

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**

6710



**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)
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 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*

County Executive Office Signature

Ivan M. Chand

12/24/2014

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 659.13 is adopted with waiver of the reading.

Ayes: Tavaglione, Benoit and Ashley  
 Nays: Jeffries  
 Absent: None  
 Date: January 13, 2015  
 xc: E.O., MC, COB, Recorder

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *Kecia Harper-Ihem*  
 Deputy

Prev. Agn. Ref.:

District: All

Agenda Number:

3-16

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** 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 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: *Wm. # Anderson* 12/18/14  
DATE  
BY: DALE A. GARDNER





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

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

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

23 g. The Transportation Improvement Facilities Component of the Report and  
24 DIF Capital Improvement Plan includes data compiled from information  
25  
26  
27  
28

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

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

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

22 l. There is a reasonable relationship between the need for the Facilities and the  
23 type of development project on which the Fees are imposed because it will  
24 be necessary for the residential, commercial, office, industrial, surface  
25  
26  
27  
28

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

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	Current	On	6 months	12 months	18 months	
	Area Plan	Fee Per	Fee at	Effective	after	after	after	New Fee
		Unit	50%	Date	effective	effective	effective	Per Unit
					date	date	date	
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 / 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
19	Southwest Area Plan (SWAP)	3,071	1,536	1,823	2,110	2,398	2,685	2,685
20	San Geronio Pass	4,238	2,119	2,316	2,513	2,710	2,907	2,907

## Commercial/Retail 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	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 / 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
19	Southwest Area Plan (SWAP)	20,884	10,442	13,278	16,114	18,950	21,786	21,786
20	San Geronio 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

Area Plan	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 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	
<b>I</b>	<b>Jurupa</b>	\$ per dwelling unit	\$ per dwelling unit	\$ 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	-	-	-	-	-
<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>

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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>



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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>

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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>

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Area Plan	Single Family Residential**	Multi-Family Residential***	Commercial	Office	Industrial	Surface Mining	Wineries	
<b>8</b>	<b>March Air Force Reserve Base Policy Area</b>	\$ per dwelling unit	\$ per dwelling unit	\$ 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	-	-	-	-	-
<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	
<b>9</b>	<b>Desert Center</b>	\$ per dwelling unit	\$ per dwelling unit	\$ 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	-	-	-	-	-	-	-
<b>Total</b>		<b>3,648</b>	<b>2,670</b>	<b>28,317</b>	<b>25,748</b>	<b>6,550</b>	<b>6,550</b>	<b>9,489</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>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>

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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>

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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>

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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>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** \$ 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>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	-	-	-	-	-	-	-
<b>Total</b>	<b>4,385</b>	<b>3,187</b>	<b>45,926</b>	<b>38,740</b>	<b>9,116</b>	<b>9,116</b>	<b>14,026</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>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	-	-	-	-	-
<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
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.

- 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.”  
17  
18

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:  
26  
27  
28

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  
27

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  
26  
27  
28

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
- 26 f. Construction of an SFR unit upon property wherein a mobile home  
27 installation permit was issued prior to January 22, 1989 and  
28 subsequently finalized.

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.

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

10 By: Marion Ashley  
11 Marion Ashley, Chairman

11 ATTEST: **KECIA HARPER-IHEM**

12 CLERK OF THE BOARD:

13 By: Kecia Harper-Ihem  
14 Deputy

15 (SEAL)  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 13, 2015, the foregoing ordinance consisting of 23 Sections was adopted by the following vote:

AYES:                    Tavaglione, Benoit and Ashley  
NAYS:                    Jeffries  
ABSENT:                 None

DATE:        Janaury 13, 2015

KECIA HARPER-IHEM  
Clerk of the Board  
BY *Kecia Harper-Ihem*  
Deputy

SEAL

Original Negative Declaration/Notice of Determination was routed to County Clerk for posting on.

1/16/15  
Date

Kb  
Initial



Jay E. Orr  
County Executive Officer

George A. Johnson  
Assistant County Executive Officer

Riverside County Executive Office

### NOTICE OF EXEMPTION

TO:  County of Riverside County Clerk FROM: County Executive Office  
 4080 Lemon Street, 4th Floor  
P. O. Box 1605  
Riverside, CA 92501-1605

Project Title/Case No.: Ordinance No. 659.13 - amending Ordinance No. 659 the Development Impact Fee Program  
Project Location: In the unincorporated area of Riverside County, all Districts.  
Project Description: Ordinance No. 659.13 amends Ordinance No. 659 to approve the Riverside County Development Impact Fee Study Update

Name of Public Agency Approving Project: County of Riverside, Board of Supervisors

Project Sponsor: Riverside County Executive Office

Exempt Status: (Check one)

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input type="checkbox"/> Categorical Exemption (____)                 |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption (____)                   |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input checked="" type="checkbox"/> Other: <u>Section 15061 (b) 3</u> |

Reasons why project is exempt: Ordinance No. 659.13 is exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b)(3) in that it can be seen with certainty there is no possibility the ordinance may have a significant effect on the environment. There is no specific development project connected with this ordinance amendment and it does not commit the County to any development. Accordingly, the County's approval of the amendment does not create a reasonably foreseeable physical change.

Serena Chow  
County Contact Person

951-955-1110  
Phone Number

Serena Chow  
Signature

Principal Management Analyst  
Title

June 17, 14  
Date

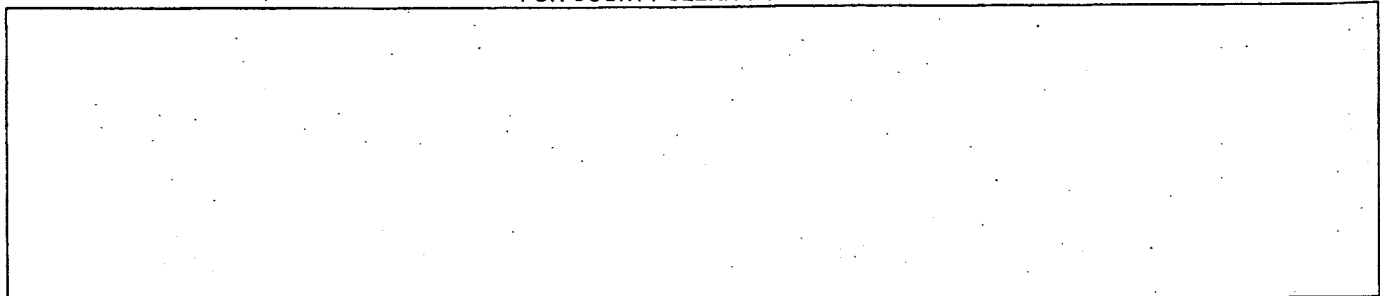
Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 8-30-12

No fee, 6103 Government Code, Benefit of Riverside County

JAN 13 2015 3-16

FOR COUNTY CLERK'S USE ONLY





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

701 C



**FROM:** Executive Office

**SUBMITTAL DATE:**  
June 10, 2014

**SUBJECT:** Public Hearing for Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a Development Impact Fee (DIF) Program; Approval of the Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan); CEQA Exempt [All Districts] [\$0]

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

1. Find the adoption of Ordinance No. 659.13 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty there is no possibility the ordinance may have a significant effect on the environment;
2. Approve the Ordinance No. 659.13, an Ordinance of the County of Riverside Amending Ordinance 659 Establishing a Development Impact Fee Program that includes a phase-in of the new fees over a period of ten months;
3. Approve the Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan);
4. Upon the close of the public hearing, Adopt County Ordinance No. 659.13, amending Ordinance No. 659, Establishing a Development Impact Fee Program, and Adopt the Riverside County DIF Capital Improvement Plan; and.
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk's Office for the statutory period.

Departmental Concurrence

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	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**

BY: *Ivan M. Chand*  
Ivan M. Chand 6/11/2014

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED to approve staff recommendations, and bring back revised documents for adoption on January 6, 2015 at 9:00 a.m.

Ayes: Stone, Benoit and Ashley  
Nays: Jeffries  
Absent: Tavaglione  
Date: November 25, 2014  
xc: EO, COB

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

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

0-1

FORM APPROVED COUNTY COUNSEL  
BY: *M. V. Victor* 6/10/14  
DATE

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Public Hearing for Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a**  
**Development Impact Fee (DIF) Program; Approval of the Development Impact Fee Capital Improvement Plan**  
**(DIF Capital Improvement Plan)**

**DATE:** June 10, 2014

**PAGE:** Page 2 of 3

**BACKGROUND:**

**Summary**

On February 11, 2014 (Item 3-4) the Board of Supervisors approved the Introduction of Ordinance 659.13 and the Notice of Intent to Conduct a Public Hearing for the Riverside County Development Impact Fee Program on April 22, 2014.

This item is re-introducing Ordinance 659.13 with new Resolutions No. 2014-141 and 2014-142 in order to re-set the public hearing date for July 1, 2014. The effective date is changed to 60 days after the public hearing, which will be September 1, 2014. During the 60-day postponement, staff was able to collect additional comments and provide clarification in a new "Question and Answer" section of the staff report "An Overview of the New 2010-2020 Development Impact Fee Nexus Study."

One comment resulted in a change to Ordinance 659 Section 16. "Reduction for Senior Citizen's Residential Units" that proposes a 33.3 percent fee reduction for Recreational Vehicle (RV) Parks, a proposal that was initially considered by the county in 2008. The proposed fee schedules did not change as a result of this modification.

Section 14 entitled "Fee Adjustment" authorizes the Board to periodically review and update the nexus study and the capital infrastructure needs to develop new fees. The infrastructure projects in the DIF Capital Improvement Plan determine the amount of fees paid by new construction in unincorporated county.

The Ordinance update itself does not lead directly to the implementation of any specific project and it does not commit the County to any development, therefore it can be seen with certainty that there is no possibility that the ordinance amendment itself may have a significant effect on the environment and is exempt from CEQA under 15061(b)(3).

