

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

671



**FROM:** Executive Office

**SUBMITTAL DATE:**  
December 4, 2014

**SUBJECT:** Introduction and Adoption of Ordinance No. 659.13, An Ordinance Amending Ordinance No. 659 Establishing a Development Impact Fee Program; Adoption of Resolution No. 2015-019 Adoption of the Riverside County Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan) [All Districts] [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Introduce and Adopt, in successive weeks, Ordinance No. 659.13, an Ordinance of the County of Riverside Amending Ordinance 659 Establishing a Development Impact Fee Program (DIF);
2. Adopt Resolution No. 2015-019 approving and adopting the Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan);
3. Receive and file the Riverside County Development Impact Fee (DIF) Study Update Final Draft Report dated November 25, 2014;
4. Find the adoption of Ordinance No. 659.13 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(c) in that it can be seen with certainty there is no possibility the ordinance may have a significant effect on the environment; and,
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk's Office for the statutory period.

Continued on Page 2

*Serena Chow*

Serena Chow  
Principal Management Analyst

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> N/A				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> FY 2014-2015	

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY: *Ivan M. Chand*

Ivan M. Chand

12/24/2014

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL  
BY: *Anita C. Willis*  
ANITA C. WILLIS  
DATE: 12-24-14  
Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: All

Agenda Number:

**3-5**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Introduction and Adoption of Ordinance No. 659.13, An Ordinance Amending Ordinance No. 659  
Establishing a Development Impact Fee Program; Adoption of Resolution No. 2015-19, Adoption of the  
Development Impact Fee Capital Improvement Plan  
**DATE:** December 4, 2014  
**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary**

The public hearing on the new Development Impact Fees was held on November 25, 2014 as agenda item 9.1. At the conclusion of public testimony, the Board of Supervisors closed the public hearing and directed staff to make changes to Ordinance 659.13 to include a fee adjustment and an implementation schedule for the fees.

The introduction of Ordinance 659.13 incorporates the following modifications to the public hearing documents of June 17, 2014 (item 3-5):

1. The new fees will be implemented over a 24-month period consisting of four incremental increases every six months, beginning with the effective date of the new fees.
2. A reduction in the jail fee component for single and multi-family construction, of \$400 and \$143 respectively.
3. The addition of Butterfield Regional Park as a zero-dollar facility in the Western Riverside Regional Trails Development Impact Fee Capital Improvement Plan.
4. An adjustment to the Industrial DIF fee for Traffic Improvement Facilities.

At this time, a DIF fee for regional parks and trails assessed on commercial and industrial construction is not included in the Ordinance 659.13 amendment. The Parks District and Executive Office staff will be undertaking a study to determine the level of demand on these facilities by employees of new commercial and industrial construction. A report on the study will return for the Board's review in six months.

**Impact on Citizens and Businesses**

Each geographical area of the county will benefit from the public infrastructure projects proposed within the DIF Capital Improvement Plan. The DIF Capital Improvement Plan consists of only those critical projects needed to offset the impacts of future growth. They will be prioritized to meet future growth as it occurs.

The proposed phase-in of the new DIF fees will provide citizens and businesses with a gradual phase-in from the current reduced fee level to the new fees over the next twenty-four months.

2 **RESOLUTION NO. 2015-019**

3 **ADOPTION OF THE DEVELOPMENT IMPACT FEE**

4 **CAPITAL IMPROVEMENT PLAN**

5  
6 WHEREAS, on September 11, 2001, the Board of Supervisors of the County of Riverside, State  
7 of California, adopted Ordinance No. 659.6, establishing a Development Impact Fee Program (DIF),  
8 and,

9  
10 WHEREAS, Section 14 of that ordinance provides that the Board of Supervisors may  
11 periodically review and cause any adjustments and updates to be made to the DIF, including the fee  
12 schedules, as a result to changes in the facilities needed and costs of those facilities required to be  
13 constructed due to new development; and,

14  
15 WHEREAS, the County of Riverside (County), in connection with DIF, may adopt, by  
16 resolution, a capital improvement plan to provide the approximate location, size, time of availability and  
17 estimated cost for all facilities needed due to any new development; and,

18  
19 WHEREAS, the County desires to adopt the Riverside County Development Impact Fee Capital  
20 Improvement Plan (DIF Capital Improvement Plan) which reflects the changes in the public facilities  
21 capital projects needed and costs of the facilities required to be constructed as a result of new  
22 development; and,

23  
24 WHEREAS, the County desires to adopt the new DIF Capital Improvement Plan concurrently  
25 with the adoption of Riverside County Ordinance No. 659.13 Establishing a Development Impact Fee  
26 Program, to establish a connection between the two which includes the change in the facilities needed  
27 and any new or adjusted fees; and,

FORM APPROVED COUNTY COUNSEL  
BY: *Ann # Anderson* 12/18/14 DATE  
DALEA GARDNER

1           WHEREAS, pursuant to California Government Code Section 66002, in adopting the DIF CIP,  
2 the County shall have published notice to adopt a new DIF Capital Improvement Plan at the close of the  
3 public hearing pursuant to Government Code Sections 65090 and 6061; and,

4  
5           WHEREAS, the public hearing was closed on November 25, 2014; now, therefore,

6  
7           BE IT RESOLVED DETERMINED AND ORDERED by the Board of Supervisors of the  
8 County of Riverside, State of California, that the new DIF Capital Improvement Plan, on file with the  
9 Clerk of the Board, is hereby adopted.

