Highgrove Trail Phase 2	City of Moreno Valley	Unincorporated Area of Highgrove	6.00	miles	$ 4,800,000	$ -	$ 4,800,000
Santa Ana River Trail Expansion & Development Phase 7	City of Norco	City of Corona	6.00	miles	6,000,000	4,350,000	1,650,000
Santa Ana River Trail Expansion & Development Phase 8	Crestview	River Road	4.00	miles	8,500,000	3,650,000	4,850,000
Santa Ana River Trail Expansion & Development Phase 9	City of Norco	Hidden Valley Wildlife Area	2.00	miles	3,000,000	2,000,000	1,000,000
Harford Spring Trail[3]	Harford Springs Park	Mockingbird Archeological site	2.30	miles	1,000,000	-	1,000,000
Salt Creek Trail Phase 1	Canyon Lake	Murrieta Rd	2.30	miles	2,300,000	1,300,000	1,000,000
Salt Creek Trail Phase 2	Murrieta Rd	Menifee Lakes	2.60	miles	2,600,000	1,300,000	1,300,000
Salt Creek Trail Phase 3	Menifee Rd	Leon Rd	2.20	miles	2,350,000	1,000,000	1,350,000
San Jacinto River Trail Phase 1	Briggs Rd	Nuevo Rd	7.80	miles	3,963,500	2,663,500	1,300,000
San Jacinto River Trail Phase 2	Briggs Rd	San Jacinto River Park	5.50	miles	3,565,000	1,520,000	2,045,000
Subtotal			40.70		$ 38,078,500	$ 17,783,500	$ 20,295,000

[1] Anticipated grant funding.
[2] Existing commitment is for Coachella to Thousand Palms Road.
[3] Existing commitment is for purchase of land.

Sources: County of Riverside; Willdan Financial Services.

Per Capita Facility Standards

Table 9.4 shows the cost per capita of existing and planned regional trail facilities included in this study. The value of total regional trail facilities over the total service population is anticipated to fall in Eastern Riverside County, and rise in Western Riverside County through 2020. Because the submitted planned facilities for trails in Eastern Riverside County actually yield a lower per capita amount than the existing standard, the fees are calculated based on the planned facilities standard rather than the existing inventory standard. Otherwise more money would be collected than needed to construct the identified planned trails.

Table 9.4: Regional Trails Per Capita Cost of Facilities Comparison

	A Facility Value	*B* Service Population	*C = A / B* Cost Per Capita	Percent Change
Eastern Riverside County				
2010 Existing Facilities	$ 7,251,200	89,000	$ 81	
Proposed Facilities	5,950,000	97,000	61	-24.69%
Western Riverside County				
2010 Existing Facilities	$ 18,385,200	283,000	$ 65	
Proposed Facilities	20,295,000	87,000	233	258.46%

Sources: Tables 9.1-9.3; Willdan Financial Services.

Fee Schedule

Table 9.5 shows the regional trails facilities fee schedule. The cost per capita applicable to Eastern and Western Riverside County is converted to a fee per unit of new development based on dwelling unit densities.

The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge is not an impact fee; rather, it is a user fee. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 9.5: Regional Trails Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]
Eastern Riverside County					
Residential					
Single Family Unit	$ 61	2.97	$ 181	$ 4	$ 185
Multi-family Unit	61	2.06	126	3	129
Western Riverside County					
Residential					
Single Family Unit	$ 65	2.97	$ 193	$ 4	$ 197
Multi-family Unit	65	2.06	134	3	137

[1] Fee per dwelling unit.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Riverside County; Tables 2.4; 9.1 - 9.4 ; Willdan Financial Services.

Projected Fee Revenue

Table 9.6 shows estimated fee revenues generated by projected new development in Eastern and Western Riverside County by 2010. Regional trails facilities impact fee revenue in Eastern Riverside County is anticipated to reach approximately $5.9 million. This amount is expected to offset the total cost of planned facilities for this portion of the County, leaving no amount of planned facilities unfunded. Trail facilities impact fee revenue for Western Riverside County totals an estimated $5.7 million, leaving approximately $14.6 million worth of facilities costs to be funded by non-fee sources.