**Impact on Citizens and Businesses**

The adoption of the DIF Capital Improvement Plan and Ordinance 659.13 will improve the quality of life for citizens and businesses through the public safety projects and infrastructure facilities which can now be funded, in part, by the new fee revenues collected from new development. Some major projects include:

- 2,527 New jail beds
- Banning Legal Center
- Probation Van Horn Juvenile Facility Expansion
- Grade separation in Highgrove
- Interchanges in Temescal Canyon and Eastern Coachella
- I-10 "Life-Line" By-Pass
- Wildomar Fire Station Expansion

**Additional Fiscal Information**

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 ten months. In order to provide the most level increases and the most certainty, the new adopted DIF fees are proposed to be reduced by 40% on the effective date of Ordinance 659.13, which is an initial average increase of \$265, or 16.5% from the current fees. The new adopted DIF fees will be reduced by 20% on January 1, 2015. On July 1, 2015, there will be 0% fee reductions of the new adopted DIF fees and the fees will be at 100%. The "40-20-0" ramp up will result in an estimated fee revenue loss of approximately \$562K, based on average fee revenues in fiscal year 2013-2014.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Public Hearing for Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a**  
**Development Impact Fee (DIF) Program; Approval of the Development Impact Fee Capital Improvement Plan**  
**(DIF Capital Improvement Plan)**

**DATE: June 10, 2014**

**PAGE: Page 3 of 3**

**Proposed DIF Fees (at 100%)**

Area Plans	Current	Proposed	
1 Jurupa	\$ 4,613	\$ 4,069	\$ (544)
2 Coachella - Western	\$ 6,183	\$ 4,096	\$ (2,087)
3 Highgrove / Northside / University City	\$ 3,628	\$ 4,720	\$ 1,092
4 Reche Canyon / Badlands	\$ 3,628	\$ 4,634	\$ 1,006
5 Eastvale	\$ 4,057	\$ 4,069	\$ 12
6 Temescal Canyon	\$ 4,416	\$ 4,681	\$ 265
7 Woodcrest / Lake Matthews	\$ 5,142	\$ 4,873	\$ (269)
8 March Air Force Base	\$ 3,598	\$ 4,069	\$ 471
9 Desert Center / CV Desert	\$ 4,277	\$ 4,048	\$ (229)
10 Upper San Jacinto Valley	\$ 4,395	\$ 4,459	\$ 64
11 REMAP	\$ 3,598	\$ 4,251	\$ 653
12 Lakeview / Nuevo	\$ 3,847	\$ 4,098	\$ 251
13 Mead Valley / Good Hope	\$ 6,265	\$ 4,559	\$ (1,706)
14 Palo Verde Valley	\$ 6,801	\$ 4,105	\$ (2,696)
15 Greater Elsinore	\$ 4,221	\$ 4,232	\$ 11
16 Harvest Valley / Winchester	\$ 3,598	\$ 4,069	\$ 471
17 Sun City / Menifee Valley	\$ 5,185	\$ 4,069	\$ (1,116)
18 Coachella - Eastern	\$ 6,982	\$ 4,785	\$ (2,197)
19 Southwest Area Plan (SWAP)	\$ 3,637	\$ 4,069	\$ 432
20 San Gorgonio Pass	\$ 4,956	\$ 4,385	\$ (571)
<i>Illustration is for the average Single Family Fee</i>	\$4,651	\$4,318	\$ (333)

**"40-20-0" Ramp Up**

Area Plans	OLD FEES		Transition to new fees	NEW FEES			New Fees at 100%		
	100% of Old Fees	Current Reduced Fees		Sept 1, 2014 40% of Temporary Fee Reduction	Jan 1, 2015 20% of Temporary Fee Reduction	July 1, 2015 0% Temporary Fee Reduction			
1 Jurupa	\$ 4,613	\$ 2,307	\$ 135	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
2 Coachella - Western	\$ 6,183	\$ 3,092	\$ (634)	\$ 2,458	\$ 819	\$ 3,277	\$ 819	\$ 4,096	\$ 4,096
3 Highgrove / Northside / University City	\$ 3,628	\$ 1,814	\$ 1,018	\$ 2,832	\$ 944	\$ 3,776	\$ 944	\$ 4,720	\$ 4,720
4 Reche Canyon / Badlands	\$ 3,628	\$ 1,814	\$ 966	\$ 2,780	\$ 927	\$ 3,707	\$ 927	\$ 4,634	\$ 4,634
5 Eastvale	\$ 4,057	\$ 2,029	\$ 413	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
6 Temescal Canyon	\$ 4,416	\$ 2,208	\$ 601	\$ 2,809	\$ 936	\$ 3,745	\$ 936	\$ 4,681	\$ 4,681
7 Woodcrest / Lake Matthews	\$ 5,142	\$ 2,571	\$ 353	\$ 2,924	\$ 975	\$ 3,898	\$ 975	\$ 4,873	\$ 4,873
8 March Air Force Base	\$ 3,598	\$ 1,799	\$ 642	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
9 Desert Center / CV Desert	\$ 4,277	\$ 2,139	\$ 290	\$ 2,429	\$ 810	\$ 3,238	\$ 810	\$ 4,048	\$ 4,048
10 Upper San Jacinto Valley	\$ 4,395	\$ 2,198	\$ 478	\$ 2,675	\$ 892	\$ 3,567	\$ 892	\$ 4,459	\$ 4,459
11 REMAP	\$ 3,598	\$ 1,799	\$ 752	\$ 2,551	\$ 850	\$ 3,401	\$ 850	\$ 4,251	\$ 4,251
12 Lakeview / Nuevo	\$ 3,847	\$ 1,924	\$ 535	\$ 2,459	\$ 820	\$ 3,278	\$ 820	\$ 4,098	\$ 4,098
13 Mead Valley / Good Hope	\$ 6,265	\$ 3,133	\$ (397)	\$ 2,735	\$ 912	\$ 3,647	\$ 912	\$ 4,559	\$ 4,559
14 Palo Verde Valley	\$ 6,801	\$ 3,401	\$ (938)	\$ 2,463	\$ 821	\$ 3,284	\$ 821	\$ 4,105	\$ 4,105
15 Greater Elsinore	\$ 4,221	\$ 2,111	\$ 429	\$ 2,539	\$ 846	\$ 3,386	\$ 846	\$ 4,232	\$ 4,232
16 Harvest Valley / Winchester	\$ 3,598	\$ 1,799	\$ 642	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
17 Sun City / Menifee Valley	\$ 5,185	\$ 2,593	\$ (151)	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
18 Coachella - Eastern	\$ 6,982	\$ 3,491	\$ (620)	\$ 2,871	\$ 957	\$ 3,828	\$ 957	\$ 4,785	\$ 4,785
19 Southwest Area Plan (SWAP)	\$ 3,637	\$ 1,819	\$ 623	\$ 2,441	\$ 814	\$ 3,255	\$ 814	\$ 4,069	\$ 4,069
20 San Gorgonio Pass	\$ 4,956	\$ 2,478	\$ 153	\$ 2,631	\$ 877	\$ 3,508	\$ 877	\$ 4,385	\$ 4,385
			\$ 265		\$ 863		\$ 863		
			average increase from current fee level (16.5%)		average increase after 6 months		average increase after 6 months		

## County of Riverside Development Impact Fee Study Capital Improvement Plan

Project	Total Cost	Unincorporated Allocation (Fee Contribution)	Non-Fee Contribution
<b>Criminal Justice Public Facilities</b>			
<u>Countywide</u>			
Countywide Jail Bed Expansion	\$ 343,672,000	\$ 57,418,640	\$ 286,253,360
Expansion of Public Safety Radio Transmission Sites	4,425,000	1,734,120	2,690,880
Banning Legal Center	37,707,000	17,888,045	19,818,955
Expansion of Indio County Administrative Center	8,477,000	8,477,000	-
Indio Probation Juvenile Hall Campus Expansion	12,400,000	12,400,000	-
Probation Van Horn Juvenile Facility 100 Bed Expansion	32,947,000	8,248,895	24,698,105
Total Countywide	\$ 439,628,000	\$ 106,166,700	\$ 333,461,300
<b>Library Construction</b>			
<u>Eastern Riverside County</u>			
Thermal Public Library	\$ 3,100,000	\$ 3,100,000	\$ -
<u>Western Riverside County</u>			
Temescal Canyon Library	\$ 3,586,000	\$ 1,673,062	\$ 1,912,938
Nuview Library Replacement	3,500,000	1,632,938	1,867,062
Total - Western Riverside County	\$ 7,086,000	\$ 3,306,000	\$ 3,780,000
<b>Fire Facilities</b>			
<u>Eastern Riverside County</u>			
Station 41 - North Shore	\$ 2,840,525	\$ 2,840,525	\$ -
Station 43 - Blythe	2,517,850	2,517,850	-
Station 45 - Blythe Air Base	2,517,000	2,517,000	-
Station 49 - Lake Tamarisk	2,626,450	2,626,450	-
Valerie Jean/100 Palms Station	3,868,500	3,868,500	-
Gamet Fire Station	3,868,500	3,868,500	-
Oasis Fire Station	3,868,500	3,868,500	-
Panorama Fire Station	5,826,500	5,826,500	-
Black Emerald Fire Station	5,826,500	5,826,500	-
Total - Eastern Riverside	\$ 33,760,325	\$ 33,760,325	\$ -
<u>Western Riverside Plan Areas</u>			
Station 9 - Goodmeadow	\$ 2,015,175	\$ 940,099	\$ 1,075,076
Station 15 - El Cerrito	2,810,500	1,311,126	1,499,374
Station 22 - Cherry Valley	1,810,000	844,383	965,617
Station 23 - Pine Cove	1,476,500	688,802	787,698
Station 26 - Little Lake	2,381,000	1,110,760	1,270,240
Station 51 - El Cariso	3,239,000	1,511,025	1,727,975
Station 52 - Cottonwood	2,770,650	1,292,535	1,478,115
Station 63 - Poppet Flats	3,381,500	1,577,503	1,803,997
La Cresta/Deluz Station	3,953,500	1,844,346	2,109,154
Pourroy Station	3,953,500	1,844,346	2,109,154
Gavilan Hills Station	3,953,500	1,844,346	2,109,154
Morgan Hill Station	3,953,500	1,844,346	2,109,154
Whitewater/Haugen-Lehman Station	3,953,500	1,844,346	2,109,154
March JPA	-	-	-
East Lakeview Station	3,953,500	1,844,346	2,109,154
North Lakeview Station	3,953,500	1,844,346	2,109,154
West Lakeview Station	3,953,500	1,844,346	2,109,154
Wildomar Fire Station #61 Expansion	175,000	81,639	93,361
Total - Western Riverside	\$ 51,687,325	\$ 24,031,000	\$ 27,656,325

Source: County Of Riverside Development Impact Fee Study Update Final Report December 2, 2013; Willdan Financial Services.