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d. As indicated in the Report, the Fees set forth herein do not reflect the entire cost of the Facilities needed in order to effectively meet the needs created by new development. Additional revenues will be required from other non-fee sources. The Board finds that the benefit to each development project is greater than the amount of the Fees to be paid by that project.

e. Payment of the Fees does not necessarily mitigate to a level of insignificance all impacts from new development. Whether impacts associated with a particular development project have been mitigated to a level of insignificance will be determined by the County on a case-by-case basis. If the County determines that payment of the Fees, coupled with other feasible mitigation measures, does not mitigate impacts to a level of insignificance, an Environmental Impact Report will be required for the development project in question.

f. The Criminal Justice Public Facilities, Library Construction, Fire Protection Facilities, Traffic Signals, Regional Parks, Regional Trails, Flood Control, Regional Multi-Service Centers, and Library Books/Media Components of the Report and DIF Capital Improvement Plan includes data compiled from information provided by various County departments and the Riverside County Regional Park and Open Space District and the Riverside County Flood Control and Water Conservation District; based on the anticipated needs of the County due to future development during the next ten (10) years.

g. The Transportation Improvement Facilities Component of the Report and DIF Capital Improvement Plan includes data compiled from information

1 provided by the Transportation and Land Management Agency based on the  
2 anticipated needs of the County due to future development during the next  
3 twenty five (25) years.

- 4 h. The Fees collected pursuant to this ordinance shall be used toward the  
5 construction and acquisition of Facilities identified in the DIF Capital  
6 Improvement Plan. The need for the Facilities is related to new residential,  
7 commercial, office, industrial, surface mining and winery development  
8 because such new development will bring additional people and other uses  
9 into the County thus creating an increased demand for the Facilities.  
10  
11 i. The cost estimates set forth in the Report and the DIF Capital Improvement  
12 Plan are reasonable cost estimates for the Facilities and that portion of the  
13 Fees expected to be generated by new development will not exceed the total  
14 fair share of these costs.  
15  
16 j. Failure to mitigate growth impacts on Facilities within the County will  
17 place residents in a condition perilous to their health, safety and welfare.  
18  
19 k. There is a reasonable relationship between the use of the Fees and the type  
20 of development projects on which the Fees are imposed because the Fees  
21 will be used to construct the Facilities and the Facilities are necessary for  
22 the health and welfare of the residential, commercial, office, industrial,  
23 surface mining, and winery users of the development projects on which the  
24 Fees will be levied.  
25  
26 l. There is a reasonable relationship between the need for the Facilities and the  
27 type of development project on which the Fees are imposed because it will  
28 be necessary for the residential, commercial, office, industrial, surface

1 mining, and winery users of the development projects to have access to the  
2 Facilities in order to use, inhabit, and have access to the development  
3 projects. New development will benefit from the Facilities and the burden  
4 of such new development will be mitigated in part by the payment of the  
5 Fees.

6 m. Even though second units and guest quarters on existing single family  
7 lots may also contribute to the need for certain of the Facilities, the  
8 Board refrains from imposing Fees on such development at this time,  
9 and in this regard finds that second units and guest quarters: (1) provide  
10 a cost-effective means of serving development through the use of  
11 existing infrastructure, as contrasted to requiring the construction of new  
12 costly infrastructure to serve development in undeveloped areas; (2)  
13 provide relatively affordable housing for low and moderate income  
14 households without public subsidy; and (3) provide a means for  
15 purchasers of new or existing homes to meet payments on high interest  
16 loans.

17 n. This Ordinance is for the purpose of promoting public health, safety,  
18 comfort, and welfare and adopts means which are appropriate to  
19 attaining those ends.”

20 Section 3. Section 4. of Ordinance No. 659 is amended to read as follows:  
21

22 “Section 4. PURPOSE. This ordinance serves the following purposes:  
23

24 a. It establishes and sets forth policies, regulations, and Fees relating to the  
25 funding and installation of the Facilities necessary to address the direct and  
26  
27  
28



1 cumulative environmental effects generated by new development projects  
2 described and defined in this ordinance.