Table 9.6: Regional Trails Projected Fee Revenue and Other Funding Needed

Eastern Riverside County		
Cost of Regional Trails	$	6,000,000
Identified Offsetting Revenues		50,000
Remainder	$	5,950,000
Cost per Capita	$	61
Unincorporated Service Population Growth (2010-2020)		97,000
Estimated Fee Revenue	$	5,917,000
Other Funding Needed	$	-
Western Riverside County		
Cost of Regional Trails	$	38,078,500
Identified Offsetting Revenues		17,783,500
Remainder	$	20,295,000
Cost per Capita	$	65
Unincorporated Service Population Growth (2010-2020)		87,000
Estimated Fee Revenue	$	5,655,000
Other Funding Needed	$	14,640,000

Note: Numbers may not sum due to rounding.

Sources: Tables 2.1 and 9.1 - 9.4; Willdan Financial Services.

10. Flood Control

The purpose of this fee is to generate revenue to fund flood control facilities in the Upper San Jacinto Valley and Mead Valley/Good Hope Area Plans. A fee that would enable Riverside County to construct flood control facilities needed to serve new development is presented in this chapter. This fee would be imposed in the unincorporated portions of the Upper San Jacinto Valley and Mead Valley/Good Hope Area Plans.

Service Population

Flood control facilities are necessary to both residents and businesses. Therefore, demand for flood control facilities is based on the service population of both unincorporated residents and workers. Workers are weighted at a factor of 0.31 workers per resident based on a ratio of 40-hours per week employees spend at work to the 128 hours per week employees spend outside of work. The service population presented in **Table 10.1** below consists of residents and weighted workers in the Upper San Jacinto Valley and Mead Valley/Good Hope Area Plans. The total service population and the unincorporated only service populations is shown for each Area Plan.

Table 10.1: Flood Control Service Population

	A	B	C	D = A + B x C
	Residents	Employment	Worker Demand Factor	Service Population
Population 2010				
Upper San Jacinto Valley Area Plan (AP No. 10)	177,945	24,399	0.31	185,510
Mead Valley/Good Hope Area Plan (AP No. 13)	74,470	10,623	0.31	77,760
New Development (2010-2020)				
Upper San Jacinto Valley Area Plan (AP No. 10)	65,568	16,683	0.31	70,740
Mead Valley/Good Hope Area Plan (AP No. 13)	25,359	1,441	0.31	25,810
Total (2020)				
Upper San Jacinto Valley Area Plan (AP No. 10)	243,513	41,082	0.31	256,250
Mead Valley/Good Hope Area Plan (AP No. 13)	99,829	12,064	0.31	103,570
Unincorporated Population 2010				
Upper San Jacinto Valley Area Plan (AP No. 10)	41,003	24,399	0.31	48,570
Mead Valley/Good Hope Area Plan (AP No. 13)	18,802	10,623	0.31	22,100
Unincorporated New Development (2010-2020)				
Upper San Jacinto Valley Area Plan (AP No. 10)	14,222	16,683	0.31	19,390
Mead Valley/Good Hope Area Plan (AP No. 13)	9,716	612	0.31	9,900
Total Unincorporated (2020)				
Upper San Jacinto Valley Area Plan (AP No. 10)	55,225	41,082	0.31	67,960
Mead Valley/Good Hope Area Plan (AP No. 13)	28,518	11,235	0.31	32,000

Note: Numbers may not sum due to rounding.

Sources: County of Riverside TLMA; Willdan Financial Services.