**County of Riverside Development Impact Fee Study Capital Improvement Plan - (Continued)**

<b>Project</b>	<b>Total Cost</b>	<b>Unincorporated Allocation (Fee Contribution)</b>	<b>Non-Fee Contribution</b>
<b>Traffic Signals</b>	\$ 38,110,900	\$ 38,110,900	\$ -
<b>Regional Parks</b>			
<i><u>Eastern Riverside County</u></i>			
Lake Cahuilla Recreation Area Improvements	\$ 600,000	\$ 543,566	\$ 56,434
Mayflower Park Expansion & Improvements - Campsite	8,000,000	7,247,547	752,453
Mayflower Park Expansion & Improvements - Irrigation System	2,000,000	1,811,887	188,113
Total - Eastern Riverside	\$ 10,600,000	\$ 9,603,000	\$ 997,000
<i><u>Western Riverside County</u></i>			
Louis Robidoux Nature Center Improvements	\$ 234,500	\$ 157,130	\$ 77,370
Rancho Jurupa Park/Headquarters Expansion & Improvements	12,000,000	8,040,784	3,959,216
Gilman Historic Ranch Expansion	2,250,000	1,507,647	742,353
Lawler Lodge Expansion & Improvements	3,000,000	2,010,196	989,804
Lake Skinner Recreation Area Improvements, Temecula	4,000,000	2,680,261	1,319,739
Hurkey Creek Park Expansion - Water Playground	1,500,000	1,005,098	494,902
Jenson Alvarado Ranch Expansion - Visitor Center	6,000,000	4,020,392	1,979,608
Bogart Park Campground Expansion	3,000,000	2,010,196	989,804
Butterfield Park	-	-	-
Idyllwild Park	3,000,000	2,010,196	989,804
San Timoteo Regional Park - Campsite	1,500,000	1,005,098	494,902
Total - Western Riverside	\$ 36,484,500	\$ 24,447,000	\$ 12,037,500
<b>Trails</b>			
<i><u>Eastern Riverside County</u></i>			
Desert Hot Springs Trail	\$ 3,500,000	\$ 3,500,000	\$ -
Dillon Road Trail Development Project	250,000	200,000	50,000
Vista Santa Rosa Trail	2,250,000	2,250,000	-
Total - Eastern Riverside	\$ 6,000,000	\$ 5,950,000	\$ 50,000
<i><u>Western Riverside County</u></i>			
Highgrove Trail Phase 2	\$ 4,800,000	\$ 712,843	\$ 4,087,157
Santa Ana River Trail Expansion & Development Phase 7	6,000,000	891,054	5,108,946
Santa Ana River Trail Expansion & Development Phase 8	8,500,000	1,262,327	7,237,673
Santa Ana River Trail Expansion & Development Phase 9	3,000,000	445,527	2,554,473
Harford Spring Trail3	1,000,000	148,509	851,491
Salt Creek Trail Phase 1	2,300,000	341,571	1,958,429
Salt Creek Trail Phase 2	2,600,000	386,123	2,213,877
Salt Creek Trail Phase 3	2,350,000	348,996	2,001,004
San Jacinto River Trail Phase 1	3,963,500	588,615	3,374,885
San Jacinto River Trail Phase 2	3,565,000	529,435	3,035,565
Total - Western Riverside	\$ 38,078,500	\$ 5,655,000	\$ 32,423,500
<b>Flood Control</b>	\$ 25,500,000	\$ 1,951,400	\$ 23,548,600
<b>Library Books</b>	\$ 10,754,000	\$ 3,496,000	\$ 7,258,000
<b>MultiService Centers</b>			
<i><u>Western Riverside Plan Areas</u></i>			
Corona	\$ 7,000,000	\$ 1,060,976	\$ 5,939,024
Hemet	7,350,000	1,114,024	6,235,976
Total - Western Riverside	\$ 14,350,000	\$ 2,175,000	\$ 12,175,000
<b>Grand Total</b>	\$ 715,139,550	\$ 261,752,325	\$ 453,387,225

Source: County Of Riverside Development Impact Fee Study Update Final Report December 2, 2013; Willdan Financial Services.

**County of Riverside Development Impact Fee Study Capital Improvement Plan - Traffic Projects**

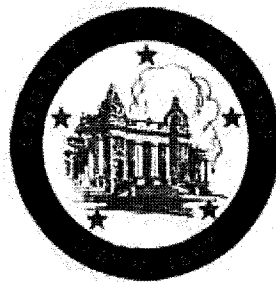
Facility	Total Facility Costs	Unincorporated Allocation (Fee Contribution)	Non-Fee Contribution
<u>Coachella - Western (AP2)</u>			
38th Ave. (Adams St. to City of Indio)	\$ 1,251,762	\$ 137,694	\$ 1,114,068
Vamer Rd. (38th Ave. to Washington St.)	8,000,000	880,000	7,120,000
Subtotal: Road Construction	\$ 9,251,762	\$ 1,017,694	\$ 8,234,068
<b>Total: Coachella - Western (AP2)</b>	<b>\$ 9,251,762</b>	<b>\$ 1,017,694</b>	<b>\$ 8,234,068</b>
<u>Highgrove/Northside/University City (AP3)</u>			
Main Street Grade Separation	\$ 30,000,000	\$ 2,000,000	\$ 28,000,000
<b>Total: Highgrove/Northside/University City (AP3)</b>	<b>\$ 30,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 28,000,000</b>
<u>Reche Canyon/Badlands (AP4)</u>			
Gilman Springs Rd. (87.5%) (Moreno Valley to Bridge St.)	\$ 24,000,000	\$ 1,200,000	\$ 22,800,000
Reche Canyon Rd. (S.B. County Line to Reche Vista Dr.)	75,000,000	2,250,000	72,750,000
<b>Total: Reche Canyon/Badlands (AP4)</b>	<b>99,000,000</b>	<b>\$ 3,450,000</b>	<b>\$ 95,550,000</b>
<u>Temescal Canyon (AP6)</u>			
Interstate 15 and Temescal Canyon Road Interchange	\$ 25,000,000	\$ 5,000,000	\$ 20,000,000
Coldwater Canyon Drainage Structure	2,000,000	400,000	1,600,000
Subtotal: Major Improvements	\$ 27,000,000	\$ 5,400,000	\$ 21,600,000
<b>Total: Temescal Canyon (AP6)</b>	<b>\$ 27,000,000</b>	<b>\$ 5,400,000</b>	<b>\$ 21,600,000</b>
<u>Woodcrest/Lake Mathews (AP7)</u>			
A Street (McAllister to Van Buren)	\$ 6,000,000	\$ 5,500,000	\$ 500,000
El Sobrante Rd. (McAllister to Mockingbird Cyn Rd)	7,000,000	2,000,000	5,000,000
Markham St. (Owl Tree to Oran)	500,000	465,000	35,000
Gavilan (Cajalco to Santa Rose Mine Rd)	4,000,000	1,040,000	2,960,000
<b>Total: Woodcrest/Lake Mathews (AP7)</b>	<b>\$ 17,500,000</b>	<b>\$ 9,005,000</b>	<b>\$ 8,495,000</b>
<u>Upper San Jacinto Valley (AP10)</u>			
Bridge St. (36%) (Gilman Springs to Ramona Exprwy)	\$ 800,000	\$ 160,000	\$ 640,000
Gilman Springs Rd (12.5%) (Moreno Valley to Sanderson)	30,000,000	2,000,000	28,000,000
Stetson Ave. (Hemet to Soboba St.)	2,500,000	455,000	2,045,000
<b>Total: Upper San Jacinto Valley (AP10)</b>	<b>\$ 33,300,000</b>	<b>\$ 2,615,000</b>	<b>\$ 30,685,000</b>
<u>REMAP (AP11)</u>			
SR 371 (SR 79 South to Hwy 74)	\$ 2,000,000	\$ 2,000,000	\$ -
<u>Lakeview/Nuevo (AP12)</u>			
Montgomery Ave. (Nuevo to Hansen)	\$ 655,917	\$ 655,917	\$ -

**County of Riverside Development Impact Fee Study Capital Improvement Plan - Traffic Projects  
(Continued)**

Facility	Total Facility Costs	Unincorporated Allocation (Fee Contribution)	Non-Fee Contribution
<u>Mead Valley/Good Hope (AP 13)</u>			
Clark St. (Cajalco to Rider)	\$ 955,000	\$ 248,300	\$ 706,700
Old Elsinore Rd. (Rider to San Jacinto Ave)	6,200,000	1,612,000	4,588,000
Theda St. (Ellis to Hwy 74)	2,700,000	702,000	1,998,000
Nandina (Wood Rd. to Barton)	1,500,000	1,395,000	105,000
<b>Total: Mead Valley/Good Hope (AP 13)</b>	<b>\$ 11,355,000</b>	<b>\$ 3,957,300</b>	<b>\$ 7,397,700</b>
<u>Palo Verde Valley (AP14)</u>			
Interstate 10 and Mesa Drive	\$ 500,000	\$ 195,000	\$ 305,000
<u>Greater Elsinore (AP15)</u>			
Grand Ave. (Elsinore C.L. to Central)	\$ 30,000,000	\$ -	\$ 30,000,000
De Palma Rd. (Horsethief Canyon to Indian Truck Trail)	2,576,000	231,840	2,344,160
Mountain Road (2 lanes) (Horsethief Canyon to Del Palma)	4,000,000	360,000	3,640,000
<b>Total: Greater Elsinore (AP15)</b>	<b>\$ 36,576,000</b>	<b>\$ 591,840</b>	<b>\$ 35,984,160</b>
<u>Coachella - Eastern (AP18)</u>			
62nd Ave. (Polk Street to Hwy 111)	\$ 5,209,984	\$ 3,699,089	\$ 1,510,895
Harrison (Avenue 56 to Avenue 66)	17,000,000	12,070,000	4,930,000
Jackson (Avenue 56 to Avenue 66)	17,000,000	12,070,000	4,930,000
Avenue 66 (Jackson to SR-86)	24,500,000	17,395,000	7,105,000
Subtotal: Road Construction	\$ 63,709,984	\$ 45,234,089	\$ 18,475,895
Highway 86 South and 66th Ave. - New Interchange	\$ 30,000,000	\$ -	\$ 30,000,000
Highway 86 South and 62nd Ave. - New Interchange	39,000,000	15,000,000	24,000,000
Subtotal: Major Improvements	\$ 69,000,000	\$ 15,000,000	\$ 54,000,000
<b>Total: Coachella - Eastern (AP18)</b>	<b>\$ 132,709,984</b>	<b>\$ 60,234,089</b>	<b>\$ 72,475,895</b>
<u>Southwest Area Plan (SWAP) (AP19)</u>			
Rancho California Rd. (Temcula C.L. to Buck Rd.)	\$ 10,000,000	\$ -	\$ 10,000,000
<u>San Gorgonio Pass Area (AP20)</u>			
Beaumont Ave. (Cherry Valley Blvd. to Brookside)	\$ 1,720,465	\$ 344,093	\$ 1,376,372
Beaumont Ave. (Brookside to 14th Ave.)	1,595,000	319,000	1,276,000
I-10 Bypass (Hargrave to SR 62)	26,000,000	3,700,000	22,300,000
Subtotal: Road Construction	\$ 29,315,465	\$ 4,363,093	\$ 24,952,372
Interstate 10 and Cherry Valley Blvd	\$ 5,000,000	\$ 440,000	\$ 4,560,000
Interstate 10 and Main Street	2,000,000	400,000	1,600,000
Subtotal: Major Improvements	\$ 7,000,000	\$ 840,000	\$ 6,160,000
<b>Total: San Gorgonio Pass Area (AP20)</b>	<b>\$ 36,315,465</b>	<b>\$ 5,203,093</b>	<b>\$ 31,112,372</b>
<b>Total All Area Plans</b>	<b>\$ 446,164,128</b>	<b>\$ 96,324,932</b>	<b>\$ 352,839,196</b>

Sources: Riverside County TLMA; Willdan Financial Services.