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

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

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

10  
11 Section 5. Subsection t. of Section 6. of Ordinance No. 659 is amended to read as  
12 follows:

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

16  
17 Section 6. Subsection x. of Section 6. of Ordinance No. 659 is amended to read as  
18 follows:

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

21  
22 Section 7. Subsection z. of Section 6. of Ordinance No. 659 is amended to read as  
23 follows:

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

1            Section 8.     A new subsection bb. is added to Section 6. of Ordinance No. 659 to read as  
2 follows:

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

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

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

12           Section 10.    A new subsection dd. is added to Section 6. of Ordinance No. 659 to read as  
13 follows:

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

17           Section 11.    A new subsection ee. is added to Section 6. of Ordinance No. 659 to read as  
18 follows:

19           “ee.    RECREATIONAL VEHICLE. A recreational trailer as defined in  
20           Ordinance No. 348.”

21           Section 12.    A new subsection ff. is added to Section 6. of Ordinance No. 659 to read as  
22 follows:

23           “ff.    RECREATIONAL VEHICLE (RV) PARK. A Vacation Recreational  
24           Vehicle Park, Extended Occupancy Park or Permanent Occupancy Park as defined in  
25           Ordinance No. 348.”  
26  
27  
28

Section 13. Section 7. of Ordinance No. 659 is amended to read as follows:

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

- a. DIF AMOUNTS. The DIF amounts below shall be paid for each Development Project within each Area Plan commencing on the effective date of Ordinance No. 659.13:

### Residential Construction

	Area Plan	Current Fee Per Unit	Current Fee at 50%	On Effective Date	6 months after effective date	12 months after effective date	18 months after effective date	New Fee Per Unit
1	Jurupa	4,613	2,307	2,647	2,988	3,328	3,669	3,669
2	Coachella - Western	6,183	3,092	3,243	3,394	3,545	3,696	3,696
3	Highgrove / Northside / University City	3,628	1,814	2,441	3,067	3,694	4,320	4,320
4	Reche Canyon / Badlands	3,628	1,814	2,419	3,024	3,629	4,234	4,234
5	Eastvale	4,057	2,029	2,439	2,849	3,259	3,669	3,669
6	Temescal Canyon	4,416	2,208	2,726	3,245	3,763	4,281	4,281
7	Woodcrest / Lake Matthews	5,142	2,571	3,047	3,522	3,998	4,473	4,473
8	March Air Force Base	3,598	1,799	2,267	2,734	3,202	3,669	3,669
9	Desert Center / CV Desert	4,277	2,139	2,516	2,893	3,271	3,648	3,648
10	Upper San Jacinto Valley	4,395	2,198	2,663	3,128	3,594	4,059	4,059
11	REMAP	3,598	1,799	2,312	2,825	3,338	3,851	3,851
12	Lakeview / Nuevo	3,847	1,924	2,367	2,811	3,254	3,698	3,698
13	Mead Valley / Good Hope	6,265	3,133	3,389	3,646	3,902	4,159	4,159
14	Palo Verde Valley	6,801	3,401	3,477	3,553	3,629	3,705	3,705
15	Greater Elsinore	4,221	2,111	2,541	2,971	3,402	3,832	3,832
16	Harvest Valley / Winchester	3,598	1,799	2,267	2,734	3,202	3,669	3,669
17	Sun City / Menifee Valley	5,185	2,593	2,862	3,131	3,400	3,669	3,669
18	Coachella - Eastern	6,982	3,491	3,715	3,938	4,162	4,385	4,385
19	Southwest Area Plan (SWAP)	3,637	1,819	2,281	2,744	3,206	3,669	3,669
20	San Gorgonio Pass	4,956	2,478	2,855	3,232	3,608	3,985	3,985