Facility Inventories & Standards

This study uses the system plan method to calculate a fee schedule for flood control facilities (see *Introduction* for further information). **Table 10.2** shows the planned flood control facility standard per capita in terms of cost. As the proposed new flood control facilities will benefit both existing and anticipated new development, the cost of planned flood control facilities in each area plan is divided by each area plan's respective total service population in 2020 to estimate this per capita cost standard.

Table 10.2: Flood Control Cost per Capita Calculations

Location	Service Population[1]	Total Facilities Costs	Cost Per Capita
Upper San Jacinto Valley Area Plan (AP No. 10)	256,250	$ 24,200,000	$ 94
Mead Valley/Good Hope Area Plan (AP No. 13)	103,570	$ 1,300,000	$ 13

[1] 2020 total (incorporated and unincorporated area) service population.

Sources: Table 10.1; County of Riverside; Willdan Financial Services.

Fee Schedule

Table 10.3 shows the proposed flood control facilities fees. The cost per capita from Table 10.2 is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit) and occupant densities for non-residential land uses (employees per 1,000 square feet).

The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge is not an impact fee; rather, it is a user fee. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 10.3 Flood Control Fee Schedule

Land Use	A Cost Per Capita[1]	B Density	C = A x B Base Fee[2]	D = C x 0.02 Admin Charge[2, 3]	E = C + D Total Fee[2]
Upper San Jacinto Valley Area Plan (AP No. 10)					
Residential					
Single Family Unit	$ 94	2.97	$ 279	$ 6	$ 285
Multi-family Unit	94	2.06	194	4	198
Non-residential					
Commerical	$ 29	21.78	$ 635	$ 13	$ 648
Industrial	29	11.04	322	6	328
Surface Mining	29	11.04	322	6	328
Wineries[4]	29	15.01	437	9	446
Mead Valley/Good Hope Area Plan (AP No. 13)					
Residential					
Single Family Unit	$ 13	2.97	$ 39	$ 1	$ 40
Multi-family Unit	13	2.06	27	1	28
Non-residential					
Commerical	$ 4	21.78	$ 88	$ 2	$ 90
Industrial	4	11.04	44	1	45
Surface Mining	4	11.04	44	1	45
Wineries[4]	4	15.01	60	1	61

[1] Non-residential costs per capita are residential costs per capita multiplied by the worker demand factor of 0.31.

[2] Fee per unit for single family and mullti-family residential; fee per acre of commercial, industrial, per acre of intensive use areas for surface mining, and wineries.

[3] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

[4] Winery employment density factor based on methodology adopoted by WRCOG in December 2011.

Sources: Table 2.4; Tables 10.1 - 10.2; County of Riverside Development Impact Fee Justification Study Update, April 6, 2006, David Taussig & Associates, Inc. ; Willdan Financial Services.

Projected Fee Revenue

Table 10.4 shows estimated fee revenues generated by new development in unincorporated portions of the Upper San Jacinto Valley and Mead Valley/Good Hope Area Plans. Anticipated development in the Upper San Jacinto Valley Area Plan is forecast to generate close to $1.8 million in impact fee revenue for flood facilities. As the cost of the facility needed to serve new development in this area plan is approximately $24.2 million, $22.4 million worth of the facility cost must be funded by non-fee sources. Similarly new development in the unincorporated portion of Mead Valley/Good Hope Area Plan is anticipated to generate approximately $128,000 in flood control facility impact fee revenue. Since the cost of the facility needed to serve new development in that area plan is $1.3 million, nearly $1.2 million worth of the facility cost will require funding with non-development impact fee revenue sources.

Table 10.4: Flood Control Facilities Projected Fee Revenue and Other Funding Needed

Upper San Jacinto Valley Area Plan (AP No. 10)	
Cost of Flood Control Facility	$ 24,200,000
Cost per Capita	$ 94
Unincorporated Service Population Growth (2010-2020)	19,390
Estimated Fee Revenue	$ 1,822,700
Other Funding Needed	$ 22,377,300
Mead Valley/Good Hope Area Plan (AP No. 13)	
Cost of Flood Control Facility	$ 1,300,000
Cost per Capita	$ 13
Unincorporated Service Population Growth (2010-2020)	9,900
Estimated Fee Revenue	$ 128,700
Other Funding Needed	$ 1,171,300

Note: Numbers may not sum exactly due to rounding.

