

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



ITEM: 3.51
(ID # 26350)

MEETING DATE:

Tuesday, November 05, 2024

FROM : EXECUTIVE OFFICE

SUBJECT: EXECUTIVE OFFICE: Introduction of Ordinance No. 659.14, Amending Ordinance No. 659 Establishing a Development Impact Fee Program; Direct the Clerk of the Board to Set the Public Hearing on December 3, 2024. All Districts. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Introduce and waive further reading of proposed Ordinance No. 659.14, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee (DIF);
2. Receive and file the Riverside County Development Impact Fee (DIF) Study Update Final Draft Report; and
3. Direct the Clerk of the Board to set the public hearing on December 3, 2024, to give notice pursuant to Government Code section 6062a for Adoption of Ordinance No. 659.14, Amending Ordinance No. 659.

ACTION:Policy, Set for Hearing

Juan C. Perez, Chief Operating Officer

10/31/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended; the above Ordinance is approved as introduced with a waiver of reading; and is set for public hearing on Tuesday, December 3, 2024, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: November 5, 2024
xc: E.O. COBcf

Kimberly A. Rector
Clerk of the Board

By:
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Development Impact Fees (DIF) are one-time charges imposed on new development to cover the capital costs of infrastructure and facilities needs due to community growth. Cities and counties can impose these fees consistent with the requirements of the Mitigation Fee Act, contained in Government Code, sections 66000 *et seq.*

In 2001, Ordinance No. 659 was established per the Government Code to set requirements for the establishment and administration of the DIF. Section 14 of Ordinance No. 659 entitled “Fee Adjustment” authorizes the Board to periodically review and adjust DIF fees. The adoption of the new DIF study update means that the collection of fee revenues will provide non-general funds for the capital project needs list.

The 2024 DIF Nexus Study (Study) is an update of the DIF calculated pursuant to, and documented most recently, in the County of Riverside Development Impact Fee Study Update, November 24, 2014, prepared by Willdan Financial Services. The primary purpose of the study is to calculate and present fees that will enable the County to expand its inventory of infrastructure and public facilities to accommodate the impacts of new developments.

Beginning July 1, 2022, Assembly Bill (AB) 602 went into effect for California jurisdictions implementing impact fees. One of the provisions requires that a nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.

The period covered in the Study corresponds with facilities needed by new development occurring between 2024 and 2050. The public facilities and improvements included in the analysis are divided into the following fee categories:

- Criminal Justice Public Facilities;
- Library Construction;
- Fire Protection Facilities;

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- Traffic Improvement Facilities;
- Traffic Signals;
- Regional Parks;
- Regional Trails;
- Flood Control;
- Library Books/Media; and
- Regional Multi-Service Centers.

The 2024 DIF nexus study has been developed through input provided by the affected County Departments responsible for providing said infrastructure, who have participated in the preparation and review of the recommendations. The study results have also been presented to representatives of the development community for their awareness and comment.

Impact on Residents and Businesses

The adoption of the DIF Nexus Study and Ordinance No. 659.14 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, in order to help offset growth and development impacts on infrastructure.

Additional Fiscal Information

Table 1: Comparison to Current Fees by Plan Area

	Cochella - Western (AP 2)	Highgrove (AP 3)	Reche Canyon / Badlands (AP 4)	Temescal Canyon (AP 5)	Lake Mathews / Woodcrest (AP 7)	March Force Reserve Base Policy Area (AP 8)	Desert Center (AP 9)	San Jacinto Valley (AP 10)	REMAP (AP 11)	Lakeview / Nuevo (AP 12)	Mead Valley (AP 13)	Palo Verde Valley (AP 14)	Elsinore (AP 15)	Harvest Valley / Winchester (AP 16)	Sun City / Menifee Valley (AP 17)	Eastern Coachella Valley (AP 18)	Southwest Area (AP 19)	The Pass (AP 20)
PUBLIC REVIEW DRAFT FEE SCHEDULE - October 1, 2024																		
<i>Residential - per Dwelling Unit for Average Sized DU</i>	\$ 6,379	\$ 6,309	\$ 5,440	\$ 5,500	\$ 6,934	\$ 5,540	\$ 6,369	\$ 5,440	\$ 5,440	\$ 5,440	\$ 5,705	\$ 6,369	\$ 5,801	\$ 5,440	\$ 5,440	\$ 6,508	\$ 5,480	\$ 6,629
<i>Nonresidential - per 1,000 Sq. Ft.</i>																		
Commercial	\$ 3,220	\$ 5,141	\$ 2,650	\$ 2,853	\$ 4,053	\$ 2,669	\$ 3,190	\$ 2,800	\$ 2,650	\$ 2,650	\$ 3,360	\$ 3,190	\$ 3,838	\$ 2,650	\$ 2,650	\$ 3,859	\$ 2,799	\$ 2,978
Office	2,596	3,371	2,050	2,171	2,819	2,243	2,580	2,060	2,060	2,466	2,466	2,860	2,812	2,060	2,060	2,922	2,137	2,331
Industrial	763	828	560	607	725	620	760	590	590	698	760	724	590	590	622	600	600	738
Surface Mining	763	828	560	607	725	620	760	590	590	698	760	724	590	590	622	600	600	738
Wineries	1,105	1,327	860	912	1,136	938	1,100	880	880	1,050	1,100	1,110	880	880	1,218	900	1,104	
Warehouse	937	1,300	760	798	1,059	828	1,114	760	760	942	1,114	1,004	760	760	1,257	784	917	
CURRENT FEE SCHEDULE (November 25, 2014 Report)																		
<i>Residential - per Dwelling Unit</i>	\$ 4,145	\$ 4,760	\$ 4,683	\$ 4,730	\$ 4,022	\$ 4,118	\$ 4,097	\$ 4,508	\$ 4,300	\$ 4,147	\$ 4,608	\$ 4,154	\$ 4,261	\$ 4,118	\$ 4,118	\$ 4,834	\$ 4,118	\$ 4,434
Single Family	2,881	3,319	3,258	3,292	3,426	2,892	2,847	3,134	2,690	2,882	3,206	2,897	2,976	2,862	2,862	3,954	2,862	3,094
<i>Nonresidential - Equivalent Fee per 1,000 Square Feet</i>	\$ 2,812	\$ 3,536	\$ 3,347	\$ 3,422	\$ 3,872	\$ 2,108	\$ 2,707	\$ 2,368	\$ 2,507	\$ 2,171	\$ 3,103	\$ 2,833	\$ 2,465	\$ 2,108	\$ 2,108	\$ 4,324	\$ 2,108	\$ 2,801
Commercial	1,831	2,059	1,970	2,025	2,247	1,317	1,745	1,439	1,527	1,350	1,937	1,812	1,505	1,317	1,317	2,597	1,317	1,862
Office	416	457	439	440	489	320	405	362	358	326	418	418	355	320	320	501	320	387
Industrial	416	457	439	440	489	320	405	362	358	326	418	418	355	320	320	501	320	387
Surface Mining	609	717	665	703	774	475	591	541	542	485	646	613	535	478	475	665	475	562
Wineries	416	457	439	440	489	320	405	362	358	326	418	418	355	320	320	501	320	387
Warehouse	416	457	439	440	489	320	405	362	358	326	418	418	355	320	320	501	320	387
<i>Nonresidential - per Acre</i>																		
Commercial	\$ 30,628	\$ 38,503	\$ 36,445	\$ 37,698	\$ 42,162	\$ 22,952	\$ 29,483	\$ 26,116	\$ 27,297	\$ 23,638	\$ 33,790	\$ 30,855	\$ 28,940	\$ 22,952	\$ 22,952	\$ 47,092	\$ 22,952	\$ 30,456
Office	27,453	31,051	30,033	30,870	34,251	20,078	26,920	21,934	23,284	20,564	29,008	27,021	22,945	20,078	20,078	36,001	20,078	25,946
Industrial	6,886	7,567	7,267	7,434	8,100	5,301	6,719	5,968	6,534	5,401	6,912	6,519	5,868	5,301	5,301	9,285	5,301	6,401
Surface Mining	6,886	7,567	7,267	7,434	8,100	5,301	6,719	5,968	6,534	5,401	6,912	6,519	5,868	5,301	5,301	9,285	5,301	6,401
Wineries	10,083	11,866	11,335	11,830	12,808	7,859	9,788	8,963	9,978	8,036	10,089	10,142	8,861	7,859	7,859	14,326	7,859	9,800
Warehouse	6,886	7,567	7,267	7,434	8,100	5,301	6,719	5,968	6,534	5,401	6,912	6,519	5,868	5,301	5,301	9,285	5,301	6,401
PERCENT CHANGE																		
<i>Residential - per Dwelling Unit (Compared to Average Sized Dwelling Unit)</i>	54%	32%	19%	16%	21%	35%	55%	21%	27%	31%	24%	53%	36%	32%	32%	36%	33%	27%
Single Family	121%	60%	67%	67%	73%	94%	124%	74%	82%	89%	78%	121%	65%	60%	60%	66%	61%	83%
<i>Nonresidential - Equivalent Fee per 1,000 Square Feet</i>	14%	45%	-20%	-17%	6%	42%	18%	12%	7%	24%	8%	13%	48%	28%	28%	-11%	33%	6%
Commercial	44%	63%	6%	7%	29%	70%	49%	45%	36%	54%	34%	42%	74%	59%	59%	12%	62%	36%
Office	83%	81%	34%	35%	48%	94%	87%	63%	65%	81%	67%	82%	104%	84%	84%	47%	87%	81%
Industrial	83%	81%	34%	35%	48%	94%	87%	63%	65%	81%	67%	82%	104%	84%	84%	47%	87%	81%
Surface Mining	81%	85%	29%	30%	47%	67%	86%	63%	62%	81%	64%	80%	107%	85%	85%	41%	80%	85%
Wineries	125%	164%	73%	78%	118%	159%	174%	110%	112%	133%	126%	100%	183%	137%	137%	124%	145%	137%