## Multi-Family Construction

		Current Fee Per Unit	Current Fee at 50%	On Effective Date	6 months after effective date	12 months after effective date	18 months after effective date	New Fee Per Unit	
1									
2									
3									
4	1	Jurupa	3,842	1,921	2,112	2,303	2,494	2,685	2,685
	2	Coachella - Western	4,962	2,481	2,537	2,593	2,648	2,704	2,704
5	3	Highgrove / Northside / University City	3,064	1,532	1,935	2,337	2,740	3,142	3,142
	4	Reche Canyon / Badlands	3,064	1,532	1,919	2,307	2,694	3,081	3,081
6	5	Eastvale	3,413	1,707	1,951	2,196	2,440	2,685	2,685
	6	Temescal Canyon	3,700	1,850	2,166	2,483	2,799	3,115	3,115
7	7	Woodcrest / Lake Matthews	4,262	2,131	2,411	2,690	2,970	3,249	3,249
	8	March Air Force Base	3,039	1,520	1,811	2,102	2,394	2,685	2,685
8	9	Desert Center / CV Desert	3,606	1,803	2,020	2,237	2,453	2,670	2,670
	10	Upper San Jacinto Valley	3,810	1,905	2,168	2,431	2,694	2,957	2,957
9	11	REMAP	3,039	1,520	1,843	2,166	2,490	2,813	2,813
	12	Lakeview / Nuevo	3,236	1,618	1,890	2,162	2,433	2,705	2,705
10	13	Mead Valley / Good Hope	5,187	2,594	2,702	2,811	2,920	3,029	3,029
	14	Palo Verde Valley	5,409	2,705	2,706	2,707	2,709	2,710	2,710
11	15	Greater Elsinore	3,536	1,768	2,026	2,284	2,541	2,799	2,799
	16	Harvest Valley / Winchester	3,039	1,520	1,811	2,102	2,394	2,685	2,685
12	17	Sun City / Menifee Valley	4,293	2,147	2,281	2,416	2,550	2,685	2,685
	18	Coachella - Eastern	5,566	2,783	2,884	2,985	3,086	3,187	3,187
13	19	Southwest Area Plan (SWAP)	3,071	1,536	1,823	2,110	2,398	2,685	2,685
	20	San Gorgonio Pass	4,238	2,119	2,316	2,513	2,710	2,907	2,907

## Commercial/Retail Construction

		Current Fee per acre	Current Fee at 50%	On Effective Date	6 months after effective date	12 months after effective date	18 months after effective date	New Fee per acre	
14									
15									
16									
17									
18	1	Jurupa	24,517	12,259	14,640	17,022	19,404	21,786	21,786
	2	Coachella - Western	31,829	15,915	19,301	22,687	26,074	29,460	29,460
19	3	Highgrove / Northside / University City	20,850	10,425	17,153	23,881	30,609	37,337	37,337
	4	Reche Canyon / Badlands	20,850	10,425	16,639	22,852	29,066	35,279	35,279
20	5	Eastvale	21,579	10,790	13,539	16,288	19,037	21,786	21,786
	6	Temescal Canyon	22,652	11,326	17,600	23,874	30,148	36,422	36,422
21	7	Woodcrest / Lake Matthews	26,316	13,158	20,118	27,077	34,037	40,996	40,996
	8	March Air Force Base	20,737	10,369	13,223	16,077	18,932	21,786	21,786
22	9	Desert Center / CV Desert	24,734	12,367	16,355	20,342	24,330	28,317	28,317
	10	Upper San Jacinto Valley	22,552	11,276	14,695	18,113	21,532	24,950	24,950
23	11	REMAP	20,737	10,369	14,309	18,250	22,190	26,131	26,131
	12	Lakeview / Nuevo	21,665	10,833	13,742	16,652	19,562	22,472	22,472
24	13	Mead Valley / Good Hope	29,143	14,572	19,085	23,598	28,111	32,624	32,624
	14	Palo Verde Valley	33,879	16,940	20,127	23,314	26,502	29,689	29,689
25	15	Greater Elsinore	22,810	11,405	14,972	18,540	22,107	25,674	25,674
	16	Harvest Valley / Winchester	20,737	10,369	13,223	16,077	18,932	21,786	21,786
26	17	Sun City / Menifee Valley	26,645	13,323	15,438	17,554	19,670	21,786	21,786
	18	Coachella - Eastern	33,676	16,838	24,110	31,382	38,654	45,926	45,926
27	19	Southwest Area Plan (SWAP)	20,884	10,442	13,278	16,114	18,950	21,786	21,786
	20	San Gorgonio Pass	25,866	12,933	17,033	21,133	25,233	29,333	29,333

## Office Construction

		Current	Current	On	6 months	12 months	18 months	
	Area Plan	Fee per	Fee at	Effective	after	after	after	New Fee
		acre	50%	Date	effective	effective	effective	per acre
					date	date	date	
1	Jurupa	24,517	12,259	13,998	15,738	17,477	19,217	19,217
2	Coachella - Western	31,829	15,915	18,584	21,253	23,923	26,592	26,592
3	Highgrove / Northside / University City	20,850	10,425	15,491	20,558	25,624	30,690	30,690
4	Reche Canyon / Badlands	20,850	10,425	15,112	19,799	24,485	29,172	29,172
5	Eastvale	21,579	10,790	12,896	15,003	17,110	19,217	19,217
6	Temescal Canyon	22,652	11,326	15,998	20,671	25,343	30,015	30,015
7	Woodcrest / Lake Matthews	26,316	13,158	18,216	23,274	28,332	33,390	33,390
8	March Air Force Base	20,737	10,369	12,581	14,793	17,005	19,217	19,217
9	Desert Center / CV Desert	24,734	12,367	15,712	19,058	22,403	25,748	25,748
10	Upper San Jacinto Valley	22,552	11,276	13,725	16,175	18,624	21,073	21,073
11	REMAP	20,737	10,369	13,382	16,396	19,409	22,423	22,423
12	Lakeview / Nuevo	21,665	10,833	13,055	15,278	17,500	19,723	19,723
13	Mead Valley / Good Hope	29,143	14,572	17,715	20,859	24,003	27,147	27,147
14	Palo Verde Valley	33,879	16,940	19,395	21,850	24,305	26,760	26,760
15	Greater Elsinore	22,810	11,405	14,075	16,745	19,415	22,085	22,085
16	Harvest Valley / Winchester	20,737	10,369	12,581	14,793	17,005	19,217	19,217
17	Sun City / Menifee Valley	26,645	13,323	14,796	16,270	17,743	19,217	19,217
18	Coachella - Eastern	33,676	16,838	22,314	27,789	33,265	38,740	38,740
19	Southwest Area Plan (SWAP)	20,884	10,442	12,636	14,830	17,023	19,217	19,217
20	San Gorgonio Pass	25,866	12,933	15,896	18,859	21,822	24,785	24,785