Sources: Tables 10.1- 10.3; Willdan Financial Services.

11. Library Books/Media

The purpose of this fee is to generate revenue to fund the library books and other materials (volumes) needed to serve new unincorporated area development in Riverside County. An impact fee that would enable the Riverside County Public Library System to maintain the current standard of books per capita is presented.

Service Population

Residents are the primary users of libraries. Therefore, demand for library facilities is based on the residential population and excludes workers. The Riverside County Public Library System operates a countywide library system. There are currently 10 libraries in Eastern Riverside County and 25 libraries in Western Riverside County. The service population for library books consists of residents throughout the County.

Table 11.1: Library Books Service Population

Countywide	Residents
Population (2010)	2,244,000
New Development (2010 - 2020)	566,000
Total (2020)	2,810,000

Sources: Table 2.2; County of Riverside TLMA; Willdan Financial Services.

Facility Inventories & Standards

This study uses the existing inventory method to calculate fee schedules for library volumes. Therefore, the library books/media impact fee calculated in this study is based on the existing inventory facilities standard of library books per capita. The impact fee calculated here will allow the Riverside Public Library System to acquire new volumes to maintain the current standard.

Table 11.2 presents an inventory of library volumes in the Riverside County Public Library System. The County owns an estimated 1.7 million volumes, distributed throughout County libraries.

Table 11.2: Existing Inventory Of Library Books As of 2010

Library	Books
Eastern Riverside County	
Cathedral City Library	92,912
Coachella Library	43,643
Coachella Valley Bookmobile	19,045
Desert Hot Springs Library	45,421
Indio Library	97,704
La Quinta Library	74,075
Lake Tamarisk Library	15,369
Mecca Library	35,261
Palm Desert Library	150,808
Thousand Palms Library	30,395
Subtotal	604,633
Western Riverside County	
Anza Library	13,472
Calimesa Library	14,561
Canyon Lake Library	27,810
Eastvale Library	23,360
El Cerrito Library	19,878
Glen Avon Library	82,786
Home Gardens Library	23,750
Highgrove Library	19,373
Idyllwild Library	27,466
Lakeside Library	28,586
Lake Elsinore Library	57,554
Mission Trail Library	33,332
Norco Library	41,362
Nuview Library	22,431
Perris Library	113,080
Paloma Valley Library	19,450
Rubidioux Library	52,710
Romoland Library	24,405
San Jacinto Library	48,987
Sun City Library	62,481
Temecula Public Library	119,902
Temecula County Library	102,213
Valley Vista Library	44,146
West County Bookmobile	6,656
Woodcrest Library	36,861
Subtotal	1,066,613
Total	1,671,245

Source: Riverside County.

Table 11.3 shows the existing volumes per capita facility standard (see the *Introduction* for further description of the existing inventory methodology). The resulting standard is 0.74 volumes per capita. The projected growth in the 2020 service population correlates to the acquisition of 421,535 volumes to maintain the existing standards through 2020. This table does not necessarily imply that the County should, or is planning, to increase the inventories exactly as shown above. Rather, this table gives a rough indication of the amount of expansion that will be needed to serve new development. The estimated cost per volume of $25 is based on recent cost experience provided by the Riverside County Librarian. The resulting library volume cost per capita is $19.

Table 11.3: Library Books Existing Standard and Cost Per Capita

Existing Facilities			
Total Library Books	*A*		1,671,245
Existing Service Population[1]	*B*		2,244,000
Library Books Per Capita	*C = A / B*		0.74
Cost Per Book[2]	*D*	$	25
Cost Per Capita	*E = C x D*		19

[1]Existing service population consists of countywide residents.

