

FORM APPROVED COUNTY COUNSEL
 BY: JAMES E. F. DATE 12/23/14

Departmental Concurrence

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



FROM: Executive Office

SUBMITTAL DATE:
 December 4, 2014

SUBJECT: 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. Adopt 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 | |
| SOURCE OF FUNDS: N/A | | | | Budget Adjustment: N/A | |
| | | | | For Fiscal Year: FY 2014-2015 | |

C.E.O. RECOMMENDATION:

APPROVE
Ivan M. Chand
 BY: Ivan M. Chand 12/24/2014

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: | District: All | Agenda Number:

9-1

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 adoption 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.

The effective date of Ordinance 659.13 is sixty days after the adoption date.

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: *Alma # Gordon* DATE: *12/18/14*
DALLA 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.
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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

18 n. This Ordinance is for the purpose of promoting public health, safety,
19 comfort, and welfare and adopts means which are appropriate to
20 attaining those ends.”
21

22 Section 3. Section 4. of Ordinance No. 659 is amended to read as follows:
23

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

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

| | | 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 Geronio 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 | 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 |
| 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 |
| 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 | 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 17 | Sun City / Meniffee 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 |
| 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 |
|----|---|----------------------------|--------------------------|-------------------------|--|---|---|---------------------|
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 17 | Sun City / Meniffee 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 |
| 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 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 |
|----|---|----------------------------|--------------------------|-------------------------|--|---|---|---------------------|
| | Area Plan | | | | | | | |
| 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 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 |
|----|---|----------------------------|--------------------------|-------------------------|--|---|---|---------------------|
| | Area Plan | | | | | | | |
| 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 |
|----|---|----------------------------|--------------------------|-------------------------|--|---|---|---------------------|
| | Area Plan | | | | | | | |
| 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 Gorgonio 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 Gorgonio 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 |
|-----------|------------------------------------|-----------------------------|-----------------------------|-------------|-------------|-------------|----------------|-------------|
| 1 | Jurupa | \$ 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 |

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| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Commercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 2 Coachella - Western | | | | | | | |
| 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 | - | - | - | - | - | - | - |
| Total | 3,696 | 2,704 | 29,460 | 26,592 | 6,717 | 6,717 | 9,784 |

| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Commercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 3 Highgrove | | | | | | | |
| a Criminal Justice Public Facilities | 1,269 | 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 | - | - | - | - | - |
| Total | 4,320 | 3,142 | 37,337 | 30,690 | 7,398 | 7,398 | 11,567 |

| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Commercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 4 Reche Canyon / Badlands | | | | | | | |
| a Criminal Justice Public Facilities | 1,269 | 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 | - | - | - | - | - |
| Total | 4,234 | 3,081 | 35,279 | 29,172 | 7,098 | 7,098 | 11,036 |

| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Commercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 5 Eastvale | | | | | | | |
| 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 |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 6 Temescal Canyon | | | | | | | |
| 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 | - | - | - | - | - |
| Total | 4,281 | 3,115 | 36,422 | 30,015 | 7,265 | 7,265 | 11,331 |

| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Commercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 7 Lake Mathews / Woodcrest | | | | | | | |
| a Criminal Justice Public Facilities | 1,269 | 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 | - | - | - | - | - |
| Total | 4,473 | 3,249 | 40,996 | 33,390 | 7,931 | 7,931 | 12,509 |

| 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 |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 10 San Jacinto Valley | | | | | | | |
| 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 | - | - | - | - | - |
| Total | 4,059 | 2,957 | 24,950 | 21,073 | 5,827 | 5,827 | 8,654 |

| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Commercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 11 REMAP | | | | | | | |
| a Criminal Justice Public Facilities | 1,269 | 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 | - | - | - | - | - |
| Total | 3,851 | 2,813 | 26,131 | 22,423 | 5,765 | 5,765 | 8,679 |

| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Comunercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|----------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 12 Lakeview / Nuevo | | | | | | | |
| 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 | - | - | - | - | - |
| Total | 3,698 | 2,705 | 22,472 | 19,723 | 5,232 | 5,232 | 7,737 |

| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Commercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 13 Mead Valley/Good Hope | | | | | | | |
| 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 | - | - | - | - | - |
| Total | 4,159 | 3,029 | 32,624 | 27,147 | 6,743 | 6,743 | 10,390 |

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| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Commercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 14 Palo Verde Valley | | | | | | | |
| 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 | - | - | - | - | - | - | - |
| Total | 3,705 | 2,710 | 29,689 | 26,760 | 6,750 | 6,750 | 9,843 |

| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Commercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 15 Greater Elsinore | | | | | | | |
| 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 | - | - | - | - | - |
| Total | 3,832 | 2,799 | 25,674 | 22,085 | 5,699 | 5,699 | 8,562 |

| Area Plan | Single Family Residential** | Multi-Family Residential*** | Commercial | Office | Industrial | Surface Mining | Wineries |
|--------------------------------------|-----------------------------|-----------------------------|---------------|---------------|--------------|----------------|--------------|
| 16 Harvest Valley/Winchester | \$ 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 |
|--------------------------------------|-----------------------------|-----------------------------|---------------|---------------|--------------|----------------|--------------|
| 17 Sun City / Menifee Valley | \$ 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 |

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| Area Plan | Single Family Residential** \$ per dwelling unit | Multi-Family Residential*** \$ per dwelling unit | Commercial \$ per acre | Office \$ per acre | Industrial \$ per acre | Surface Mining \$ per acre | Wineries \$ per acre |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 18 Eastern Coachella Valley | | | | | | | |
| a Criminal Justice Public Facilities | 1,269 | 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 |
|--------------------------------------|---|---|---------------------------|-----------------------|---------------------------|-------------------------------|-------------------------|
| 19 Southwest Area | | | | | | | |
| 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 | The Pass | | | | | | | |
| 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 | - | - | - | - | - |
| Total | | 3,985 | 2,907 | 29,333 | 24,785 | 6,232 | 6,232 | 9,504 |

*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.

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

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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 1st 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 July 1 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
16 b. Rehabilitation or remodeling of an existing residential, commercial,
17 or industrial building; or building additions to any existing
18 residential unit.
19
20 c. The location or installation of a mobile home, without a permanent
21 foundation on any site. The Fees required under this ordinance shall
22 not be applicable to a site preparation permit or an installation
23 permit for a mobile home without a permanent foundation. No site
24 preparation permit or installation permit for a mobile home with a
25 permanent foundation shall be issued after January 22, 1989, except
26 upon the condition that the Development Impact Fees required by
27 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.
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- 15 d. Residential Units in publicly subsidized projects constructed as housing
16 for low-income households as such households are defined pursuant to
17 section 50079.5 of the Health and Safety Code. Exemption shall be
18 applied upon review and approval of the project's eligibility for the
19 exemption. The applicant will be required to provide documents
20 proving eligibility.
- 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.
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g. The area designated as "Required Planted Area" where required by Riverside County Zoning Ordinance 348 and any additional planted vineyard area exceeding the requirement."

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

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

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

By: _____
Marion Ashley, Chairman

ATTEST:

CLERK OF THE BOARD:

By: _____
Deputy
(SEAL)