## Industrial Construction

		Current	Current	On	6 months	12 months	18 months	
	Area Plan	Fee per	Fee at	Effective	after	after	after	New Fee
		acre	50%	Date	effective	effective	effective	per acre
					date	date	date	
1	Jurupa	12,552	6,276	5,132	5,132	5,132	5,132	5,132
2	Coachella - Western	15,977	7,989	6,717	6,717	6,717	6,717	6,717
3	Highgrove / Northside / University City	10,637	5,319	5,838	6,358	6,878	7,398	7,398
4	Reche Canyon / Badlands	10,637	5,319	5,763	6,208	6,653	7,098	7,098
5	Eastvale	11,017	5,509	5,132	5,132	5,132	5,132	5,132
6	Temescal Canyon	11,578	5,789	6,158	6,527	6,896	7,265	7,265
7	Woodcrest / Lake Matthews	13,492	6,746	7,042	7,339	7,635	7,931	7,931
8	March Air Force Base	10,577	5,289	5,132	5,132	5,132	5,132	5,132
9	Desert Center / CV Desert	12,271	6,136	6,239	6,343	6,446	6,550	6,550
10	Upper San Jacinto Valley	12,166	6,083	5,827	5,827	5,827	5,827	5,827
11	REMAP	10,577	5,289	5,408	5,527	5,646	5,765	5,765
12	Lakeview / Nuevo	11,062	5,531	5,232	5,232	5,232	5,232	5,232
13	Mead Valley / Good Hope	15,078	7,539	6,743	6,743	6,743	6,743	6,743
14	Palo Verde Valley	17,050	8,525	6,750	6,750	6,750	6,750	6,750
15	Greater Elsinore	11,661	5,831	5,699	5,699	5,699	5,699	5,699
16	Harvest Valley / Winchester	10,577	5,289	5,132	5,132	5,132	5,132	5,132
17	Sun City / Menifee Valley	13,664	6,832	5,132	5,132	5,132	5,132	5,132
18	Coachella - Eastern	16,942	8,471	8,632	8,794	8,955	9,116	9,116
19	Southwest Area Plan (SWAP)	10,654	5,327	5,132	5,132	5,132	5,132	5,132
20	San Gorgonio Pass	14,001	7,001	6,232	6,232	6,232	6,232	6,232

## Surface Mining Construction

		Current Fee per acre	Current Fee at 50%	On Effective Date	6 months after effective date	12 months after effective date	18 months after effective date	New Fee per acre
1	Jurupa	6,600	3,300	3,758	4,216	4,674	5,132	5,132
2	Coachella - Western	8,297	4,149	4,791	5,433	6,075	6,717	6,717
3	Highgrove / Northside / University City	4,915	2,458	3,693	4,928	6,163	7,398	7,398
4	Reche Canyon / Badlands	4,915	2,458	3,618	4,778	5,938	7,098	7,098
5	Eastvale	5,249	2,625	3,251	3,878	4,505	5,132	5,132
6	Temescal Canyon	5,743	2,872	3,970	5,068	6,167	7,265	7,265
7	Woodcrest / Lake Matthews	7,427	3,714	4,768	5,822	6,877	7,931	7,931
8	March Air Force Base	4,862	2,431	3,106	3,782	4,457	5,132	5,132
9	Desert Center / CV Desert	5,036	2,518	3,526	4,534	5,542	6,550	6,550
10	Upper San Jacinto Valley	6,422	3,211	3,865	4,519	5,173	5,827	5,827
11	REMAP	4,862	2,431	3,265	4,098	4,932	5,765	5,765
12	Lakeview / Nuevo	5,289	2,645	3,291	3,938	4,585	5,232	5,232
13	Mead Valley / Good Hope	8,851	4,426	5,005	5,584	6,164	6,743	6,743
14	Palo Verde Valley	9,242	4,621	5,153	5,686	6,218	6,750	6,750
15	Greater Elsinore	5,816	2,908	3,606	4,304	5,001	5,699	5,699
16	Harvest Valley / Winchester	4,862	2,431	3,106	3,782	4,457	5,132	5,132
17	Sun City / Menifee Valley	7,578	3,789	4,125	4,461	4,796	5,132	5,132
18	Coachella - Eastern	9,147	4,574	5,709	6,845	7,980	9,116	9,116
19	Southwest Area Plan (SWAP)	4,930	2,465	3,132	3,799	4,465	5,132	5,132
20	San Geronio Pass	7,805	3,903	4,485	5,067	5,650	6,232	6,232