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ATTACHMENTS

Ordinance 659.14 Redline

Ordinance 659.14 Clean

DIF Nexus Study – Public Review Draft 10/29/24

Comparison to Current Fee Schedules


Aaron Gettis, Chief of Deputy County Counsel 10/29/2024

ORDINANCE NO. 659
(AS AMENDED THROUGH 659.134)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 659
ESTABLISHING A DEVELOPMENT IMPACT FEE PROGRAM

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

Section 1. TITLE. This ordinance shall hereafter be known as the Year 20~~40~~²⁴ Development Impact Fee ("DIF") Ordinance.

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

- a. In order to effectively implement the Riverside County Comprehensive General Plan, manage new residential, commercial, industrial, surface mining and winery development, and address impacts caused by such development, certain Facilities must be constructed or acquired.
- b. In order for the County to construct or acquire the needed Facilities, it is necessary to require that all new development bear its fair share cost of providing the Facilities reasonably needed to serve that development. However, new development shall not be unfairly burdened with the cost of facilities associated with serving the existing population.
- c. Development Impact Fees (Fees) are hereby created for that purpose.
- d. -As indicated in the Report, the Fees set forth herein do not reflect the entire cost of the Facilities needed in order to effectively meet the needs created by new development. Additional revenues will be required from other non-fee sources. The Board finds that the benefit to each development project is greater than the amount of the Fees to be paid by that project.
- e. Payment of the Fees does not necessarily mitigate to a level of insignificance all impacts from new development. Whether impacts associated with a particular development project have been mitigated to a level of insignificance will be determined by the County on a case-by-case basis. If the County determines that payment of the Fees, coupled with other feasible mitigation measures, does not mitigate impacts to a level of insignificance, an Environmental Impact Report will be required for the development project in question.
- f. The Criminal Justice Public Facilities, Library Construction, Fire Protection Facilities, Traffic Signals, Regional Parks, Regional Trails, Flood Control, Regional Multi-Service Centers, and Library Books/Media Components of the Report and DIF Capital Improvement Plan includes data compiled from information provided by various County departments and the Riverside County Regional Park and Open Space District and the Riverside County Flood Control and Water Conservation District; based on the anticipated needs of the County due to future development ~~during the next ten (10) years occurring after the effective date of this ordinance.~~
- g. The Transportation Improvement Facilities Component of the Report and DIF Capital Improvement Plan includes data compiled from information provided by the

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

- h. The Fees collected pursuant to this ordinance shall be used toward the construction and acquisition of Facilities identified in the DIF Capital Improvement Plan. The need for the Facilities is related to new residential, commercial, office, industrial, surface mining and winery development because such new development will bring additional people and other uses into the County thus creating an increased demand for the Facilities.
- i. The cost estimates set forth in the Report and the DIF Capital Improvement Plan are reasonable cost estimates for the Facilities and that portion of the Fees expected to be generated by new development will not exceed the total fair share of these costs.
- j. Failure to mitigate growth impacts on Facilities within the County will place residents in a condition perilous to their health, safety, and welfare.
- k. -There is a reasonable relationship between the use of the Fees and the type of development projects on which the Fees are imposed because the Fees will be used to construct the Facilities and the Facilities are necessary for the health and welfare of the residential, commercial, office, industrial, surface mining, and winery users of the development projects on which the Fees will be levied.
- l. There is a reasonable relationship between the need for the Facilities and the type of development project on which the Fees are imposed because it will be necessary for the residential, commercial, office, industrial, surface mining, and winery users of the development projects to have access to the Facilities in order to use, inhabit, and have access to the development projects. New development will benefit from the Facilities and the burden of such new development will be mitigated in part by the payment of the Fees.
- m. Even though second units and guest quarters on existing single family lots may also contribute to the need for certain of the Facilities, the Board refrains from imposing Fees on such development at this time, and in this regard finds that second units and guest quarters: (1) provide a cost-effective means of serving development through the use of existing infrastructure, as contrasted to requiring the construction of new costly infrastructure to serve development in undeveloped areas; (2) provide relatively affordable housing for low and moderate income households without public subsidy; and (3) provide a means for purchasers of new or existing homes to meet payments on high interest loans.
- n. This Ordinance is for the purpose of promoting public health, safety, comfort, and welfare and adopts means which are appropriate to attaining those ends.
- o. Even though second units on existing single family lots may also contribute to the need for certain of the Facilities, the Board refrains from imposing Fees on such development at this time, and in this regard finds that second units: (1) provide a cost-effective means of serving development through the use of existing infrastructure, as contrasted to requiring the construction of new costly infrastructure to serve development in undeveloped areas; (2) provide relatively affordable housing for low and moderate income households without public subsidy; and (3) provide a means for purchasers of new or existing homes to meet payments on high interest loans.

- p. This Ordinance is for the purpose of promoting public health, safety, comfort, and welfare and adopts means which are appropriate to attaining those ends.

Section 3. AUTHORITY. This ordinance is established under the authority of Article 11, Section 7 of the California Constitution and Title 7, Division 1, Chapter 5 of the Government Code, beginning with Section 66000, which provides that a local agency may establish fees for the purpose of defraying all or a portion of the cost of public facilities related to development projects.

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

- a. It establishes and sets forth policies, regulations, and Fees relating to the funding and installation of the Facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.
- b. It establishes the authorized uses of the Fees collected.

Section 5. ADMINISTRATIVE RESPONSIBILITY. The County Executive Officer shall be responsible for the administration of this ordinance. Detailed administrative procedures concerning the implementation of this ordinance shall be established and set forth in a resolution adopted by the Board of Supervisors.