**COUNTY OF RIVERSIDE**  
**DEVELOPMENT IMPACT FEE**  
**STUDY UPDATE**  
**FINAL REPORT**  
**NOVEMBER 25, 2014**



***Oakland Office:***

1939 Harrison Street  
Suite 430  
Oakland, CA 94612  
Tel: (510) 832-0899  
Fax: (510) 832-0898

***Office Locations:***

Anaheim, CA  
Oakland, CA  
Orlando, FL

Phoenix, AZ  
Sacramento, CA  
Temecula, CA

[www.willdan.com](http://www.willdan.com)



# Table of Contents

---

EXECUTIVE SUMMARY .....	1
Background and Study Objectives	2
County Service Divisions by Geographic Areas and Incorporation Status	3
Service Population by Facility Category	3
Facility Standards and Cost Allocation	4
Administrative Charge	4
Fee Schedules	5
Projected DIF Revenue and Other Funding Needed	27
1. INTRODUCTION.....	29
Background and Study Objectives	29
Public Facilities Financing in California	30
Organization of the Report	30
Facility Standards and Cost Allocations	31
Prioritization of Department Identified Facilities Needs	33
Unit Costs	34
2. FACILITY SERVICE POPULATIONS AND GROWTH PROJECTIONS .....	36
County Service Divisions by Geographic Areas	36
Use of Growth Projections for Impact Fees	40
Growth Projections for Riverside County	40
Resident and Employment (Worker) Service Populations	41
Land Use Types	43
Occupant Densities	44
Fee Adjustments	46
3. CRIMINAL JUSTICE PUBLIC FACILITIES .....	47

Service Population	47
Fee Schedule	50
Cost of Proposed New Facilities	51
Projected Fee Revenue and Other Funding Needed	52
<b>4. LIBRARY CONSTRUCTION .....</b>	<b>53</b>
Service Population	53
Facility Inventories & Standards	54
Fee Schedule	56
Cost of Proposed New Facilities	57
Projected Fee Revenue and Other Funding Needed	58
<b>5. FIRE PROTECTION FACILITIES.....</b>	<b>59</b>
Service Population	59
Facility Inventories & Standards	60
Fee Schedule	61
Cost of Proposed New Facilities	62
Projected Fee Revenue and Other Funding Needed	63
<b>6. TRAFFIC IMPROVEMENT FACILITIES .....</b>	<b>65</b>
Trip Generation as a Measure of Demand for Facilities	66
Trip Generation from New Development	67
Cost of Proposed New Facilities and Cost Allocation	68
Level of Service Analysis	72
Offsetting Revenues and Net Costs Allocated to Unincorporated Area New Development	74
Cost per Trip	78
Fee Schedule	78
Projected Fee Revenue and Other Funding Needed	81
<b>7. TRAFFIC SIGNALS.....</b>	<b>82</b>

Traffic Signals per Square Mile	82
Square Miles of Projected New Development	83
Projected Growth in Average Daily Trips	85
Cost per Signal	86
Cost per ADT	86
Fee Schedule	87
Estimated Fee Revenue	88
<b>8. REGIONAL PARKS .....</b>	<b>89</b>
Service Population	89
Facility Inventories	89
Fee Schedule	93
Proposed Regional Park Facilities	94
Projected Fee Revenue	96
<b>9. REGIONAL TRAILS .....</b>	<b>97</b>
Service Population	97
Facility Inventories & Standards	97
Cost of Proposed New Facilities	100
Per Capita Facility Standards	102
Fee Schedule	102
Projected Fee Revenue	103
<b>10. FLOOD CONTROL .....</b>	<b>105</b>
Service Population	105
Facility Inventories & Standards	106
Fee Schedule	107
<b>11. LIBRARY BOOKS/MEDIA .....</b>	<b>110</b>
Service Population	110
Facility Inventories & Standards	110

Fee Schedule	112
Projected Fee Revenue	113
<b>12. REGIONAL MULTI-SERVICE CENTERS .....</b>	<b>114</b>
Service Population	114
Facility Inventories & Standards	115
Fee Schedule	117
Cost of Proposed New Facilities	118
Projected Fee Revenue	119
<b>13. IMPLEMENTATION .....</b>	<b>120</b>
Impact Fee Program Adoption Process	120
Fee Collection	120
Inflation Adjustment	121
Reporting Requirements	121
Programming Revenues and Projects with the CIP	121
<b>14. MITIGATION FEE ACT FINDINGS .....</b>	<b>122</b>
Purpose of Fee	122
Use of Fee Revenues	122
Benefit Relationship	123
Burden Relationship	123
Proportionality	124

## Appendix

# Executive Summary

---

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

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

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

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

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

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

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

## Background and Study Objectives

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

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

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

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

---

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

## County Service Divisions by Geographic Areas and Incorporation Status

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

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

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

## Service Population by Facility Category

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

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

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

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

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

## Facility Standards and Cost Allocation

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

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

## Administrative Charge

All fees include an administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue

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



collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

## Fee Schedules

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

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

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

Area/Land Use	Criminal Justice Public Facilities		Library Construction	Fire Protection	Traffic Improvement Facilities <sup>1</sup>	Traffic Signals <sup>2</sup>	Parks	Regional Trails	Flood Control <sup>3</sup>	Library Books	Multi-Service Centers	Subtotal <sup>4</sup>
	\$											
<u>Eastern Riverside County</u>												
<u>Residential</u>												
Single Family	\$ 1,669	\$ 179	\$ 1,248	Varies	\$ 459	\$ 300	\$ 185	N/A	\$ 57	\$ -	\$ 4,097	
Multi Family	1,158	124	866	Varies	322	208	129	N/A	40	-	2,847	
<u>Non-residential</u>												
Commercial	\$ 3,798	N/A	\$ 14,722	Varies	\$ 10,963	N/A	N/A	N/A	N/A	N/A	\$ 29,483	
Office <sup>5</sup>	3,798	N/A	14,722	Varies	8,089	N/A	N/A	N/A	N/A	N/A	26,609	
Industrial	1,925	N/A	3,197	Varies	1,597	N/A	N/A	N/A	N/A	N/A	6,719	
Surface Mining	1,925	N/A	3,197	Varies	1,597	N/A	N/A	N/A	N/A	N/A	6,719	
Wineries	2,617	N/A	4,347	Varies	2,824	N/A	N/A	N/A	N/A	N/A	9,788	
<u>Western Riverside County</u>												
<u>Residential</u>												
Single Family	\$ 1,669	\$ 115	\$ 694	Varies	\$ 459	\$ 852	\$ 197	N/A	\$ 57	\$ 75	\$ 4,118	
Multi Family	1,158	80	481	Varies	322	591	137	N/A	40	53	2,862	
<u>Non-residential</u>												
Commercial	\$ 3,798	N/A	\$ 8,191	Varies	\$ 10,963	N/A	N/A	N/A	N/A	N/A	\$ 22,952	
Office <sup>5</sup>	3,798	N/A	8,191	Varies	8,089	N/A	N/A	N/A	N/A	N/A	20,078	
Industrial	1,925	N/A	1,779	Varies	1,597	N/A	N/A	N/A	N/A	N/A	5,301	
Surface Mining	1,925	N/A	1,779	Varies	1,597	N/A	N/A	N/A	N/A	N/A	5,301	
Wineries	2,617	N/A	2,418	Varies	2,824	N/A	N/A	N/A	N/A	N/A	7,859	

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

<sup>1</sup> Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.5.

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

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

<sup>4</sup> Subtotal excludes traffic facilities fees, which vary by area plan, and flood control fees which are limited to specific area plans.

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

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

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

Fee	Criminal Justice Public Facilities										Total
	Library Construction	Fire Protection	Traffic Improvement Facilities <sup>1</sup>	Traffic Signals	Regional Parks	Regional Trails	Flood Control <sup>2</sup>	Library Books	Regional Multi-Service Centers		
<i>Jurupa (AP 1)</i>											
<i>Residential</i>											
Single Family	\$ 1,669	\$ 115	\$ 694	\$ -	\$ 459	\$ 852	\$ 197	N/A	\$ 57	\$ 75	\$ 4,118
Multi-Family	1,158	80	481	-	322	591	137	N/A	40	53	2,862
<i>Non-residential</i>											
Commercial	\$ 3,798	N/A	\$ 8,191	\$ -	\$ 10,963	N/A	N/A	N/A	N/A	N/A	\$ 22,952
Office <sup>3</sup>	3,798	N/A	8,191	-	8,089	N/A	N/A	N/A	N/A	N/A	20,078
Industrial	1,925	N/A	1,779	-	1,597	N/A	N/A	N/A	N/A	N/A	5,301
Surface Mining	1,925	N/A	1,779	-	1,597	N/A	N/A	N/A	N/A	N/A	5,301
Wineries	2,617	N/A	2,418	-	2,824	N/A	N/A	N/A	N/A	N/A	7,859

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

<sup>1</sup> Traffic facilities excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Coachella - Western (AP 2)										Total	
	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities <sup>1</sup>	Traffic Signals	Regional Parks	Regional Trails	Flood Control <sup>2</sup>	Library Books	Regional Multi-Service Centers		
<i>Residential</i>												
Single Family	\$ 1,669	\$ 179	\$ 1,248	\$ 48	\$ 459	\$ 300	\$ 185	N/A	\$ 57	\$ -	\$ 4,145	
Multi-Family	1,158	124	866	34	322	208	129	N/A	40	-	2,881	
<i>Non-residential</i>												
Commercial	\$ 3,798	N/A	\$ 14,722	\$ 1,143	\$ 10,963	N/A	N/A	N/A	N/A	N/A	\$ 30,626	
Office <sup>3</sup>	3,798	N/A	14,722	844	8,089	N/A	N/A	N/A	N/A	N/A	27,453	
Industrial	1,925	N/A	3,197	167	1,597	N/A	N/A	N/A	N/A	N/A	6,886	
Surface Mining	1,925	N/A	3,197	167	1,597	N/A	N/A	N/A	N/A	N/A	6,886	
Wineries	2,617	N/A	4,347	295	2,824	N/A	N/A	N/A	N/A	N/A	10,083	

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

<sup>1</sup> Traffic facilities excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Library Construction		Fire Protection		Traffic Improvement Facilities <sup>1</sup>		Traffic Signals		Regional Parks		Regional Trails		Flood Control <sup>2</sup>		Library Books		Regional Multi-Service Centers		Total
<i>Highgrove (AP 3)</i>																					
<i>Residential</i>																					
Single Family	\$	1,669	\$	115	\$	694	\$	651	\$	459	\$	852	\$	197	N/A	\$	57	\$	75	\$	4,769
Multi-Family		1,158		80		481		457		322		591		137		N/A		40		53	3,319
<i>Non-residential</i>																					
Commercial	\$	3,798		N/A	\$	8,191	\$	15,551	\$	10,963		N/A		N/A		N/A		N/A		N/A	\$ 38,503
Office <sup>3</sup>		3,798		N/A		8,191		11,473		8,089		N/A		N/A		N/A		N/A		N/A	31,551
Industrial		1,925		N/A		1,779		2,266		1,597		N/A		N/A		N/A		N/A		N/A	7,567
Surface Mining		1,925		N/A		1,779		2,266		1,597		N/A		N/A		N/A		N/A		N/A	7,567
Wineries		2,617		N/A		2,418		4,007		2,824		N/A		N/A		N/A		N/A		N/A	11,866