\*Intensive Use Area, as defined in Ordinance 659.13 Section 6(o)

## Winery Construction

	Area Plan	Fee per acre*
1	Jurupa	7,560
2	Coachella - Western	9,784
3	Highgrove / Northside / University City	11,567
4	Reche Canyon / Badlands	11,036
5	Eastvale	7,560
6	Temescal Canyon	11,331
7	Woodcrest / Lake Matthews	12,509
8	March Air Force Base	7,560
9	Desert Center / CV Desert	9,489
10	Upper San Jacinto Valley	8,654
11	REMAP	8,679
12	Lakeview / Nuevo	7,737
13	Mead Valley / Good Hope	10,390
14	Palo Verde Valley	9,843
15	Greater Elsinore	8,562
16	Harvest Valley / Winchester	7,560
17	Sun City / Menifee Valley	7,560
18	Coachella - Eastern	14,026
19	Southwest Area Plan (SWAP)	7,560
20	San Geronio Pass	6,232

\*Intensive Use Area, as defined in Ordinance 659.13 Section 6(cc)

Section 14. Section 8. of Ordinance No. 659 is amended to read as follows:

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

a. FEE COMPONENTS. The DIF amounts within each Area Plan commencing on the effective date of Ordinance 659.13 shall be comprised of the following components:

Area Plan	Single Family Residential**	Multi-Family Residential***	Commercial	Office	Industrial	Surface Mining	Wineries
<b>1</b>	<b>\$ per dwelling unit</b>	<b>\$ per dwelling unit</b>	<b>\$ per acre</b>	<b>\$ per acre</b>	<b>\$ per acre</b>	<b>\$ per acre</b>	<b>\$ per acre</b>
<b>Jurupa</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	-	-	-	-	-	-	-
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>3,669</b>	<b>2,685</b>	<b>21,786</b>	<b>19,217</b>	<b>5,132</b>	<b>5,132</b>	<b>7,560</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>2 Coachella - Western</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	179	124	-	-	-	-	-
c Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d Traffic Improvement Facilities	48	34	1,143	844	167	167	295
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	300	208	-	-	-	-	-
g Regional Trails	185	129	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	-	-	-	-	-	-	-
<b>Total</b>	<b>3,696</b>	<b>2,704</b>	<b>29,460</b>	<b>26,592</b>	<b>6,717</b>	<b>6,717</b>	<b>9,784</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>3 Highgrove</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	651	457	15,551	11,473	2,266	2,266	4,007
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>4,320</b>	<b>3,142</b>	<b>37,337</b>	<b>30,690</b>	<b>7,398</b>	<b>7,398</b>	<b>11,567</b>



Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>4 Reche Canyon / Badlands</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	565	396	13,493	9,955	1,966	1,966	3,476
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>4,234</b>	<b>3,081</b>	<b>35,279</b>	<b>29,172</b>	<b>7,098</b>	<b>7,098</b>	<b>11,036</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>5 Eastvale</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	-	-	-	-	-	-	-
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>3,669</b>	<b>2,685</b>	<b>21,786</b>	<b>19,217</b>	<b>5,132</b>	<b>5,132</b>	<b>7,560</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>6 Temescal Canyon</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	612	430	14,636	10,798	2,133	2,133	3,771
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>4,281</b>	<b>3,115</b>	<b>36,422</b>	<b>30,015</b>	<b>7,265</b>	<b>7,265</b>	<b>11,331</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>7 Lake Mathews / Woodcrest</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	804	564	19,210	14,173	2,799	2,799	4,949
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>4,473</b>	<b>3,249</b>	<b>40,996</b>	<b>33,390</b>	<b>7,931</b>	<b>7,931</b>	<b>12,509</b>

Area Plan		Single Family Residential**	Multi-Family Residential***	Commercial	Office	Industrial	Surface Mining	Wineries
8	March Air Force Reserve Base Policy Area	\$ per dwelling unit	\$ per dwelling unit	\$ per acre	\$ per acre	\$ per acre	\$ per acre	\$ per acre
a	Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
Total		3,669	2,685	21,786	19,217	5,132	5,132	7,560