Section 6. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

- a. **AREA PLAN OR AREA PLANS.** The areas set forth in Section 7 of this ordinance.
- b. **-BOARD OF SUPERVISORS or BOARD.** The Board of Supervisors of the County of Riverside.
- c. **CERTIFICATE OF OCCUPANCY.** "Certificate of Occupancy" shall mean a certificate of occupancy as defined by Ordinance No. 457 or state law.
- d. **CREDIT.** A credit allowed pursuant to Section 14 hereof which may be applied against the Fees.
- e. **COMMERCIAL ZONES.** "Commercial Zones" means, for purposes of this ordinance, property which at the time of issuance of a building permit is within one of the following Ordinance No. 348 zoning classifications: R-1, R-R, R-R-O, R-1-A, R-A, R-2, R-2-A, R-3, R-3-A, R-T, R-T-R, R-4, R-5, R-6, C-1/C-P, C-T, C-P-S, C-R, C-O, R-V-C, C-V, W-2, R-D, N-A, W-2-M, W-1, or SP with one of the aforementioned zones used as the base zone.
- f. **COUNTY.** The County of Riverside.
- g. **DEVELOPMENT AGREEMENT.** An agreement entered into between the County and an owner of real property pursuant to Section 65864 et seq. of the Government Code that includes provisions requiring the payment of a Public Facilities and Services Mitigation Fee.
- h. **DEVELOPMENT IMPACT FEES or DIF or FEES.** The Fees imposed pursuant to the provisions of Ordinance No. 659.6.

- i. **DEVELOPMENT PROJECT OR PROJECT.** Any project undertaken for the purpose of development including the issuance of a permit for construction pursuant to Ordinance No. 457.
- j. **DIF PROGRAM.** "DIF Program" means the process of collecting and expending Development Impact Fees.
- k. **FACILITIES.** "Facilities" shall mean the public facilities financed or acquired by the DIF Program and shall include all of the facilities set forth in the DIF Capital Improvement Plan and any subsequently approved revision thereof.
- l. **FINAL INSPECTION.** "Final Inspection" shall mean a final inspection as defined by Ordinance No 457

~~m. **GROSS ACREAGE.** "Gross Acreage" means the total property area as shown on a land division map of record, or described through a recorded legal description of the property. This area shall be bounded by road right of way and property lines.~~

~~n. **INDUSTRIAL ZONES.** "Industrial Zones" means, for purposes of this ordinance, property which at the time of issuance of a building permit is within one of the following Ordinance No. 348 zoning classifications: I-P, M-S-C, M-M, M-H, M-R, M- R-A, A-1, A-P, A-2, A-D, W-E, or SP with one of the aforementioned zones used as the base zone.~~

~~o. **INTENSIVE USE AREA.** "Intensive Use Area" means, for purposes of Surface Mining Operations, the roadways, parking areas, building areas, recycling operations, materials stock pile areas (area of calculation of fee for stock piles not to exceed 2 acres), maintenance and refueling buildings, scales and scale house, block plant buildings and material testing buildings. DIF fees shall not be assessed on the area designated as the "Mineral Extraction Area" within the surface mining operation.~~

~~p. **MINERAL EXTRACTION AREA.** "Mineral Extraction Area" is defined as the quarry/mineral extraction area, settling/situation ponds, mining setbacks/buffer areas, mining roads within the quarry/mineral extraction area, conveyers, topsoil stockpiles set aside for reclamation purposes, reclamation test re-vegetation areas, waste fines stockpiles in the quarry/mineral extraction area to be utilized in the reclamation, and other similar types of operations not specifically listed above, as determined applicable by County staff.~~

~~q. **MULTI-FAMILY RESIDENTIAL OR MFR.** "Multi-Family Residential" or "MFR" means attached residential dwellings that are not classified as Single Family Residential units. This category includes apartment houses, boarding, rooming and lodging houses, congregate care residential facilities, and individual spaces within mobile homes parks and recreational vehicle parks. All other residential units shall be classified either as Single Family Residential units or Senior Citizen's Residential units.~~

~~r. **ORDINANCE NO. 810.** "Ordinance No. 810 means Ordinance No. 810 of the County of Riverside adopted on March 13, 2001 Establishing An Interim Open Space Mitigation Fee.~~

~~s. **PROJECT AREA.** "Project Area" means the area, measured in ~~acres~~ square feet, from the adjacent road right of way line to the limits of the project improvements. Project Area shall include all project improvements and areas of intensive use on applicant's ~~Gross Acreage~~ square footage, including all areas depicted on the applicant's exhibit, as submitted to the~~

County of Riverside Planning Department. Except as otherwise provided herein, the Project Area is the ~~area~~ square footage upon which the development will be assessed DIF Fees.

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

~~u-t~~ **SENIOR CITIZEN'S UNITS.** "Senior Citizen's Units" mean residential units in developments that are legally restricted to occupancy by senior citizens pursuant to applicable federal and state law.

~~v-u~~ **SIGNAL PRIORITY LIST.** Means that working document which is maintained by the Transportation and Land Management Agency to assist in the determination of locations for signalization. The Signal Priority List is a dynamic listing of locations that have been determined to have met Traffic Signal Warrants, which locations are prioritized based on traffic volume and collision theory.

~~w-v~~ **SINGLE FAMILY RESIDENTIAL or SFR.** "Single Family Residential" or SFR" means a detached residential dwelling unit, an attached dwelling unit that is located on a separate lot (i.e. a duplex), any residential unit meeting the statutory definition of a condominium contained in the California Civil Code, Section 1351, and for which a condominium plan has been recorded pursuant to California Civil Code, Section 1352, and any building or portion thereof used by one (1) family and containing but one (1) kitchen.

~~x-w~~ **REPORT.** Means the 'County of Riverside Development Impact Fee Study Update Draft Final Report.'

~~y-x~~ **RESIDENTIAL UNIT.** A building or portion thereof used by one (1) family and containing but one (1) kitchen, which unit is designed or occupied for residential purposes, including single-family and multiple family dwellings, but not including hotels and motels.

~~z-y~~ **REVENUE or REVENUES.** Any funds received by the County pursuant to the provisions of this ordinance for the purpose of defraying all or a portion of the cost of the facilities set forth in the DIF Capital Improvement Plan.

~~aa-z~~ **TRAFFIC SIGNAL WARRANTS.** "Traffic Signal Warrants" means those criteria described in the State of California Department of Transportation Traffic Manual and the U.S. Department of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices. Inasmuch as those criteria for the installation of traffic signals are nationally accepted, those warrants, and any subsequent revisions are hereby adopted as the County of Riverside Traffic Signal Warrants.

~~bb-aa~~ **WINERY.** An agricultural facility with an established on-site vineyard designed and used to crush, ferment, and process grapes into wine.

~~cc-bb~~ **INTENSIVE USE AREA – WINERY.** The 'intensive use area' means, for purposes of a winery, that project area which includes but is not limited to the roadways, parking areas, all buildings associated with the winery including wine production and storage areas, tasting room, office and administration space, retail sales, indoor and outdoor special occasion facilities, and food service space.

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

ee.dd. RECREATIONAL VEHICLE. A recreational trailer as defined in Ordinance No. 348.

ff.ee. RECREATIONAL VEHICLE (RV) PARK. A Vacation Recreational Vehicle Park, Extended Occupancy Park or Permanent Occupancy Park as defined in Ordinance No. 348.