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities			Fire Protection	Library Construction	Traffic Facilities <sup>1</sup>	Traffic Signals	Regional Parks	Regional Trails	Flood Control <sup>2</sup>	Library Books	Regional Multi-Service Centers	Total
<i>Reche Canyon / Badlands (AP 4)</i>													
<i>Residential</i>													
Single Family	\$ 1,669	\$ 115	\$ 694	\$ 481	\$ 565	\$ 459	\$ 852	\$ 197	N/A	\$ 57	\$ 75	\$ 4,683	
Multi-Family	1,158	80	481	396	322	591	137	N/A	N/A	40	53	3,258	
<i>Non-residential</i>													
Commercial	\$ 3,798	N/A	\$ 8,191	\$ 13,493	\$ 10,963	N/A	N/A	N/A	N/A	N/A	N/A	\$ 36,445	
Office <sup>3</sup>	3,798	N/A	8,191	9,955	8,089	N/A	N/A	N/A	N/A	N/A	N/A	30,033	
Industrial	1,925	N/A	1,779	1,966	1,597	N/A	N/A	N/A	N/A	N/A	N/A	7,267	
Surface Mining	1,925	N/A	1,779	1,966	1,597	N/A	N/A	N/A	N/A	N/A	N/A	7,267	
Wineries	2,617	N/A	2,418	3,476	2,824	N/A	N/A	N/A	N/A	N/A	N/A	11,335	

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Library Construction		Fire Protection		Traffic Improvement Facilities <sup>1</sup>		Traffic Signals		Regional Parks		Regional Trails		Flood Control <sup>2</sup>		Library Books		Regional Multi-Service Centers		Total
<i>Eastvale (AP 5)</i>																					
<i>Residential</i>																					
Single Family	\$	1,669	\$	115	\$	694	\$	-	\$	459	\$	852	\$	197	N/A	\$	57	\$	75	\$	4,118
Multi-Family		1,158		80		481		-		322		591		137		N/A		40		53	2,862
<i>Non-residential</i>																					
Commercial	\$	3,798		N/A	\$	8,191	\$	-	\$	10,963		N/A		N/A		N/A		N/A		N/A	\$ 22,952
Office <sup>3</sup>		3,798		N/A		8,191		-		8,089		N/A		N/A		N/A		N/A		N/A	20,078
Industrial		1,925		N/A		1,779		-		1,597		N/A		N/A		N/A		N/A		N/A	5,301
Surface Mining		1,925		N/A		1,779		-		1,597		N/A		N/A		N/A		N/A		N/A	5,301
Wineries		2,617		N/A		2,418		-		2,824		N/A		N/A		N/A		N/A		N/A	7,859

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Library Construction	Fire Protection	Traffic Improvement Facilities <sup>1</sup>	Traffic Signals	Regional Parks	Regional Trails	Flood Control <sup>2</sup>	Library Books	Regional Multi-Service Centers		Total
<i>Temescal Canyon (AP 6)</i>													
<i>Residential</i>													
Single Family	\$ 1,669	\$	115	\$ 694	\$ 612	\$ 459	\$ 852	\$ 197	N/A	\$ 57	\$ 75		\$ 4,730
Multi-Family	1,158		80	481	430	322	591	137	N/A	40	53		3,292
<i>Non-residential</i>													
Commercial	\$ 3,798		N/A	\$ 8,191	\$ 14,636	\$ 10,963	N/A	N/A	N/A	N/A	N/A	N/A	\$ 37,588
Office <sup>3</sup>	3,798		N/A	8,191	10,798	8,089	N/A	N/A	N/A	N/A	N/A	N/A	30,876
Industrial	1,925		N/A	1,779	2,133	1,597	N/A	N/A	N/A	N/A	N/A	N/A	7,434
Surface Mining	1,925		N/A	1,779	2,133	1,597	N/A	N/A	N/A	N/A	N/A	N/A	7,434
Wineries	2,617		N/A	2,418	3,771	2,824	N/A	N/A	N/A	N/A	N/A	N/A	11,630

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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



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

Fee	Criminal Justice Public Facilities										Total
	Library Construction	Fire Protection	Traffic Improvement Facilities <sup>1</sup>	Traffic Signals	Regional Parks	Regional Trails	Flood Control <sup>2</sup>	Library Books	Regional Multi-Service Centers		
<i>Lake Mathews / Woodcrest (AP 7)</i>											
<i>Residential</i>											
Single Family	\$ 1,669	\$ 115	\$ 694	\$ 804	\$ 459	\$ 852	\$ 197	N/A	\$ 57	\$ 75	\$ 4,922
Multi-Family	1,158	80	481	564	322	591	137	N/A	40	53	3,426
<i>Non-residential</i>											
Commercial	\$ 3,798	N/A	\$ 8,191	\$ 19,210	\$ 10,963	N/A	N/A	N/A	N/A	N/A	\$ 42,162
Office <sup>3</sup>	3,798	N/A	8,191	14,173	8,089	N/A	N/A	N/A	N/A	N/A	34,251
Industrial	1,925	N/A	1,779	2,799	1,597	N/A	N/A	N/A	N/A	N/A	8,100
Surface Mining	1,925	N/A	1,779	2,799	1,597	N/A	N/A	N/A	N/A	N/A	8,100
Wineries	2,617	N/A	2,418	4,949	2,824	N/A	N/A	N/A	N/A	N/A	12,808

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Library Construction	Fire Protection <sup>1</sup>	Traffic Improvement Facilities <sup>2</sup>	Traffic Signals	Regional Parks	Regional Trails	Flood Control <sup>3</sup>	Library Books	Regional Multi-Service Centers	Total
<i>March Air Force Reserve Base (MARFB) Policy Area (AP 8)</i>												
<i>Residential</i>												
Single Family	\$ 1,669	\$	115	\$ 694	\$ -	459	\$ 852	197	N/A	\$ 57	\$ 75	\$ 4,118
Multi-Family	1,158		80	481	-	322	591	137	N/A	40	53	2,862
<i>Non-residential</i>												
Commercial	\$ 3,798	\$	N/A	\$ 8,191	\$ -	10,963	N/A	N/A	N/A	N/A	N/A	\$ 22,952
Office <sup>4</sup>	3,798		N/A	8,191	-	8,089	N/A	N/A	N/A	N/A	N/A	20,078
Industrial	1,925		N/A	1,779	-	1,597	N/A	N/A	N/A	N/A	N/A	5,301
Surface Mining	1,925		N/A	1,779	-	1,597	N/A	N/A	N/A	N/A	N/A	5,301
Wineries	2,617		N/A	2,418	-	2,824	N/A	N/A	N/A	N/A	N/A	7,859

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

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

<sup>2</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Fire Protection	Traffic Improvement Facilities <sup>1</sup>		Traffic Signals	Regional Parks	Regional Trails	Flood Control <sup>2</sup>	Library Books	Regional Multi-Service Centers	Total
	Library Construction	Fire Protection		Fire Protection	Traffic Improvement Facilities <sup>1</sup>							
<i>Desert Center (AP 9)</i>												
<i>Residential</i>												
Single Family	\$ 1,669	\$ 179	\$ 1,248	\$ -	\$ 459	\$ 300	185	N/A	\$ 57	\$ -		\$ 4,097
Multi-Family	1,158	124	866	-	322	208	129	N/A	40	-		2,847
<i>Non-residential</i>												
Commercial	\$ 3,798	N/A	\$ 14,722	\$ -	\$ 10,963	N/A	N/A	N/A	N/A	N/A	N/A	\$ 29,483
Office <sup>3</sup>	3,798	N/A	14,722	-	8,089	N/A	N/A	N/A	N/A	N/A	N/A	26,609
Industrial	1,925	N/A	3,197	-	1,597	N/A	N/A	N/A	N/A	N/A	N/A	6,719
Surface Mining	1,925	N/A	3,197	-	1,597	N/A	N/A	N/A	N/A	N/A	N/A	6,719
Wineries	2,617	N/A	4,347	-	2,824	N/A	N/A	N/A	N/A	N/A	N/A	9,788

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan.

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

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

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

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

Fee	Criminal Justice Public Facilities		Fire Protection		Library Construction		Traffic Improvement Facilities <sup>1</sup>		Regional Parks		Regional Trails		Flood Control <sup>2</sup>		Library Books		Regional Multi-Service Centers		Total				
<i>San Jacinto Valley (AP 10)</i>																							
<i>Residential</i>																							
Single Family	\$	1,669	\$	115	\$	694	\$	105	\$	459	\$	852	\$	197	\$	285	\$	57	\$	75	\$	4,508	
Multi-Family		1,158		80		481		74		322		591		137		198		40		53		3,134	
<i>Non-residential</i>																							
Commercial	\$	3,798		N/A	\$	8,191	\$	2,516	\$	10,963		N/A	\$	N/A	\$	648		N/A		N/A		\$	26,116
Office <sup>3</sup>		3,798		N/A		8,191		1,856		8,089		N/A		N/A		N/A		N/A		N/A			21,934
Industrial		1,925		N/A		1,779		367		1,597		N/A		N/A		328		N/A		N/A			5,996
Surface Mining		1,925		N/A		1,779		367		1,597		N/A		N/A		328		N/A		N/A			5,996
Wineries		2,617		N/A		2,418		648		2,824		N/A		N/A		446		N/A		N/A			8,953

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	REMAP (AP 11)										Total	
	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities <sup>1</sup>	Traffic Signals	Regional Parks	Regional Trails	Flood Control <sup>2</sup>	Library Books	Regional Multi-Service Centers		
<u>Residential</u>												
Single Family	\$ 1,669	\$ 115	\$ 694	\$ 182	\$ 459	\$ 852	\$ 197	N/A	\$ 57	\$ 75		\$ 4,300
Multi-Family	1,158	80	481	128	322	591	137	N/A	40	53		2,990
<u>Non-residential</u>												
Commercial	\$ 3,798	N/A	\$ 8,191	\$ 4,345	\$ 10,963	N/A	N/A	N/A	N/A	N/A	N/A	\$ 27,297
Office <sup>3</sup>	3,798	N/A	8,191	3,206	8,089	N/A	N/A	N/A	N/A	N/A	N/A	23,284
Industrial	1,925	N/A	1,779	633	1,597	N/A	N/A	N/A	N/A	N/A	N/A	5,934
Surface Mining	1,925	N/A	1,779	633	1,597	N/A	N/A	N/A	N/A	N/A	N/A	5,934
Wineries	2,617	N/A	2,418	1,119	2,824	N/A	N/A	N/A	N/A	N/A	N/A	8,978