[2]Cost per book provided by Riverside County Library.

Sources: Tables 11.1-11.2; Willdan Financial Services.

Fee Schedule

Table 11.4 shows the proposed library volumes fees. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit).

The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge is not an impact fee; rather, it is a user fee. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 11.4: Library Books Fee Schedule

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]
Residential					
Single Family Unit	$ 19	2.97	$ 56	$ 1	$ 57
Multi-family Unit	19	2.06	39	1	40

[1] Fee per dwelling unit.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Source: Table 2.4; Table 11.3; Willdan Financial Services.

Projected Fee Revenue

Table 11.5 shows estimated fee revenues to be generated by anticipated new development in unincorporated areas of the County. The Riverside County library volume impact fee will only be imposed in unincorporated areas of the County. Since the library system serves growth Countywide, this generates a gap between the demand for library books in Riverside County and the fee revenue collected within the unincorporated areas of the County. This funding gap amounts to an estimated $7.3 million.

Table 11.5: Library Books Projected Fee Revenue and Other Funding Needed

Total Facilities Cost		
Cost Per Capita	$	19
Countywide Growth (2010-2020)		566,000
Total Facilities Cost	$	10,754,000
Unincorporated Facilities Costs		
Cost Per Capita	$	19
Unincorporated Growth (2010-2020)		184,000
Estimated Fee Revenue	$	3,496,000
Other Funding Needed[1]	$	7,258,000

Note: numbers have been rounded.

[1] Additional funding needed to serve new incorporated residents at same facility standard.

Sources: Tables 11.1-11.3; Willdan Financial Services.

12. Regional Multi-Service Centers

The purpose of this fee is to generate revenue to fund the regional multi-service center facilities needed to serve new development. As the name implies, regional multi-service centers provide a variety of services including, family care centers, health care clinics, mental health services and public social services. A fee schedule is presented based on the existing value per capita of regional multi-service center facilities.

Service Population

Regional multi-service center facilities serve both residents and businesses, and provide services to both incorporated and unincorporated portions of area plans within the County. Therefore, the demand for regional multi-service center facilities and services is based on the populations of residents and workers. Regional multi-service center facilities in Riverside County serve the Eastern and Western portions of the County. The Western portion of the County is more populated than the Eastern portion; as a result regional multi-service center facilities are among several categories of facilities with more facilities located in the western than in the eastern portion of the County.

Table 12.1 shows the estimated service population for regional multi-service centers in 2010 and 2020. The demand for regional multi-service center facilities is primarily related to the demands that residents and businesses place on the County's facilities. A ratio of 0.31 employees to one resident is used to reflect the difference in demand for regional multi-service centers supplied by residents and employees of the Eastern and Western parts of the County.

Table 12.1: Regional Multi-Service Centers Service Population

	A Residents	*B* Employment	*C* Worker Demand Factor	*D = A + B x C* Service Population
Population 2010				
Western Riverside County	1,738,000	272,000	-	1,738,000
New Development (2010-2020)				
Western Riverside County	363,000	111,000	-	363,000
Total (2020)				
Western Riverside County	2,101,000	383,000	-	2,101,000
Unincorporated Population 2010				
Western Riverside County	283,000	43,000	-	283,000
Unincorporated New Development (2010-2020)				
Western Riverside County	87,000	26,000	-	87,000
Unincorporated Total (2020)				
Western Riverside County	370,000	69,000	-	370,000

Note: Numbers may not sum due to rounding.

Sources: Table 2.1; County of Riverside; Willdan Financial Services.

Facility Inventories & Standards

This study uses the existing inventory method to calculate fee schedules for regional multi service centers (see *Introduction* for further information). **Table 12.2** presents an inventory of regional multi-service centers in Eastern and Western Riverside County along the service population associated with each. Building and land square footage inventories are divided by the service population corresponding to the portion of the County served by those facilities in order to estimate existing per capita standards of service for regional multi-service centers.