Area Plan		Single Family Residential**	Multi-Family Residential***	Commercial	Office	Industrial	Surface Mining	Wineries
9	Desert Center	\$ per dwelling unit	\$ per dwelling unit	\$ per acre	\$ per acre	\$ per acre	\$ per acre	\$ per acre
a	Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b	Library Construction	179	124	-	-	-	-	-
c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f	Regional Parks	300	208	-	-	-	-	-
g	Regional Trails	185	129	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	-	-	-	-	-	-	-
Total		3,648	2,670	28,317	25,748	6,550	6,550	9,489

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>10 San Jacinto Valley</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	105	74	2,516	1,856	367	367	648
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	285	198	648	-	328	328	446
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>4,059</b>	<b>2,957</b>	<b>24,950</b>	<b>21,073</b>	<b>5,827</b>	<b>5,827</b>	<b>8,654</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>11 REMAP</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	182	128	4,345	3,206	633	633	1,119
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>3,851</b>	<b>2,813</b>	<b>26,131</b>	<b>22,423</b>	<b>5,765</b>	<b>5,765</b>	<b>8,679</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>12 Lakeview / Nuevo</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	29	20	686	506	100	100	177
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>3,698</b>	<b>2,705</b>	<b>22,472</b>	<b>19,723</b>	<b>5,232</b>	<b>5,232</b>	<b>7,737</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>13 Mead Valley/Good Hope</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	450	316	10,748	7,930	1,566	1,566	2,769
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	40	28	90	-	45	45	61
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>4,159</b>	<b>3,029</b>	<b>32,624</b>	<b>27,147</b>	<b>6,743</b>	<b>6,743</b>	<b>10,390</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>14 Palo Verde Valley</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	179	124	-	-	-	-	-
c Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d Traffic Improvement Facilities	57	40	1,372	1,012	200	200	354
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	300	208	-	-	-	-	-
g Regional Trails	185	129	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	-	-	-	-	-	-	-
<b>Total</b>	<b>3,705</b>	<b>2,710</b>	<b>29,689</b>	<b>26,760</b>	<b>6,750</b>	<b>6,750</b>	<b>9,843</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>15 Greater Elsinore</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	163	114	3,888	2,868	567	567	1,002
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>3,832</b>	<b>2,799</b>	<b>25,674</b>	<b>22,085</b>	<b>5,699</b>	<b>5,699</b>	<b>8,562</b>

Area Plan	Single Family Residential**	Multi-Family Residential***	Commercial	Office	Industrial	Surface Mining	Wineries
	\$ per dwelling unit	\$ per dwelling unit	\$ per acre	\$ per acre	\$ per acre	\$ per acre	\$ per acre
<b>16 Harvest Valley/Winchester</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	-	-	-	-	-	-	-
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>3,669</b>	<b>2,685</b>	<b>21,786</b>	<b>19,217</b>	<b>5,132</b>	<b>5,132</b>	<b>7,560</b>

Area Plan	Single Family Residential**	Multi-Family Residential***	Commercial	Office	Industrial	Surface Mining	Wineries
	\$ per dwelling unit	\$ per dwelling unit	\$ per acre	\$ per acre	\$ per acre	\$ per acre	\$ per acre
<b>17 Sun City / Menifee Valley</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	-	-	-	-	-	-	-
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>3,669</b>	<b>2,685</b>	<b>21,786</b>	<b>19,217</b>	<b>5,132</b>	<b>5,132</b>	<b>7,560</b>

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>18 Eastern Coachella Valley</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	179	124	-	-	-	-	-
c Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d Traffic Improvement Facilities	737	517	17,609	12,992	2,566	2,566	4,537
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	300	208	-	-	-	-	-
g Regional Trails	185	129	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	-	-	-	-	-	-	-
Total	4,385	3,187	45,926	38,740	9,116	9,116	14,026

Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
<b>19 Southwest Area</b>							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
c Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	-	-	-	-	-	-	-
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
Total	3,669	2,685	21,786	19,217	5,132	5,132	7,560



Area Plan	Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
20 <b>The Pass</b>							
a    Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b    Library Construction	115	80	-	-	-	-	-
c    Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d    Traffic Improvement Facilities	316	222	7,547	5,568	1,100	1,100	1,944
e    Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f    Regional Parks	852	591	-	-	-	-	-
g    Regional Trails	197	137	-	-	-	-	-
h    Flood Control	-	-	-	-	-	-	-
i    Library Books/Media	57	40	-	-	-	-	-
j    Regional Multi-Service Centers	75	53	-	-	-	-	-
<b>Total</b>	<b>3,985</b>	<b>2,907</b>	<b>29,333</b>	<b>24,785</b>	<b>6,232</b>	<b>6,232</b>	<b>9,504</b>

\*Traffic Signals charged at less than nexus maximum fee  
\*\*Includes a \$400 jail fee component reduction  
\*\*\*Includes a \$143 jail fee component reduction

Section 15. Section 9. of Ordinance No. 659 is amended to read as follows:

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

Section 16. Section 13. of Ordinance No. 659 is amended to read as follows:

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

- a. The Project Area shall be determined or verified by county staff based upon the applicant's development plot plan as submitted to the Planning Department.