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Library Construction		Fire Protection		Traffic Improvement Facilities <sup>1</sup>		Traffic Signals		Regional Parks		Regional Trails		Flood Control <sup>2</sup>		Library Books		Regional Multi-Service Centers		Total
<i>Lakeview / Nuevo (AP 12)</i>																					
<i>Residential</i>																					
Single Family	\$	1,669	\$	115	\$	694	\$	29	\$	459	\$	852	\$	197	N/A	\$	57	\$	75	\$	4,147
Multi-Family		1,158		80		481		20		322		591		137	N/A		40		53		2,882
<i>Non-residential</i>																					
Commercial	\$	3,798		N/A	\$	8,191	\$	686	\$	10,963		N/A		N/A	N/A		N/A		N/A		\$ 23,638
Office <sup>3</sup>		3,798		N/A		8,191		506		8,089		N/A		N/A	N/A		N/A		N/A		20,584
Industrial		1,925		N/A		1,779		100		1,597		N/A		N/A	N/A		N/A		N/A		5,401
Surface Mining		1,925		N/A		1,779		100		1,597		N/A		N/A	N/A		N/A		N/A		5,401
Wineries		2,617		N/A		2,418		177		2,824		N/A		N/A	N/A		N/A		N/A		8,036

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Library Construction		Fire Protection		Traffic Improvement Facilities <sup>1</sup>		Traffic Signals		Regional Parks		Regional Trails		Flood Control <sup>2</sup>		Library Books		Regional Multi-Service Centers		Total
<i>Mead Valley (AP 13)</i>																					
<i>Residential</i>																					
Single Family	\$ 1,669	\$	115	\$	694	\$	450	\$	459	\$	852	\$	197	\$	40	\$	57	\$	75	\$	4,608
Multi-Family	1,158		80		481		316		322		591		137		28		40		53		3,206
<i>Non-residential</i>																					
Commercial	\$ 3,798	\$	N/A	\$	8,191	\$	10,748	\$	10,963	\$	N/A	\$	N/A	\$	90	\$	N/A	\$	N/A	\$	33,790
Office <sup>3</sup>	3,798		N/A		8,191		7,930		8,089		N/A		N/A		N/A		N/A		N/A		28,008
Industrial	1,925		N/A		1,779		1,566		1,597		N/A		N/A		45		N/A		N/A		6,912
Surface Mining	1,925		N/A		1,779		1,566		1,597		N/A		N/A		45		N/A		N/A		6,912
Wineries	2,617		N/A		2,418		2,769		2,824		N/A		N/A		61		N/A		N/A		10,689

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities			Traffic Improvement Facilities <sup>1</sup>			Regional Parks Trails			Regional Multi-Service Centers			Total
	Library Construction	Fire Protection	Library	Fire Protection	Traffic Signals	Traffic Signals	Regional Parks	Regional Trails	Flood Control <sup>2</sup>	Library Books	Regional Multi-Service Centers		
<i>Palo Verde Valley (AP 14)</i>													
<i>Residential</i>													
Single Family	\$ 1,669	\$ 1,248	\$ 179	\$ 866	\$ 57	\$ 459	\$ 300	\$ 185	N/A	\$ 57	\$ -	\$ 4,154	
Multi-Family	1,158		124		40	322	208	129	N/A	40	-	2,887	
<i>Non-residential</i>													
Commercial	\$ 3,798	\$ 14,722	N/A	\$ 14,722	\$ 1,372	\$ 10,963	N/A	N/A	N/A	N/A	N/A	\$ 30,855	
Office <sup>3</sup>	3,798	14,722	N/A	14,722	1,012	8,089	N/A	N/A	N/A	N/A	N/A	27,621	
Industrial	1,925	3,197	N/A	3,197	200	1,597	N/A	N/A	N/A	N/A	N/A	6,919	
Surface Mining	1,925	3,197	N/A	3,197	200	1,597	N/A	N/A	N/A	N/A	N/A	6,919	
Wineries	2,617	4,347	N/A	4,347	354	2,824	N/A	N/A	N/A	N/A	N/A	10,142	

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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



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

Fee	Criminal Justice Public Facilities		Library Construction		Fire Protection		Traffic Improvement Facilities <sup>1</sup>		Traffic Signals		Regional Parks		Regional Trails		Flood Control <sup>2</sup>		Library Books		Regional Multi-Service Centers		Total
<i>Elsinore (AP 15)</i>																					
<i>Residential</i>																					
Single Family	\$	1,669	\$	115	\$	694	\$	163	\$	459	\$	852	\$	197	N/A	\$	57	\$	75	\$	4,281
Multi-Family		1,158		80		481		114		322		591		137	N/A		40		53		2,976
<i>Non-residential</i>																					
Commercial	\$	3,798		N/A	\$	8,191	\$	3,888	\$	10,963		N/A		N/A	N/A		N/A		N/A		\$ 26,840
Office <sup>3</sup>		3,798		N/A		8,191		2,868		8,089		N/A		N/A	N/A		N/A		N/A		22,946
Industrial		1,925		N/A		1,779		567		1,597		N/A		N/A	N/A		N/A		N/A		5,868
Surface Mining		1,925		N/A		1,779		567		1,597		N/A		N/A	N/A		N/A		N/A		5,868
Wineries		2,617		N/A		2,418		1,002		2,824		N/A		N/A	N/A		N/A		N/A		8,861

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Library Construction		Fire Protection		Traffic Improvement Facilities <sup>1</sup>		Traffic Signals		Regional Parks		Regional Trails		Flood Control <sup>2</sup>		Library Books		Regional Multi-Service Centers		Total
<i>Harvest Valley / Winchester (AP 16)</i>																					
<i>Residential</i>																					
Single Family	\$	1,669	\$	115	\$	694	\$	-	\$	459	\$	852	\$	197	N/A	\$	57	\$	75	\$	4,118
Multi-Family		1,158		80		481		-		322		591		137	N/A		40		53		2,862
<i>Non-residential</i>																					
Commercial	\$	3,798		N/A	\$	8,191	\$	-	\$	10,963		N/A		N/A	N/A		N/A		N/A		\$ 22,952
Office <sup>3</sup>		3,798		N/A		8,191		-		8,089		N/A		N/A	N/A		N/A		N/A		20,078
Industrial		1,925		N/A		1,779		-		1,597		N/A		N/A	N/A		N/A		N/A		5,301
Surface Mining		1,925		N/A		1,779		-		1,597		N/A		N/A	N/A		N/A		N/A		5,301
Wineries		2,617		N/A		2,418		-		2,824		N/A		N/A	N/A		N/A		N/A		7,859

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Library Construction		Fire Protection		Traffic Improvement Facilities <sup>1</sup>		Traffic Signals		Regional Parks		Regional Trails		Flood Control <sup>2</sup>		Library Books		Regional Multi-Service Centers		Total
	\$		\$		\$		\$		\$		\$		\$		\$		\$		\$		
<i>Sun City / Menifee Valley (AP 17)</i>																					
<i>Residential</i>																					
Single Family	\$ 1,669	\$	115	\$	694	\$	-	\$	459	\$	852	\$	197	N/A	\$	57	\$	75	\$	4,118	
Multi-Family	1,158		80		481		-		322		591		137	N/A		40		53		2,862	
<i>Non-residential</i>																					
Commercial	\$ 3,798	\$	N/A	\$	8,191	\$	-	\$	10,963	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 22,952	
Office <sup>3</sup>	3,798		N/A		8,191		-		8,089		N/A		N/A	N/A		N/A		N/A		20,078	
Industrial	1,925		N/A		1,779		-		1,597		N/A		N/A	N/A		N/A		N/A		5,301	
Surface Mining	1,925		N/A		1,779		-		1,597		N/A		N/A	N/A		N/A		N/A		5,301	
Wineries	2,617		N/A		2,418		-		2,824		N/A		N/A	N/A		N/A		N/A		7,859	

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Library Construction	Fire Protection	Traffic Improvement Facilities <sup>1</sup>		Traffic Signals	Regional Parks	Regional Trails	Flood Control <sup>2</sup>	Library Books	Regional Multi-Service Centers	Total
	\$				\$								
<i>Eastern Coachella Valley (AP 18)</i>													
<i>Residential</i>													
Single Family	\$ 1,669	\$ 179	\$ 1,248	\$ 737	\$ 459	\$ 300	\$ 185	N/A	\$ 57	\$ -	\$ 4,834		
Multi-Family	1,158	124	866	517	322	208	129	N/A	40	-	3,364		
<i>Non-residential</i>													
Commercial	\$ 3,798	N/A	\$ 14,722	\$ 17,609	\$ 10,963	N/A	N/A	N/A	N/A	N/A	\$ 47,092		
Office <sup>3</sup>	3,798	N/A	14,722	12,992	8,089	N/A	N/A	N/A	N/A	N/A	39,601		
Industrial	1,925	N/A	3,197	2,566	1,597	N/A	N/A	N/A	N/A	N/A	9,285		
Surface Mining	1,925	N/A	3,197	2,566	1,597	N/A	N/A	N/A	N/A	N/A	9,285		
Wineries	2,617	N/A	4,347	4,537	2,824	N/A	N/A	N/A	N/A	N/A	14,325		

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Library Construction		Fire Protection		Traffic Improvement Facilities <sup>1</sup>		Traffic Signals		Regional Parks		Regional Trails		Flood Control <sup>2</sup>		Library Books		Regional Multi-Service Centers		Total
<i>Southwest Area (AP 19)</i>																					
<i>Residential</i>																					
Single Family	\$	1,669	\$	115	\$	694	\$	-	\$	459	\$	852	\$	197	N/A	\$	57	\$	75	\$	4,118
Multi-Family		1,158		80		481		-		322		591		137	N/A		40		53		2,862
<i>Non-residential</i>																					
Commercial	\$	3,798	\$	N/A	\$	8,191	\$	-	\$	10,963		N/A		N/A	N/A		N/A		N/A		\$ 22,952
Office <sup>3</sup>		3,798		N/A		8,191		-		8,089		N/A		N/A	N/A		N/A		N/A		20,078
Industrial		1,925		N/A		1,779		-		1,597		N/A		N/A	N/A		N/A		N/A		5,301
Surface Mining		1,925		N/A		1,779		-		1,597		N/A		N/A	N/A		N/A		N/A		5,301
Wineries		2,617		N/A		2,418		-		2,824		N/A		N/A	N/A		N/A		N/A		7,859

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.