Table 12.2: Multi-Service Center Facilities Per Capita

	A		B	C = A / B	
	Facility Inventory			Facilities per Capita	
Existing Facilities	Building Square Feet	Land Square Feet[1]	Existing Service Population	Building Sq. Ft. per Capita	Land Sq. Ft. per Capita
Western Riverside County					
Perris	24,870	99,480			
Rubidoux	25,600	102,400			
Temecula	6,167	24,668			
Corona	7,600	30,400			
Riverside Neighborhood	21,286	85,144			
Desert Hot Springs	20,000	174,240			
Subtotal Western County	105,523	516,332	1,738,000	0.06	0.30

[1] Land area estimated based on a Floor Area Ratio of 0.25 applied to building square feet.

Sources: Tables 2.1, 12.1, Appendix Table X; Willdan Financial Services.

Table 12.3 translates the existing standards of regional multi-service centers in Riverside County into financial terms. Standards of building square feet are multiplied by the construction cost of $350 per square foot in order to estimate total facility value per capita. Previously submitted estimates for proposed regional multi service centers in Hemet and Corona yielded an average of approximately $ 425 per square foot. However, the cost per square foot has been decreased due to $350 based on recent (July 2010) discussions with local Riverside County architects and on other recent Willdan client experience.

Table 12.3: Regional Multi-Service Centers Per Capita Costs

Western Riverside County		
Average Cost per Building Sq. Ft.	$	350
Facility Standard (sq. ft. per capita)		0.06
Cost per Capita	$	21
Average Cost per sq. ft. of Land	$	12.82
Facility Standard (sq. ft. per capita)		0.30
Cost per Capita	$	4

Note: Numbers may not sum due to rounding.

Sources: Table 2.1; County of Riverside; DataQuick; Willdan Financial Services.

Fee Schedule

Table 12.4 shows the regional multi-service center fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit), and occupant densities for non-residential land uses (employees per 1,000 square feet). Fees vary between the Eastern and Western portions of Riverside County as a result of variation in the existing level of multi-service center facilities and regional differences in total service population.

The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied to all County programs for legal, accounting, and other departmental and Countywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge is not an impact fee; rather, it is a user fee. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 12.4: Regional Multi-Service Center Fee Schedule

Land Use	A Cost Per Capita[1]	B Density	C = A x B Base Fee[2]	D = C x 0.02 Admin Charge[2, 3]	E = C + D Total Fee[2]
Western Riverside County					
Residential					
Single Family Unit	$ 25	2.97	$ 74	$ 1	$ 75
Multi-family Unit	25	2.06	52	1	53
Non-residential					
Commercial	$ -	21.78	$ -	$ -	$ -
Industrial	-	11.04	-	-	-
Surface Mining	-	11.04	-	-	-
Wineries[4]	-	15.01	-	-	-

[1] Non-residential costs per capita are residential costs per capita multiplied by the worker demand factor of 0.31.

[2] Fee per unit for single family and mullti-family residential; fee per acre of commercial, industrial, per acre of intensive use areas for surface mining, and wineries.

[3] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

[4] Winery employment density factor based on methodology adopoted by WRCOG in December 2011.

Sources: Tables 2.1, 12.1, 12.2, and 12.3; County of Riverside Development Impact Fee Justification Study Update, April 6, 2006, David Taussig & Associates, Inc.; County of Riverside; Willdan Financial Services.

Cost of Proposed New Facilities

Table 12.5 shows the two proposed new regional multi-service centers and the proposed sizes of the multi-service centers. No regional multi-service centers are proposed in Eastern Riverside County. Both are proposed for Western Riverside County. Costs are based on an assumption of $350 per square foot for constructed space. No land costs are included, because the County already owns land on which to site the planned facilities.