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- b. If the difference between the net acreage, as exhibited on the plot plan, and the Project Area is less than one-quarter acre, the fees shall be charged on the full gross acreage.
- c. The applicant may elect, at his or her own expense, to have the Project Area evaluated, dimensioned, and certified by a registered civil engineer or a licensed land surveyor. The engineer or land surveyor shall prepare a wet-stamped letter of certification of the Project Area dimensions and a plot plan exhibit that clearly delineates the Project Area. Upon receipt of the letter of certification and plot plan exhibit, County staff will review and if accepted, approve the new Project Area. The fees will be established based upon the newly certified Project Area.
- d. Areas of legally restricted construction, such as Federal Emergency Management Agency designated floodways, open space lots, and areas dedicated to a public entity for public use within Project Areas shall be excluded for the purpose of computing acreage-based Fees.”

19        Section 17. A new subsection a. is added to Section 14. of Ordinance No. 659 to read as  
20 follows:

- 21                “a. Development Impact Fees are adjusted annually to reflect inflationary  
22 changes. The annual adjustment occurs on July 1<sup>st</sup> of each year to coincide  
23 with the fiscal year. The annual adjustment is calculated for the twelve-  
24 month period ending March 31 prior to the July1 adjustment date. The  
25 application of the cost indices is as follows:  
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1 Engineering News Record Construction Cost Index shall be used to adjust:  
2 Criminal Justice Public Facilities, Library Construction, Fire Protection  
3 Facilities, Transportation Improvement Facilities, Traffic Signals Regional  
4 Parks, Regional Trails, Multi-Service Centers, and Flood Facilities; US  
5 Department of Labor Statistics Consumer Price Index, All Urban  
6 Consumers, Los Angeles-Riverside-Orange County shall be used to adjust  
7 Library Books/Media.”

8  
9 Section 18. Section 15. of Ordinance No. 659 is deleted in its entirety.

10 Section 19. Section 16. of Ordinance No. 659 is amended to read as follows:

11 “Section 15. REDUCTION FOR SENIOR CITIZEN’S RESIDENTIAL UNITS.

12 The Fees required pursuant to Section 8. of this ordinance shall be reduced by 33.3 percent of the  
13 applicable SFR Fee Amount for Senior Citizen’s Residential Units and the applicable MF Fee  
14 Amount for Recreational Vehicle (RV) Parks. Reduction will be applied upon review and  
15 approval of the project’s eligibility for reduction. The applicant will be requested to submit  
16 documentation proving eligibility.”

17  
18 Section 20. Section 18. of Ordinance No. 659 is amended to read as follows:

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

10 Section 21. Section 19. of Ordinance No. 659 is amended to read as follows:

11 “Section 18. EXEMPTIONS. The following types of construction shall be  
12 exempt from the provisions of this ordinance:

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

- 13
- 14 d. Residential Units in publicly subsidized projects constructed as housing  
15 for low-income households as such households are defined pursuant to  
16 section 50079.5 of the Health and Safety Code. Exemption shall be  
17 applied upon review and approval of the project's eligibility for the  
18 exemption. The applicant will be required to provide documents  
19 proving eligibility.
- 20
- 21 e. Detached Second Units or guest quarters pursuant to Section 18.28a  
22 and Section 21.35a, respectively, of Riverside County Ordinance No.  
23 348 and Attached Second Units pursuant to Section 18.28b of  
24 Ordinance No. 348.
- 25 f. Construction of an SFR unit upon property wherein a mobile home  
26 installation permit was issued prior to January 22, 1989 and  
27 subsequently finalized.
- 28

1 g. The area designated as "Required Planted Area" where required by  
2 Riverside County Zoning Ordinance 348 and any additional planted  
3 vineyard area exceeding the requirement."

4 Section 22. Existing sections 20., 21., 22., and 23., are renumbered sections 19., 20.,  
5 21., and 22., respectively.

6 Section 23. This ordinance shall take effect sixty (60) days after its adoption.  
7

8 BOARD OF SUPERVISORS OF THE COUNTY  
9 OF RIVERSIDE, STATE OF CALIFORNIA

10 By: \_\_\_\_\_  
11 Marion Ashley, Chairman

12 ATTEST:

13 CLERK OF THE BOARD:

14 By: \_\_\_\_\_  
15 Deputy  
16 (SEAL)  
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