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

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

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

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

Fee	Criminal Justice Public Facilities		Fire Protection		Library Construction		Traffic Improvement Facilities <sup>1</sup>		Traffic Signals		Regional Parks		Regional Trails		Flood Control <sup>2</sup>		Library Books		Regional Multi-Service Centers		Total
<i>The Pass (AP 20)</i>																					
<i>Residential</i>																					
Single Family	\$ 1,669	\$	115	\$	694	\$	316	\$	459	\$	852	\$	197		N/A	\$	57	\$	75	\$	4,434
Multi-Family	1,158		80		481		222		322		591		137		N/A		40		53		3,084
<i>Non-residential</i>																					
Commercial	\$ 3,798	\$	N/A	\$	8,191	\$	7,547	\$	10,963		N/A		N/A		N/A		N/A		N/A		\$ 30,499
Office <sup>3</sup>	3,798		N/A		8,191		5,568		8,089		N/A		N/A		N/A		N/A		N/A		25,646
Industrial	1,925		N/A		1,779		1,100		1,597		N/A		N/A		N/A		N/A		N/A		6,401
Surface Mining	1,925		N/A		1,779		1,100		1,597		N/A		N/A		N/A		N/A		N/A		6,401
Wineries	2,617		N/A		2,418		1,944		2,824		N/A		N/A		N/A		N/A		N/A		9,803

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

<sup>1</sup> Traffic facilities excludes traffic signals. Traffic facilities fee varies by area plan according to improvements detailed in Table 6.5.  
<sup>2</sup> Flood control facilities fee applies only in the Upper San Jacinto (AP10) and Mead Valley/Good Hope (AP13) area plans.  
<sup>3</sup> The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office replicates the calculated commercial fee.

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

## Projected DIF Revenue and Other Funding Needed

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

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

Facility Category	Estimated Total Cost of Planned Facilities	Other Funding Already Identified	Estimated Total Fee Revenue	Other Funding Needed
Criminal Justice Public Facilities	\$ 439,628,000	\$ 124,698,105	\$ 106,166,700	\$ 208,763,195
Library Construction	10,186,000		9,029,000	1,157,000
Fire Protection	85,447,000	-	64,564,000	20,883,000
Traffic Improvement Facilities <sup>1</sup>	447,029,128	273,000,000	101,059,832	72,969,296
Traffic Signals	38,110,900	-	38,110,900	-
Regional Parks	47,084,500	3,304,500	34,050,000	9,730,000
Regional Trails <sup>2</sup>	44,078,500	17,833,500	11,572,000	14,640,000
Flood Control <sup>3</sup>	25,500,000	-	1,951,400	23,548,600
Library Books	10,754,000	-	3,496,000	7,258,000
Regional Multi-Service Centers	14,350,000	-	2,175,000	12,175,000
Total	\$ 1,162,168,028	\$ 418,836,105	\$ 372,174,832	\$ 371,124,091

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

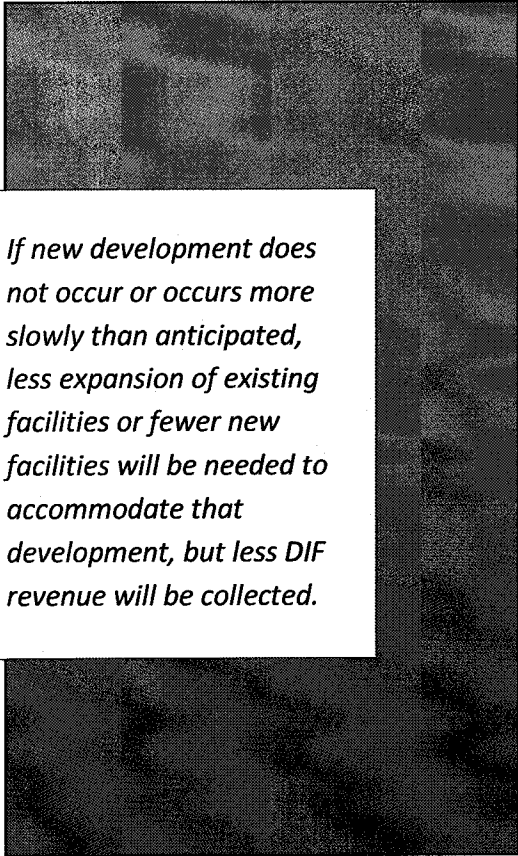
<sup>1</sup>Traffic facilities project costs and fee revenues reflect projects planned for completion by and projected trips at at 2035 horizon. All other fee categories have a development horizon of 2020.

<sup>2</sup>Totals do not sum due to rounding.

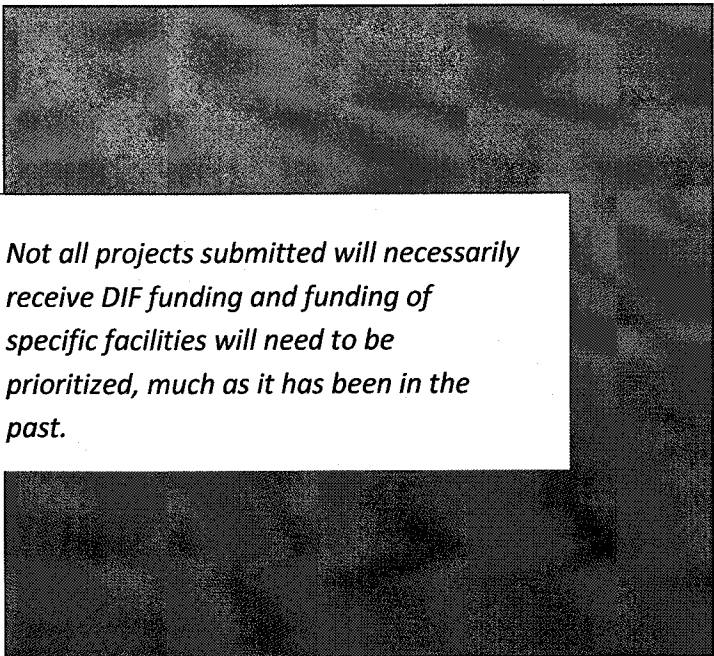
<sup>3</sup>Total costs and revenues for Area Plans 10 and 13 only.

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

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



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



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



# 1. Introduction

---

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

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

## Background and Study Objectives

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

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

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

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

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

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

## Public Facilities Financing in California

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

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

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

## Organization of the Report

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

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

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

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

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

## Facility Standards and Cost Allocations

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

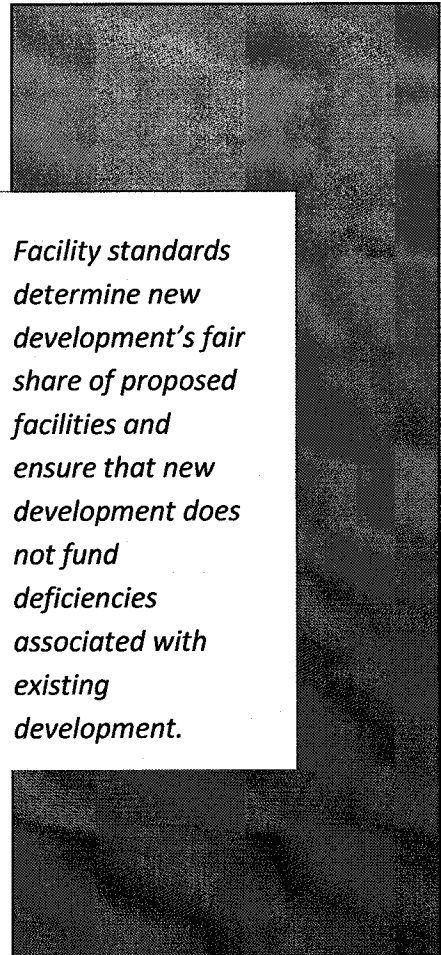
The most commonly accepted approaches to determining a facility standard and allocating facility costs are described below:

### ***Existing Inventory Method***

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

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

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



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

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

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

### ***System Plan Method***

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

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

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

### ***Planned Facilities Method***

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

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

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

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

#### Traffic and Traffic Level of Service Standards

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

#### Prioritization of Department Identified Facilities Needs

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

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

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

## Unit Costs

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

**Table 1.1: Unit Cost Assumptions**

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

Sources: DataQuick; Riverside County; Willdan Financial Services.

## Construction Costs

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

## Land Costs

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

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

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

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

---

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

# 2. Facility Service Populations and Growth Projections

---

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

## County Service Divisions by Geographic Areas

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

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

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

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



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

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

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

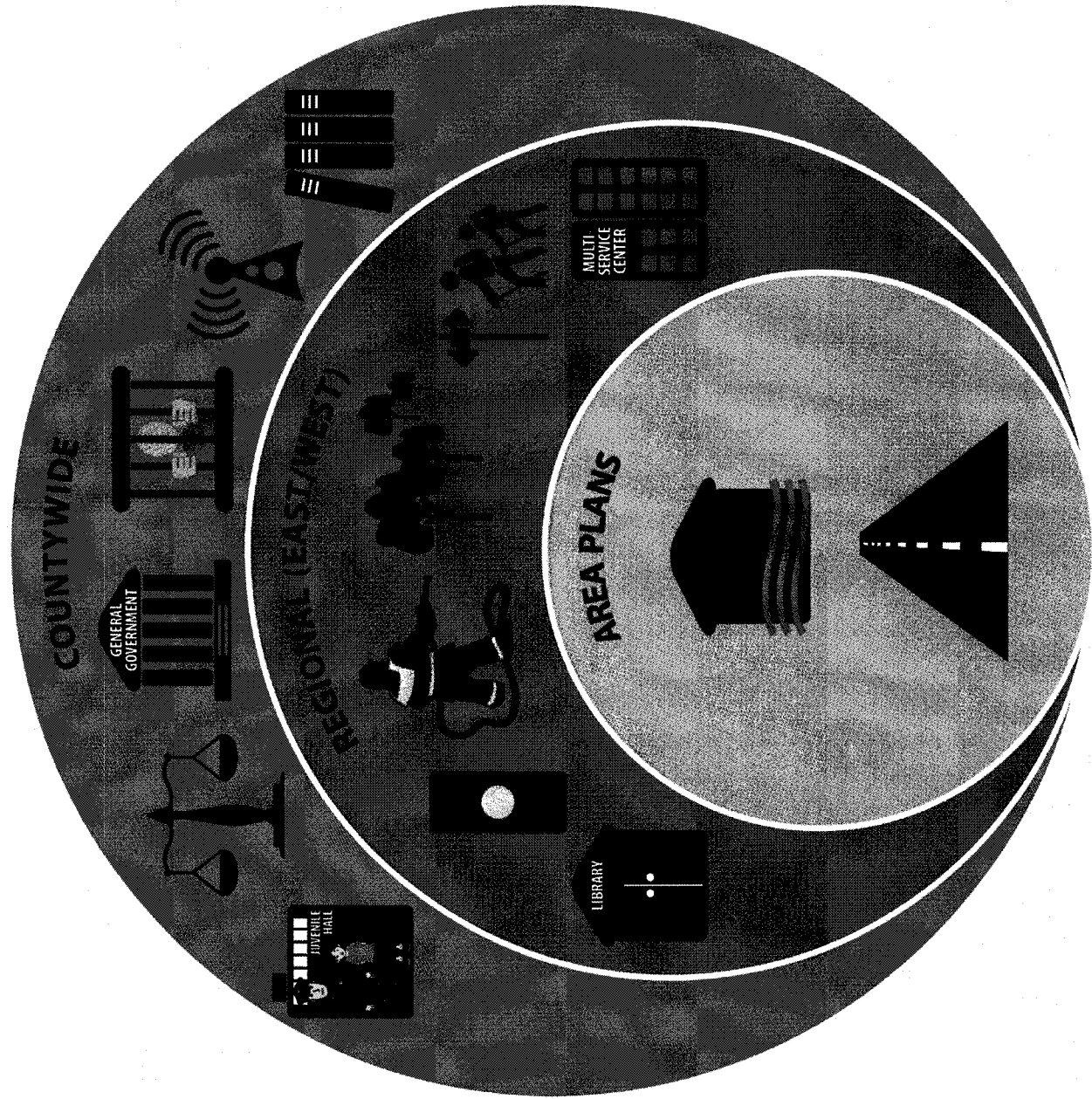
<sup>1</sup> DIF not implemented in incorporated areas. However, population and employment in areas outside of area plans included in calculations of facility standards where applicable.