Table 12.5: Proposed Multi-Service Center Facilities

Proposed Facilities	Size (Sq. Ft.)	Station Cost per Sq. Ft.	Estimated Building Cost	Estimated Land Sq. Ft.	Land Cost Per Sq. Ft.	Estimated Land Cost	Total Cost With Land
Western Riverside Plan Areas							
Corona[1]	20,000	$ 350	$ 7,000,000	124,146	$ -	$ -	$ 7,000,000
Hemet[1]	21,000	350	7,350,000	84,000	-	-	7,350,000
Total - Western Riverside	41,000		$ 14,350,000	208,146		$ -	$ 14,350,000

[1] Land for both Multi Service Centers land is already owned.

Sources: Table 1.1; County of Riverside; DataQuick; Willdan Financial Services.

Projected Fee Revenue

Table 12.6 shows estimated fee revenues to be generated by projected new development in Western Riverside County by 2030. In Western Riverside County, the regional multi-service center facilities impact fee is forecast to generate approximately $2.2 million. Submitted planned multi-service center facilities for Western Riverside County total an estimated $14.4 million, leaving approximately $12.2 million to be funded by non-fee sources.

Table 12.6: Regional Multi-Service Centers Projected Fee

Western Riverside County	
Cost of Regional Multi-Service Centers	$ 14,350,000
Cost of Land	-
Total Cost	$ 14,350,000
Cost per Capita	$ 25
Unincorporated Service Population Growth (2010-2020)	87,000
Estimated Fee Revenue	$ 2,175,000
Other Funding Needed	$ 12,175,000

Note: Numbers may not sum due to rounding.

Sources: Tables 2.1, 12.1 - 12.4; Willdan Financial Services.

13. Implementation

Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the Board of Supervisors to follow certain procedures including holding a public meeting. Fourteen day mailed public notice is required for those registering for such notification. Data, such as this impact fee report, must be made available at least 10 days prior to the public meeting. Legal counsel for the County may note any other procedural requirements or provide advice regarding adoption of an enabling ordinance and resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

Fee Collection

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types used in this analysis are defined below.

- **Single family:** Detached one family residential dwelling unit and attached one family dwelling unit that is located on a separate lot such as duplexes and condominiums as defined in the California Civil Code; and
- **Multi-family:** All attached one family dwellings such as apartment houses, boarding, rooming and lodging houses, congregate care residential facilities and individual spaces within mobile parks and recreational vehicle parks.
- **Commercial:** All commercial, retail, educational, office and hotel/motel development.
- **Industrial:** All manufacturing and warehouse development.
- **Surface Mining:** The Intensive Use Area involved in the excavation, processing, storage, sales, and transportation of raw materials.
- **Wineries:** The intensive use area involved in the cultivation of grapes and/or production, storage, sales, transportation of wine and and appurtenant uses, including but not limited to hotels and outdoor special occasion facilities.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both single and multi-family uses. In these cases the fee would be calculated separately for each land use type.[8]

[8] For example, for a mixed-use project the County could calculate the acreage allocable to each use by using the proportion of square feet of each type and applying it to the total acreage for the project to arrive at the acreage for each use type.

Inflation Adjustment

Appropriate inflation indexes should be identified in a fee ordinance including an automatic adjustment to the fee annually. Separate indexes for land and construction costs should be used. Calculating the land cost index may require the periodic use of a property appraiser. The construction cost index can be based recent capital project experience or can be taken from any reputable source, such as the *Engineering News-Record while the purchase of library books may use the U.S. Department of Labor Bureau of Labor Statistics, Consumer Price Index*. To calculate prospective fee increases, each index should be weighed against its share of total planned facility costs represented by land or construction, as appropriate. While fee updates using inflation indexes are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the County will also need to conduct more extensive updates of the fee documentation and calculation when significant new data on growth projections and/or facility plans becomes available.

Reporting Requirements

The County should comply with the annual and five-year reporting requirements of the *Mitigation Fee Act*. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

Programming Revenues and Projects with the CIP

The County should maintain a Capital Improvements Program (CIP) to adequately plan for future infrastructure needs. The CIP should also identify fee revenue with specific projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The County may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the County should consider revising the fees accordingly.