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") Residential, Commercial, Office (applicable to Transportation Improvement Projects and Traffic Signals only), Industrial, Surface Mining, and Wineries, and Warehouse.~~ 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. 650.13~~
Residential Construction

Area Plan	6 months—12 months—18 months			New Fee Per Unit
	Current Fee Per Unit	Current Fee Per Unit	Current Fee Per Unit	
1—Jurupa	4	2	2	2
2—Coachella—Western	6	3	2	2
3—Highgrove / Northside / University City	3	4	2	2
4—Reche Canyon / Badlands	3	4	2	2
5—Eastvale	4	2	2	2

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6	Temeseal Canyon	T 0 5 7 4	T 0 2 9 2	T 2 4 6 2	T 4 6 2	T 4 6 2	T 4 6 2
7	Woodcrest / Lake-Matthews	T 4 4 2 3	T 2 0 8 2	T 4 4 2 3	T 4 4 2 3	T 4 4 2 3	T 4 4 2 3
8	March Air Force Base	T 5 9 8 4	T 7 9 9 2	T 5 9 8 4	T 7 9 9 2	T 5 9 8 4	T 7 9 9 2
9	Desert Center / CV-Desert	T 2 7 7 4	T 1 3 9 2	T 2 7 7 4	T 1 3 9 2	T 2 7 7 4	T 1 3 9 2
10	Upper San Jacinto Valley	T 3 9 5 3	T 1 9 8 4	T 3 9 5 3	T 1 9 8 4	T 3 9 5 3	T 1 9 8 4
11	REMAP	T 5 9 8 3	T 7 9 9 1	T 5 9 8 3	T 7 9 9 1	T 5 9 8 3	T 7 9 9 1
12	Lakeview / Nuevo	T 8 4 7 6	T 9 2 4 3	T 8 4 7 6	T 9 2 4 3	T 8 4 7 6	T 9 2 4 3
13	Mead Valley / Good-Hope	T 2 6 5 6	T 1 3 3 3	T 2 6 5 6	T 1 3 3 3	T 2 6 5 6	T 1 3 3 3
14	Palo Verde Valley	T 8 0 4 4	T 4 0 4 2	T 8 0 4 4	T 4 0 4 2	T 8 0 4 4	T 4 0 4 2
15	Greater Elsinore	T 2 2 4 3	T 1 4 1 4	T 2 2 4 3	T 1 4 1 4	T 2 2 4 3	T 1 4 1 4
16	Harvest Valley / Winchester	T 5 9 8 5	T 7 9 9 2	T 5 9 8 5	T 7 9 9 2	T 5 9 8 5	T 7 9 9 2
17	Sun City / Menifee-Valley	T 4 8 5 6	T 5 9 3 3	T 4 8 5 6	T 5 9 3 3	T 4 8 5 6	T 5 9 3 3
18	Coachella – Eastern	T 9 8 2 3	T 4 9 1 4	T 9 8 2 3	T 4 9 1 4	T 9 8 2 3	T 4 9 1 4
19	Southwest Area Plan (SWAP)	T 2 3	T 1 4	T 2 3	T 1 4	T 2 3	T 1 4

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Multi-Family Construction

6 months-12 months-18 months

Area-Plan

Current-Fee-Per-Unit

Current-Fee-at-50%

On-Effective-Date

after-effective-date

after-effective-date

after-effective-date

New-Fee-Per-Unit

Area-Plan	Current-Fee-Per-Unit	Current-Fee-at-50%	On-Effective-Date	after-effective-date	after-effective-date	after-effective-date	New-Fee-Per-Unit
1—Jurupa	3842	1921	4121	2141	2141	2141	2141
2—Coachella—Western	4962	2481	2481	2481	2481	2481	2481
3—Highgrove / Northside / University-City	3064	1532	4141	2141	2141	2141	2141
4—Reche-Canyon / Badlands	4064	2032	4141	2141	2141	2141	2141
5—Eastvale	443	221	4141	2141	2141	2141	2141
6—Temescal-Canyon	303	151	4141	2141	2141	2141	2141
7—Woodcrest / Lake-Matthews	2604	1302	4141	2141	2141	2141	2141
8—March-Air-Force-Base	223	111	4141	2141	2141	2141	2141
9—Desert-Center / CV-Desert	303	151	4141	2141	2141	2141	2141
10—Upper-San-Jacinto-Valley	6063	303	4141	2141	2141	2141	2141

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11	REMAP	3	4	4	2	2	2
12	Lakeview / Nuevo	3	4	4	2	2	2
13	Mead Valley / Good Hope	5	12	12	12	12	12
14	Palo Verde Valley	5	12	12	12	12	12
15	Greater-Elsinore	3	4	2	2	2	2
16	Harvest Valley / Winchester	3	4	1	2	2	2
17	Sun City / Menifee Valley	4	2	2	2	2	2
18	Coachella - Eastern	5	12	12	12	12	12
19	Southwest Area Plan (SWAP)	3	4	1	2	2	2
20	San Geronio Pass	4	2	2	2	2	2

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Commercial/Retail Construction

6 months 12 months 18 months

Area Plan	Current Fee per-acre	6 months	12 months	18 months	6 months	12 months	18 months
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

after effective date

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Office Construction

Area Plan

	CURF RENT FEED PER CENT	CURF RENT FEED PER CENT	CURF RENT FEED PER CENT	1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12
1 — Jurupa	24	42	43	47	49
2 — Coachella — Western	34	45	46	52	26
3 — Highgrove / Northside / University City	29	54	44	52	23
4 — Reche Canyon / Badlands	22	45	44	44	29
5 — Eastvale	24	40	42	47	49
6 — Temescal Canyon	22	44	45	52	30
7 — Woodcrest / Lake Matthews	26	43	46	52	33
	34	45	46	52	39
	6	8	6	4	0

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8 — March Air Force Base

2 4 4 : 1 4 :
0 0 0 4 7 9 €
T T T T T T T
Z 3 6 8 6 7 2 4
3 6 9 1 1 2 4 4
7 9 1 1 2 2 4 4

9 — Desert Center / CV-Desert

2 4 4 : 1 4 :
4 2 5 4 5 2 5 €
T T T T T T T
Z 3 6 8 6 7 2 4
3 6 9 1 1 2 4 4
7 9 1 1 2 2 4 4

10 — Upper San Jacinto Valley

2 4 4 : 1 4 :
2 4 4 4 4 4 4 €
T T T T T T T
Z 5 7 7 7 7 7 7
5 7 7 7 7 7 7
2 6 6 4 4 3 3

11 — REMAP

2 4 4 : 1 4 :
0 0 6 6 6 2 2 €
T T T T T T T
Z 7 3 3 3 3 4 4
3 6 9 8 8 2 2
7 9 0 0 0 3 3

12 — Lakeview / Nuevo

2 4 4 : 1 4 :
4 0 3 4 7 9 9 €
T T T T T T T
Z 6 8 8 8 8 7 7
6 8 3 3 3 2 2
5 3 3 3 3 3 3

13 — Mead Valley / Good-Hope

2 4 4 : 1 4 :
9 4 4 4 4 4 4 €
T T T T T T T
Z 4 5 7 7 7 4 4
4 7 1 1 1 1 1
3 2 5 5 5 2 2

14 — Palo Verde Valley

3 4 4 : 2 6 :
3 6 6 4 4 6 6 €
T T T T T T T
Z 8 9 9 9 9 7 7
7 4 6 6 6 6 6
9 0 0 0 0 0 0

15 — Greater Elsinore

2 4 4 : 1 4 :
2 4 4 6 6 2 2 €
T T T T T T T
Z 8 4 4 4 4 4 4
4 0 5 5 5 1 1
0 5 5 5 5 5 5

16 — Harvest Valley / Winchester

2 4 4 : 1 4 :
0 0 2 4 7 9 9 €
T T T T T T T
Z 7 3 6 6 6 4 4
7 9 1 1 1 2 2
3 6 8 8 8 1 1

17 — Sun City / Menifee Valley

2 4 4 : 1 4 :
6 3 4 6 7 9 9 €
T T T T T T T
Z 6 3 7 7 7 7 7
4 2 6 6 6 4 4
5 3 6 6 6 7 7

18 — Coachella — Eastern

3 4 4 : 6 8 :
3 6 8 8 8 7 7 €
T T T T T T T
Z 6 8 3 3 3 4 4
7 3 4 4 4 6 6
6 8 4 4 4 0 0

19 — Southwest Area Plan (SWAP)