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

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

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

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



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

## Use of Growth Projections for Impact Fees

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

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

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

## Growth Projections for Riverside County

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

### ***Recent Incorporations***

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

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

### ***Planning Period for Traffic Improvements***

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

### **Resident and Employment (Worker) Service Populations**

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

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

### ***Resident Estimates and Projections***

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

**Table 2.2: Resident Population Estimates and Projections**

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

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

#### ***Employment (Worker) Estimates and Projections***

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

**Table 2.3 Employment Estimates and Projections**

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

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

## Land Use Types

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

<sup>3</sup> Surface mining, where surface mining is an intensive use area involved in the excavation, processing, and storage of raw materials.

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

Land Use	Definition <sup>1</sup>	Current Fee Basis	Proposed Fee Basis	Density
<b>Residential</b>				
Single Family	Detached units and attached units on separate parcels	Dwelling Units	Dwelling Units	2.97 persons per unit
Multi-Family	Attached units on single parcels. Includes mobile homes and RVs	Dwelling Units	Dwelling Units	2.06 persons per unit
<b>Non-residential</b>				
Commercial <sup>2</sup>	Retail and office	Acreage	Acreage	21.78 employees per acre
Industrial	Agriculture, industrial and warehouse	Acreage	Acreage	11.04 employees per acre
Surface Mining <sup>3</sup>	Quarries and other mineral extraction	Acreage	Acreage	11.04 employees per acre
Wineries <sup>4</sup>	Wine Production and Visitor Facilities	Acreage	Acreage	15.01 employees per acre
<b>Fee Adjustments</b>				
Senior Housing	Legally restricted to senior residents.	Units	Units	Single Family dwelling fee reduced by 33.3%. No reduction for Multi-Family.
Migrant Farm Worker Housing	Health & Safety Code sec. 17021.6.	Units	Units	Pays Single Family dwelling rate.
Affordable Housing	Health & Safety Code sec. 50079.5	N/A	N/A	Exempt
Second Units	Riverside County Ordinance 348	N/A	N/A	Exempt
Guest Quarters	Riverside County Ordinance 348	N/A	N/A	Exempt

<sup>1</sup> See Development Impact Fee Ordinance 659.7 for more detail. Non-residential definitions based on County zoning classifications (Ordinance 348).

<sup>2</sup> Employees per acre shown is a weighted estimate, used to calculate fees for all categories except for the traffic and traffic signals fee. For those fees, the commercial and office categories are calculated separately. Office uses have higher employment density than retail uses. An assumption of 50.82 is used for office, and the commercial rate of 21.78 is used for retail in the calculation of the traffic related fee categories.

<sup>3</sup> Category added with 2006 DIF update.

<sup>4</sup> Employee Density Factor Consistent with WRCOG TUMF, adopted 12/5/2011.

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

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

## Occupant Densities

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

The residential occupant density factors are derived from the 2000 U.S. Census Bureau's Tables H-31 through H-33. Table H-31 provides vacant housing units data, while Table H-32 provides



information relating to occupied housing. Table H-33 documents the total 2000 population residing in occupied housing. The U.S. Census numbers are adjusted by using the California Department of Finance ("DOF") estimates for January 1, 2010,<sup>4</sup> the most recent State of California data available.

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

The assumption for commercial employees per acre is a weighted estimate including office and retail employees. This assumption is used to calculate fees for all categories except for the traffic and traffic signals fee. For those fees, the commercial and office categories are calculated separately to reflect varying levels of demand. Office uses have higher employment density than retail uses. An assumption of 50.82 is used for office, and the commercial rate of 21.78 is used for retail in the calculation of the traffic related fee categories.

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

---

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

<sup>5</sup> April 2006 *County of Riverside Development Impact Fee Justification Study Update*, by David Taussig & Associates (Taussig).

## Fee Adjustments

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

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

## 3. Criminal Justice Public Facilities

---

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

### Service Population

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

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

**Table 3.1: Criminal Justice Public Facilities Service Population**

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

Note: Numbers may not sum due to rounding.

<sup>1</sup> Worker demand factor based on 40 hours of work compared to 128 non-work hours in an average work week.

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

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

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

<sup>6</sup> Sheriff's Department Jail Needs Assessment July 2011.

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

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

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

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

<sup>1</sup>Per capita standard per jail bed and radio tower are divided by 1,000.

<sup>2</sup>Juvenile Hall bed facilities are per 1,000 capita.

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

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

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

**Table 3.3: Criminal Justice Public Facilities Per Capita Costs**

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

Note: Numbers may not sum due to rounding.

<sup>1</sup> Facility standard for land based on FAR of 0.25.

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

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

## Fee Schedule

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

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

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

**Table 3.4: Criminal Justice Public Facilities Fee Schedule**

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

<sup>1</sup> Non-residential costs per capita are residential costs per capita multiplied by the worker demand factor of 0.31.

<sup>2</sup> Fee per unit for single family and multi-family residential; fee per acre of commercial, industrial, per acre of intensive use areas for surface mining, and wineries.

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

<sup>4</sup> Winery employment density factor based on methodology adopted by WRCOG in December 2011.

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

## Cost of Proposed New Facilities

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

**Table 3.5 Estimated Total Cost of New Criminal Justice Public Facilities**

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

<sup>1</sup> Includes Administrative expansion.

<sup>2</sup> County Administrative Center consists of the expansion of the Indio Legal Center and District Attorney's office (Indio).

Source: County of Riverside.

## Projected Fee Revenue and Other Funding Needed

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

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

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

Note: Totals have been rounded.

Sources: Tables 3.1-3.5; Willdan Financial Services.



# 4. Library Construction

---

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

## Service Population

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

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

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

**Table 4.1: Library Construction Service Population**

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

Note: Numbers may not sum due to rounding.

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

## Facility Inventories & Standards

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

**Table 4.2: Library Construction Existing Facilities per Capita**

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

Note: Numbers may not sum due to rounding.

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

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

**Table 4.3: Library Construction Per Capita Costs**

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

Note: Numbers may not sum due to rounding.

<sup>1</sup> Cost per square foot for library facilities.

<sup>2</sup> Square feet per capita for library facilities.

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

## Fee Schedule

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

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

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

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

**Table 4.4: Library Construction Fee Schedule**

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

<sup>1</sup> Fee per dwelling unit.

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

Sources: Tables 4.1-4.3; Willdan Financial Services.

## Cost of Proposed New Facilities

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

**Table 4.5: Estimated Cost of Proposed New Library Construction**

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

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

## Projected Fee Revenue and Other Funding Needed

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

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

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

Sources: Tables 4.1 - 4.4; Willdan Financial Services.

# 5. Fire Protection Facilities

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

## Service Population

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

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

**Table 5.1: Fire Facilities Service Population**

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

Note: Numbers may not sum due to rounding.

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

## Facility Inventories & Standards

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

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

**Table 5.2: Existing Fire Facilities Per Capita**

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

<sup>1</sup> Land area estimated based on a Floor Area Ratio of 0.25 applied to building square feet.

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

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



**Table 5.3: Fire Facilities Per Capita Costs -**Eastern Riverside CountyCost Per Capita

Average Cost per Unit	\$	425
Facility Standard (per capita)		<u>0.97</u>
Cost per Capita	\$	412
Average Cost per Sq. Ft. of Land	\$	10.28
Facility Standard (sq. ft.)		<u>0.00</u>
Cost per Capita	\$	0
Total Cost per Capita	\$	412

Western Riverside CountyCost Per Capita

Average Cost per Unit	\$	425
Facility Standard (per capita)		<u>0.54</u>
Cost per Capita	\$	229
Average Cost per Sq. Ft. of Land	\$	12.82
Facility Standard (sq. ft.)		<u>0.00</u>
Cost per Capita	\$	0
Total Cost per Capita	\$	229

Note: Numbers may not sum due to rounding.

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

## Fee Schedule

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

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

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

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

**Table 5.4: Fire Facilities Fee Schedule**

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

<sup>1</sup> Non-residential costs per capita are residential costs per capita multiplied by the worker demand factor of 0.31.

<sup>2</sup> Fee per unit for single family and multi-family residential; fee per acre of commercial, industrial, per acre of intensive use areas for surface mining, and wineries.

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

<sup>4</sup> Winery employment density factor based on methodology adopted by WRCOG in December 2011.

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

## Cost of Proposed New Facilities

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

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

**Table 5.5: Proposed Fire Facilities**

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

<sup>1</sup> Total excludes March Airforce base fire station which will be provided via a development agreement.

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

## Projected Fee Revenue and Other Funding Needed

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

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

**Table 5.6: Fire Facilities Projected Fee Revenue and Other Funding Needed**

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

Note: Numbers may not sum due to rounding.

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

# 6. Traffic Improvement Facilities

---

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

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

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

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

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

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

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

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

## Trip Generation as a Measure of Demand for Facilities

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

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

**Table 6.1: TLMA Trip Rate Assumptions**

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

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

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

<sup>3</sup> Winery factors identical to adopted WRCOG factors.

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

## Trip Generation from New Development

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

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

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

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

## Cost of Proposed New Facilities and Cost Allocation

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

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

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



**6.2 Unincorporated Area Trip Allocation Factors**

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

<sup>1</sup> Trips include existing and new development.

<sup>2</sup> Employee trip generation rates are measured in employees per weekday. Values come from the 2010 estimates provided by the Riverside County TLMA.

Sources: Riverside County TLMA; Willdan Financial Services.

**Table 6.3 Proposed Traffic Projects and Costs by Area Plan**

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

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

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

Sources: Riverside County TLMA; Willdan Financial Services.

## Level of Service Analysis

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

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

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

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

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

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

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

**Table 6.4 New Development Cost Allocation by LOS Analysis**

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

Sources: Riverside County TLMA; Willdan Financial Services.