For the five-year planning period of the fee program, the County should consider allocating existing fund balances and projected fee revenue to specific projects. Funds can be held in a project account for longer than five years if necessary to collect sufficient monies to complete a project.

14. Mitigation Fee Act Findings

Public facilities or development impact fees (DIF) are one time fees typically paid when a building permit is finalized or prior to occupancy whichever occurs first. Development impact fees are imposed on development projects by local agencies responsible for regulating land use (cities and counties). To guide the widespread imposition of public facilities fees the State Legislature adopted the *Mitigation Fee Act* (*MFA*) with Assembly Bill 1600 in 1987 and subsequent amendments. The *MFA,* contained in *California Government Code* Sections 66000 through 66025*,* establishes requirements on local agencies for the imposition and administration of fee programs. The *MFA* requires local agencies to document five findings when adopting a fee.

The four statutory findings required for adoption of the public facilities fees documented in this report are presented in this chapter and supported in detail by the report. All statutory references are to the *MFA.* The fifth finding below, Proportionality, is only required by the *MFA* if an agency imposes a fee as a condition of approval for a specific project.

Purpose of Fee

- ***Identify the purpose of the fee (§66001(a)(1) of the MFA).***

Development impact fees are designed to ensure that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees proposed by this report is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fees advance a legitimate government interest by enabling the County to provide services to new development.

Use of Fee Revenues

- **Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (*§66001(a)(2) of the MFA)*.**

Fees proposed in this report, if enacted by the County, would be used to fund the expansion of facilities to serve new development. Facilities funded by these fees are designated to be located within the County. Fees addressed in this report have been identified by the County to be restricted to funding the following facility categories: criminal justice public facilities, library construction, fire protection facilities, traffic improvement facilities, traffic signals, regional parks, regional trails, community centers, flood control facilities, library volumes and regional multi – service centers.

The fees identified in this report should be updated if new needs assessment studies or new facility plans result in a significant change in the fair share cost allocated to new development.

The fees documented in this report are based at a minimum on the existing facilities standards being achieved and should yield revenues sufficient to maintain those standards and provide the fair share contribution from new development to planned facilities as new development occurs.

Benefit Relationship

- **Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed *(§66001(a)(3) of the MFA)*.**

The County will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, vehicles, and services required to serve new development. Facilities funded by the fees are expected to provide expansion to a network of facilities accessible to the projected additional residents and workers associated with new development. Under the *MFA*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential land use classifications that will pay the fees. Non-fee funding requirements have also been identified in this report.

Burden Relationship

- **Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed *(§66001(a)(4) of the MFA*).**

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. For most facility categories demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. Traffic facilities standards are based on traffic engineering analysis of Level of Service (LOS) provided by the Riverside County Transportation Land Management Agency (TLMA). Traffic signals are based on a geographical needs analysis.

Service population standards are calculated based upon the number of residents associated with residential development and the number of workers associated with non-residential development. To calculate a single, per capita standard, one worker is weighted less than one resident based on an analysis of the relative use demand between residential and non-residential development.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, Facility Service Populations and Growth Projections provides a description of how service population and growth projections are calculated. Facility standards are described in the *Facility Inventories and Standards* sections of each facility category chapter (or corresponding standards discussion sections for the Traffic Facilities and Traffic Signals chapters).

Proportionality

- **Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed *(§66001(b) of the MFA)*.**

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size or increases in trips for traffic projects. Larger new development projects can result in a higher service population resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees can ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Growth Projections,* or the *Service Population* section in each facility category chapter (or trip demand sections in the Traffic Facilities and Traffic Signals chapters) for a description of how service populations or trip generation factors are determined for different types of land uses. See the *Fee Schedule* section of each facility category chapter for a presentation of the proposed facilities fees.