2 4 4 : 1 4 :
0 0 2 4 7 9 9 €
T T T T T T T
Z 8 4 6 6 6 2 2
8 4 6 6 6 2 2

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20 — San Geronio Pass

4	2	€	€	7	7
2	4	1	:	2	2
5	2	5	€	4	4
7	9	€	€	7	7
8	3	€	€	8	8
6	3	€	€	8	5

Industrial Construction

Area Plan

C	C	€	€	4	4
U	U	€	€	8	€
F	F	€	€	€	€
F	F	€	€	€	€
e	e	€	€	€	€
n	n	€	€	€	€
t	t	€	€	€	€
F	F	€	€	€	€
e	e	€	€	€	€
e	e	€	€	€	€
p	p	€	€	€	€
e	e	€	€	€	€
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1 — Jurupa

4	6	€	€	5	€
2	7	1	:	4	€
5	7	2	€	3	€
5	6	€	€	2	€

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2 — Coachella – Western

4	7	€	€	6	€
5	9	7	€	7	€
7	8	1	:	4	€
7	9	7	€	7	€

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3 — Highgrove / Northside / University City

4	5	€	€	7	€
0	3	€	€	3	€
6	4	3	€	9	€
3	9	€	€	8	€
7					

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4 — Reche Canyon / Badlands

4	5	€	€	7	€
0	7	€	€	0	€
6	4	€	€	9	€
3	9	€	€	8	€
7					

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5 — Eastvale

4	5	€	€	5	€
4	5	1	:	4	€
0	0	2	€	3	€
4	9	€	€	2	€
7					

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6 — Temescal Canyon

4	5	€	€	7	€
4	7	1	:	2	€
7					

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	5	8	€	€	€	6	€
	7	9	€	€	€	5	€
	8						
7 Woodcrest / Lake Matthews	4	6	7	7	7	7	7
	3	7	€	€	€	9	€
	4	4	4	€	€	3	€
	9	6	€	€	€	4	€
	2						
8 March Air Force Base	4	5	€	€	€	5	€
	0	2	4	€	€	4	€
	5	8	€	€	€	3	€
	7	9	€	€	€	2	€
	7						
9 Desert Center / CV Desert	4	6	€	€	€	6	€
	2	4	€	€	€	5	€
	2	3	€	€	€	5	€
	7	6	€	€	€	0	€
	4						
10 Upper San Jacinto Valley	4	6	€	€	€	5	€
	2	0	€	€	€	8	€
	4	8	€	€	€	2	€
	6	3	7	7	7	7	7
	6						
11 REMAP	4	5	€	€	€	5	€
	0	2	4	€	€	7	€
	5	8	€	€	€	6	€
	7	9	€	€	€	5	€
	7						
12 Lakeview / Nuevo	4	5	€	€	€	5	€
	4	5	€	€	€	2	€
	0	3	€	€	€	3	€
	6	4	€	€	€	2	€
	2						
13 Mead Valley / Good Hope	4	7	€	€	€	6	€
	5	5	7	€	€	7	€
	0	3	4	€	€	4	€
	7	9	€	€	€	3	€
	8						
14 Palo Verde Valley	4	8	€	€	€	6	€
	7	5	7	€	€	7	€
	0	2	€	€	€	5	€
	5	5	€	€	€	0	€
	0						
15 Greater Elsinore	4	5	€	€	€	5	€
	4	8	€	€	€	6	€
	6	3	€	€	€	9	€
	6	4	€	€	€	9	€
	4						
16 Harvest Valley / Winchester	4	5	€	€	€	5	€
	0	2	4	€	€	4	€
	5	8	€	€	€	3	€
	7	9	€	€	€	2	€
	7						
17 Sun City / Menifee Valley	4	6	€	€	€	5	€
	3	8	4	€	€	4	€
	6	3	€	€	€	3	€
	6	2	€	€	€	2	€
	4						
18 Coachella - Eastern	4	8	€	€	€	9	€
	6	7	€	€	€	7	€

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19 Southwest Area Plan (SWAP)

20 San Geronio Pass

9
4
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6
5
4
4
4
0
0
0
4

4
7
4
5
3
2
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Surface Mining Construction

6-months 12-months 18-months

Area-Plan

Current-Fee-per-acre

Current-Fee-at-50%

On-File-Effective-Date

After-File-Effective-Date

After-File-Effective-Date

After-File-Effective-Date

New-Fee-per-acre

Area-Plan	Current-Fee-per-acre	Current-Fee-at-50%	On-File-Effective-Date	After-File-Effective-Date	After-File-Effective-Date	After-File-Effective-Date	New-Fee-per-acre
1 Jurupa	6	3	3	4	4	5	
	6	3	7	2	6	4	
	0	0	0	1	7	2	
	0	0	0	0	4	2	
2 Coachella - Western	8	4	4	5	6	6	
	2	4	7	4	0	7	
	9	4	0	2	7	1	
	7	9	1	2	5	7	
3 Highgrove / Northside / University-City	4	2	3	4	6	7	
	9	4	0	6	1	2	
	4	5	0	2	6	8	
	5	8	3	8	3	8	
4 Reche Canyon / Badlands	4	2	3	4	5	7	
	9	4	0	7	8	0	
	4	5	1	7	3	9	
	5	8	8	8	8	8	
5 Eastvale	5	2	3	3	4	5	
	2	6	2	5	5	1	
	4	2	5	7	0	2	
	9	5	1	8	0	2	
6 Temescal Canyon	5	2	3	5	6	7	
	7	8	0	0	1	2	
	4	7	7	6	6	6	
	3	2	0	8	7	5	
7 Woodcrest / Lake-Matthews	7	3	4	5	6	7	
	4	7	7	8	8	0	
	2	4	6	2	7	3	
	7	4	8	2	7	1	
8 March Air Force Base	4	2	3	3	4	5	
	8	4	1	7	4	1	
	6	3	0	8	5	3	
	2	1	6	2	7	2	
9 Desert Center / CV-Desert	5	2	3	4	5	6	
	0	5	5	5	5	5	
	3	4	1	2	4	5	
	6	8	6	4	2	6	
10 Upper San Jacinto-Valley	6	3	3	4	5	5	
	4	2	8	5	1	8	

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41	REMAP	2 2 4	4 1 2	6 6 6	4 9 4	7 3 4	2 7 5
42	Lakeview / Nuevo	8 6 2 5	4 3 1 2	2 6 6 6 6	2 6 3 3 4	9 3 2 4	7 6 5 5
43	Mead Valley / Good Hope	2 8 9 8	6 4 5 4	2 2 4 4 4	2 2 4 6 6	5 8 8 6	2 2 2 6
44	Palo Verde Valley	8 5 4 9	4 2 6 4	6 6 6 6	6 6 4 5	4 6 4 6	4 4 3 6
45	Greater Elsinore	2 4 2 5	6 2 1 2	1 6 6 6	1 6 6 4	2 4 8 5	7 5 0 5
46	Harvest Valley / Winchester	8 4 6 2	4 2 3 1	1 4 6 6	7 7 8 2	4 4 5 7	1 5 3 2
47	Sun City / Menifee Valley	7 5 7 8 9	3 7 8 9 4	4 1 2 6 6	4 4 6 1 6	4 7 6 6 7	5 6 2 2 9
48	Coachella - Eastern	1 4 4 7 4	5 7 4 2	7 6 6 3	7 6 4 5	8 4 6 4	1 1 6 5
19	Southwest Area Plan (SWAP)	9 3 0 7	4 6 5 3	1 2 2 4	7 6 6 5	7 6 6 5	1 1 2 6
20	San Geronio Pass	8 0 0 5	0 0 0 3	4 6 6 3	4 6 6 7	6 6 6 6	2 2 3 2

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

Winery Construction

Area Plan

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3	Highgrove / Northside / University City	4
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4	Reche Canyon / Badlands	1
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5	Eastvale	7
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6	Temescal Canyon	4
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7	Woodcrest / Lake Matthews	1
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8	March Air Force Base	7
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9	Desert Center / CV Desert	9
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10	Upper San Jacinto Valley	8
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11	REMAP	8
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12	Lakeview / Nuevo	7
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13	Mead Valley / Good- Hope	4
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14 — Palo Verde Valley

15 — Greater Elsinore

16 — Harvest Valley /
Winchester

17 — Sun City / Menifee-
Valley

18 — Coachella — Eastern

19 — Southwest Area Plan
(SWAP)

20 — San Geronio Pass

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

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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 No. 659.134 shall be comprised of the following components:

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

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

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

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

Area/Plan	Single-Family Residential ^{1,2} \$-per-dwelling unit	Multi-Family Residential ^{1,2,3} \$-per-dwelling unit	Commercial \$-per-acre	Office \$-per-acre	Industrial \$-per-acre	Surface-Mining \$-per-acre	Wineries \$-per-acre
5 ————— Eastvale							
a — Ciminal 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 ²	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							
Library Books/Media	57	40					
Regional Multi-Service Centers	75	53					
Total	3,669	2,685	21,786	19,217	5,132	5,132	7,560

Area/Plan	Single-Family Residential ^{1,2} \$-per-dwelling unit	Multi-Family Residential ^{1,2,3} \$-per-dwelling unit	Commercial \$-per-acre	Office \$-per-acre	Industrial \$-per-acre	Surface-Mining \$-per-acre	Wineries \$-per-acre
6 ————— Temescal Canyon							
a — Ciminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b — Library Constmction	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 ²	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							
Library Books/Media	57	40					
Regional Multi-Service Centers	75	53					
Total	4,281	3,115	36,422	30,015	7,265	7,265	11,331

Area-Plan	Single-Family Residential ^{1,2} \$-per-dwelling-unit	Multi-Family Residential ^{1,2,3} \$-per-dwelling-unit	Commercial \$-per-acre	Office \$-per-acre	Industrial \$-per-acre	Surface Mining \$-per-acre	Wineries \$-per-acre
7 Lake Mathews / Woodcrest							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
e 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 ²	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	-	-	-	-	-	-	-
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
Total	4,473	3,249	40,996	33,390	7,931	7,931	12,509

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

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

Area-Plan	Single-Family Residential** \$-per-dwelling-unit	Multi-Family Residential*** \$-per-dwelling-unit	Commercial \$-per-acre	Office \$-per-acre	Industrial \$-per-acre	Surface Mining \$-per-acre	Wineries \$-per-acre
10 San Jacinto Valley							
a Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b Library Construction	115	80	-	-	-	-	-
e Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d Traffic Improvement Facilities	405	74	2,516	1,856	367	367	648
e Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f Regional Parks	852	591	-	-	-	-	-
g Regional Trails	197	137	-	-	-	-	-
h Flood Control	285	198	648	-	328	328	446
i Library Books/Media	57	40	-	-	-	-	-
j Regional Multi-Service Centers	75	53	-	-	-	-	-
Total	4,059	2,957	24,950	21,073	5,827	5,827	8,654

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

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

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

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

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

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

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

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

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

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

*Traffic Signals charged at less than nexus maximum fee

**Includes a \$400 jail fee component reduction

***Includes a \$142 jail fee component reduction

Maximum Justified Development Impact Fee Schedule, Coachella - Western (AP 2)

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Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.03	\$ 0.90	\$ 0.003	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ 0.03	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.22
Office ³	0.38	N/A	1.47	0.02	0.68	N/A	0.05	-	N/A	N/A	2.60
Industrial	0.13	N/A	0.49	0.00	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	0.00	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	0.01	0.24	N/A	0.02	-	N/A	N/A	1.11
Warehouse	0.13	N/A	0.50	0.01	0.28	N/A	0.02	-	N/A	N/A	0.94

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Maximum Justified Development Impact Fee Schedule, Highgrove (AP 3)

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Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.26	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.90
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 2.45	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 5.14
Office ³	0.38	N/A	0.99	1.29	0.68	N/A	0.03	-	N/A	N/A	3.37
Industrial	0.13	N/A	0.33	0.24	0.12	N/A	0.01	-	N/A	N/A	0.83
Surface Mining	0.13	N/A	0.33	0.24	0.12	N/A	0.01	-	N/A	N/A	0.83
Wineries	0.17	N/A	0.46	0.45	0.24	N/A	0.01	-	N/A	N/A	1.33
Warehouse	0.13	N/A	0.34	0.54	0.28	N/A	0.01	-	N/A	N/A	1.30

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Maximum Justified Development Impact Fee Schedule, Reche Canyon / Badlands (AP 4)

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Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

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Maximum Justified Development Impact Fee Schedule, Temescal Canyon (AP 6)

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Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.02	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.66
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.17	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.86
Office ³	0.38	N/A	0.99	0.09	0.68	N/A	0.03	-	N/A	N/A	2.17
Industrial	0.13	N/A	0.33	0.02	0.12	N/A	0.01	-	N/A	N/A	0.61
Surface Mining	0.13	N/A	0.33	0.02	0.12	N/A	0.01	-	N/A	N/A	0.61

Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ²	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, REMAP (AP 11)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ²	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Lakeview / Nuevo (AP 12)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ²	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Mead Valley (AP 13)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.06	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.02	\$ 0.01	\$ 0.02	\$ 1.72
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.60	\$ 1.29	N/A	\$ 0.03	\$ 0.07	N/A	N/A	\$ 3.36
Office ²	0.38	N/A	0.99	0.32	0.68	N/A	0.03	0.07	N/A	N/A	2.47
Industrial	0.13	N/A	0.33	0.06	0.12	N/A	0.01	0.05	N/A	N/A	0.70
Surface Mining	0.13	N/A	0.33	0.06	0.12	N/A	0.01	0.05	N/A	N/A	0.70
Wineries	0.17	N/A	0.46	0.11	0.24	N/A	0.01	0.07	N/A	N/A	1.06
Warehouse	0.13	N/A	0.34	0.13	0.28	N/A	0.01	0.05	N/A	N/A	0.94

Maximum Justified Development Impact Fee Schedule, Palo Verde Valley (AP 14)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
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<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.03	\$ 0.90	\$ -	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ -	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.19
Office ²	0.38	N/A	1.47	-	0.68	N/A	0.05	-	N/A	N/A	2.58
Industrial	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	-	0.24	N/A	0.02	-	N/A	N/A	1.10
Warehouse	0.13	N/A	0.68	-	0.28	N/A	0.02	-	N/A	N/A	1.11

Maximum Justified Development Impact Fee Schedule, Elsinore (AP 15)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.09	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.02	\$ 0.01	\$ 0.02	\$ 1.75
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.88	\$ 1.29	N/A	\$ 0.03	\$ 0.07	N/A	N/A	\$ 3.64
Office ²	0.38	N/A	0.99	0.46	0.68	N/A	0.03	0.07	N/A	N/A	2.61
Industrial	0.13	N/A	0.33	0.08	0.12	N/A	0.01	0.05	N/A	N/A	0.72
Surface Mining	0.13	N/A	0.33	0.08	0.12	N/A	0.01	0.05	N/A	N/A	0.72
Wineries	0.17	N/A	0.46	0.16	0.24	N/A	0.01	0.07	N/A	N/A	1.11
Warehouse	0.13	N/A	0.34	0.19	0.28	N/A	0.01	0.05	N/A	N/A	1.00

Maximum Justified Development Impact Fee Schedule, Harvest Valley / Winchester (AP 16)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ²	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Sun City / Menifee Valley (AP 17)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ²	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Eastern Coachella Valley (AP 18)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.03	\$ 0.90	\$ 0.07	\$ 0.14	0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.99
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ 0.65	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.84
Office ³	0.38	N/A	1.47	0.34	0.68	N/A	0.05	-	N/A	N/A	2.92
Industrial	0.13	N/A	0.49	0.06	0.12	N/A	0.02	-	N/A	N/A	0.82
Surface Mining	0.13	N/A	0.49	0.06	0.12	N/A	0.02	-	N/A	N/A	0.82
Wineries	0.17	N/A	0.67	0.12	0.24	N/A	0.02	-	N/A	N/A	1.22
Warehouse	0.13	N/A	0.68	0.14	0.28	N/A	0.02	-	N/A	N/A	1.26

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Maximum Justified Development Impact Fee Schedule, Southwest Area (AP 19)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.01	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.65
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.11	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.80
Office ³	0.38	N/A	0.99	0.06	0.68	N/A	0.03	-	N/A	N/A	2.14
Industrial	0.13	N/A	0.33	0.01	0.12	N/A	0.01	-	N/A	N/A	0.60
Surface Mining	0.13	N/A	0.33	0.01	0.12	N/A	0.01	-	N/A	N/A	0.60
Wineries	0.17	N/A	0.46	0.02	0.24	N/A	0.01	-	N/A	N/A	0.90
Warehouse	0.13	N/A	0.34	0.02	0.28	N/A	0.01	-	N/A	N/A	0.78

Maximum Justified Development Impact Fee Schedule, The Pass (AP 20)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.01	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.05	\$ 0.01	\$ 0.02	\$ 1.70
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.08	\$ 1.29	N/A	\$ 0.03	\$ 0.21	N/A	N/A	\$ 2.98
Office ³	0.38	N/A	0.99	0.04	0.68	N/A	0.03	0.21	N/A	N/A	2.33
Industrial	0.13	N/A	0.33	0.01	0.12	N/A	0.01	0.14	N/A	N/A	0.74
Surface Mining	0.13	N/A	0.33	0.01	0.12	N/A	0.01	0.14	N/A	N/A	0.74
Wineries	0.17	N/A	0.46	0.01	0.24	N/A	0.01	0.21	N/A	N/A	1.10
Warehouse	0.13	N/A	0.34	0.02	0.28	N/A	0.01	0.14	N/A	N/A	0.92

¹Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

²Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3 of the Nexus Study.

³Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP 20).

⁴The 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 and commercial land uses pay fees at the same rate.

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Section 98. 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 409. IMPOSITION OF FEES. Notwithstanding any provision of Riverside County Ordinance No. 457 to the contrary, no building permit shall be issued for any Development Project except upon the condition that the Development Impact Fees required by this ordinance are paid.

Section 410. SUPERSESION OF OTHER FEES. The Fees established by this ordinance shall supersede and replace those fees previously established and applicable under Riverside County Ordinance No. 659 or Riverside County Ordinance No.748 and shall apply to the issuance of any development permit or entitlement made on and after the date that this ordinance takes effect.

Section 4211. PAYMENT OF FEES. Fees will be paid as follows:

- a. The DIF shall be paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. However this section shall not be construed to prevent payment of the Fees prior to issuance of an occupancy permit or final inspection. The Fees may be paid at the time application is made for a building permit.
- b. DIFs shall be assessed one time per lot or parcel except in cases of changes in land use. Fees for changes in land use shall be reduced by the amount of any previously paid fees for that property, and no refunds will be provided for changes in land use to a lower fee category. It shall be the responsibility of the applicant to provide documentation of any previously paid Fees.

DIFs for Commercial and Industrial Development Projects shall be paid in its entirety for the Project Area and shall not be prorated.
- c. The DIF required to be paid shall be the Fee amounts in effect at the time of payment.
- d. There shall be no deferment of the Fees beyond final inspection or issuance of certificate(s) of occupancy.
- e. Notwithstanding any other written requirements to the contrary, the DIF shall be paid whether or not the Development Project is subject to Riverside County conditions of approval imposing the requirement to pay the DIF.
- f. If all or part of the Development Project is sold prior to payment of the DIF, the property shall continue to be subject to the requirement for payment of the DIF as provided herein.
- g. For Development Projects which the County of Riverside does not require a final inspection or issue a certificate of occupancy, the DIF shall be paid prior to any use or occupancy.

Section 4312. ACREAGESQUARE FOOT-BASED FEES. Development Impact Fees for residential, commercial, office, industrial, surface mining, and wineries, and warehouse projects are based on units of developed acreage the number of developed building square feet and shall be computed on the basis of the Project Area in accordance with the following: project building square footage as determined or verified by county staff based upon the applicant's development plan as submitted to the Planning Department.

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

~~b. — If the difference between the net acreage, as exhibited on the plot plan, and the Project Area is less than one quarter acre, the fees shall be charged on the full gross acreage.~~

~~c. — The applicant may elect, at his or her own expense, to have the Project Area evaluated, dimensioned, and certified by a registered civil engineer or a licensed land surveyor. The engineer or land surveyor shall prepare a wet stamped letter of certification of the Project Area dimensions and a plot plan exhibit that clearly delineates the Project Area. Upon receipt of the letter of certification and plot plan exhibit, County staff will review and if accepted, approve the new Project Area. The fees will be established based upon the newly certified Project Area.~~

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

Section 4413. FEE ADJUSTMENT. The Board of Supervisors may periodically review and cause an adjustment to be made to the Development Impact Fees. By amendment to this ordinance, the Fees may be increased or decreased to reflect changes in actual and estimated costs of the facilities, including, but not limited to, debt service, lease payments, and construction costs. The adjustment in the Fees may also reflect changes in the facilities required to be constructed, in estimated revenues received pursuant to this ordinance, as well as the availability or lack thereof of other funds with which to construct the facilities. Any adjustment in the Fees will be prospective only and will become effective as of the date any such amendment is effective.

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

Section 4514. REDUCTION FOR SENIOR CITIZEN'S RESIDENTIAL UNITS. The Fees required pursuant to Section 78, of this ordinance shall be reduced by 33.3 percent of the applicable SFR Fee Amount for Senior Citizen's Residential Units and the applicable MF Fee Amount for Recreational Vehicle (RV) Parks. Reduction will be applied upon review and approval of the project's eligibility for reduction. The applicant will be requested to submit documentation proving eligibility.

Section 4615. MIGRANT FARMWORKER HOUSING FACILITY. Development Projects that are Migrant Farmworker Housing Facilities as defined in Section 17021.6 of the Health and Safety Code shall pay the applicable SFR Fees unless otherwise provided for by a Development Agreement.

Section 4716. CREDITS. If an owner or developer of real property dedicates land or constructs facilities identified in the DIF Capital Improvement Plan, the County may grant the owner or developer a Credit in one or more of the Fee Components described in this ordinance against the Development Impact Fees required. No Credit shall be granted for the cost of improvements not defined herein as "Facilities." An owner or developer may request a Credit from the Transportation and Land Management Agency at the time of development approval. A Credit granted at the time of development approval shall be included as a condition of that approval. After development approval, but before the issuance of a building permit, an owner or developer may request a Credit from the Executive Office. If the Transportation and Land Management Agency or the Executive Office determines that a Credit is appropriate, the owner or developer shall enter into a Credit Agreement which shall be approved by the Board of Supervisors. The Credit amount shall be initially calculated by estimating the fair market value of the land dedicated or by estimating the cost of constructing Facilities. The County shall subsequently review and determine the actual value of the land dedicated and the actual construction costs allowable. Any Credit granted shall not exceed the allocated cost for the Facilities. Any Credit granted shall be given in stated dollar amounts only.

Section 4817. EXEMPTIONS. The following types of construction shall be exempt from the provisions of this ordinance:

- a. Reconstruction of a residential unit or commercial or industrial building damaged or destroyed by fire or other natural causes;
- b. Rehabilitation or remodeling of an existing residential, commercial, or industrial building; or building additions to any existing residential unit.
- c. The location or installation of a mobile home, without a permanent foundation on any site. The Fees required under this ordinance shall not be applicable to a site preparation permit or an installation permit for a mobile home without a permanent foundation. No site preparation permit or installation permit for a mobile home with a permanent foundation shall be issued after January 22, 1989, except upon the condition that the Development Impact Fees required by this ordinance be paid; provided, however, in those instances where a site preparation permit or an installation permit has been previously issued and subsequently finalized for a site, and the Development Impact Fees have been paid, the Fees required under this ordinance shall not be applicable to a site preparation permit or an installation permit for a mobile home with a permanent foundation. Further, in those instances where an installation permit was issued prior to January 22, 1989, and subsequently finalized for a mobile home without a permanent foundation and a permit is subsequently requested for the construction of a permanent foundation for said existing mobile home, the Fees required under this ordinance shall not be applicable to the permit subsequently issued for the construction of said permanent foundation.
- d. Residential Units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code. Exemption shall be applied upon review and approval of the project's eligibility for the exemption. The applicant will be required to provide documents proving eligibility.

- e. Detached Second Units or guests quarters pursuant to Section 18.28a and Section 21.35a, respectively, of Riverside County Ordinance No. 348 and Attached Second Units pursuant to Section 18.28b of Ordinance No. 348.
- f. Construction of an SFR unit upon property wherein a mobile home installation permit was issued prior to January 22, 1989 and subsequently finalized.
- g. The area designated as "Required Planted Area" where required by Riverside County Zoning Ordinance 348 and any additional planted vineyard area exceeding the requirement.

Section 4918. FEE ADMINISTRATION. All Fees received pursuant to this ordinance shall be deposited, invested, accounted for, and expended in accordance with Section 66006 of the Government Code and all other applicable provisions of law.

Section 2919. ADMINISTRATIVE COSTS. The costs for administering the provisions of this Ordinance shall be recovered annually using revenues from the DIF Program Administration Fund subject to approval of the Executive Office.

Section 2420. VALIDITY. This ordinance and the various parts, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby. If any part, sentence, paragraph, section or clause of this ordinance, or its application to any person or entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect only such part, sentence, paragraph, section or clause of this ordinance, or person or entity; and shall not affect or impair any of the remaining provisions, parts, sentences, paragraphs, sections or clauses of this ordinance, or its application to other persons or entities. The Board of Supervisors hereby declares that this ordinance would have been adopted had such unconstitutional or invalid part, sentence, paragraph, section or clause of this ordinance not been included herein; or had such person or entity been expressly exempted from the application of this ordinance.

Section 2221. EFFECTIVE DATE. This ordinance shall take effect 60 days after the date of its adoption.

Adopted:

659 Item 9.4 of 07/05/88 (Eff: 09/02/88)

Amended:

659.1 Item 3.41 of 11/22/88 (Eff: 01/01/89)
659.2 Item 3.16 of 06/06/89 (Eff: 07/05/89)
659.3 Item 3.5 of 07/18/89 (Eff: 07/18/89)
659.4 Item 3.2 of 11/24/92 (Eff: 12/23/92)
659.5 Item 3.1b of 08/06/96 (Eff: 09/04/96)
659.6 Item 3.4 of 09/11/01 (Eff: 11/10/01)
659.7 Item 3.5 of 09/12/06 (Eff: 11/12/06)
659.8 Item 3.110 of 07/21/09 (Eff: 08/20/09)
659.9 Item 3.64 of 08/10/10 (Eff: 09/09/10)
659.10 Item 3.84 of 09/13/11 (Eff: 10/13/11)
659.11 Item 3.24 of 10/02/12 (Eff: 11/01/12)
659.12 Item 3-9 of 10/22/13 (Eff: 11/20/13)
659.13 Item 3-16 of 01/13/15 (Eff: 03/14/15)

1 **ORDINANCE NO. 659.14**
2 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE**
3 **NO. 659 ESTABLISHING A DEVELOPMENT IMPACT FEE PROGRAM**

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

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

6 “**Section 1. TITLE.** This ordinance shall hereafter be known as the Year 2024
7 Development Impact Fee (“DIF”) Ordinance.”

8 **Section 2.** Subsection f. of Section 2. of Ordinance No. 659 is amended to read as
9 follows:

10 “**f.** The Criminal Justice Public Facilities, Library Construction, Fire Protection
11 Facilities, Traffic Signals, Regional Parks, Regional Trails, Flood Control, Regional Multi-Service Centers,
12 and Library Books/Media Components of the Report and DIF Capital Improvement Plan includes data
13 compiled from information provided by various County departments and the Riverside County Regional
14 Park and Open Space District and the Riverside County Flood Control and Water Conservation District;
15 based on the anticipated needs of the County due to future development occurring after the effective date
16 of this ordinance.”

17 **Section 3.** Subsection m. of Section 6. of Ordinance No. 659 is hereby repealed in its
18 entirety.

19 **Section 4.** Existing Subsections n. through ff. of Section 6. of Ordinance No. 659 are
20 relettered subsections m. through ee. respectively.

21 **Section 5.** The newly relettered Subsection r. (formerly subsection s.) of Section 6. of
22 Ordinance No. 659 is amended to read as follows:

23 “**r. PROJECT AREA.** “Project Area” means the area, measured in square feet
24 of the project improvements. Project Area shall include all project improvements and areas of intensive use
25 on applicant’s square footage, including all areas depicted on the applicant’s exhibit, as submitted to the
26 County of Riverside Planning Department. Except as otherwise provided herein, the Project Area is the
27 square footage upon which the development will be assessed DIF Fees.”

28 **Section 6.** Section 7. of Ordinance No. 659 is amended to read as follows:

1 “Section 7. DEVELOPMENT IMPACT FEE. In order to assist in providing
 2 Revenue to acquire or construct the Facilities, Development Impact Fees shall be paid for each residential
 3 unit, development project, or a portion thereof to be constructed. Seven categories of Fees are defined,
 4 which are: Residential, Commercial, Office (applicable to Transportation Improvement Projects and Traffic
 5 Signals only), Industrial, Surface Mining, Wineries, and Warehouse. For each of these categories, the
 6 amount of the DIF will vary depending upon the location of the property upon which the development unit
 7 or a portion thereof will be constructed.”

8 **Section 7.** Subsection a. of Section 7. of Ordinance No. 659 is amended to read as
 9 follows:

10 “a. **FEE COMPONENTS.** The DIF amounts within each Area Plan commencing
 11 on the effective date of Ordinance No. 659.14 shall be comprised of the following components:

12 **Maximum Justified Development Impact Fee Schedule, Coachella - Western (AP 2)**

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.03	\$ 0.90	\$ 0.003	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ 0.03	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.22
Office ³	0.38	N/A	1.47	0.02	0.68	N/A	0.05	-	N/A	N/A	2.60
Industrial	0.13	N/A	0.49	0.00	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	0.00	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	0.01	0.24	N/A	0.02	-	N/A	N/A	1.11
Warehouse	0.13	N/A	0.50	0.01	0.28	N/A	0.02	-	N/A	N/A	0.94

20 **Maximum Justified Development Impact Fee Schedule, Highgrove (AP 3)**

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.26	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.90
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 2.45	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 5.14
Office ³	0.38	N/A	0.99	1.29	0.68	N/A	0.03	-	N/A	N/A	3.37
Industrial	0.13	N/A	0.33	0.24	0.12	N/A	0.01	-	N/A	N/A	0.83
Surface Mining	0.13	N/A	0.33	0.24	0.12	N/A	0.01	-	N/A	N/A	0.83
Wineries	0.17	N/A	0.46	0.45	0.24	N/A	0.01	-	N/A	N/A	1.33
Warehouse	0.13	N/A	0.34	0.54	0.28	N/A	0.01	-	N/A	N/A	1.30

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4 **Maximum Justified Development Impact Fee Schedule, Reche Canyon / Badlands (AP 4)**

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

16
17 **Maximum Justified Development Impact Fee Schedule, Temescal Canyon (AP 6)**

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.02	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.66
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.17	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.86
Office ³	0.38	N/A	0.99	0.09	0.68	N/A	0.03	-	N/A	N/A	2.17
Industrial	0.13	N/A	0.33	0.02	0.12	N/A	0.01	-	N/A	N/A	0.61
Surface Mining	0.13	N/A	0.33	0.02	0.12	N/A	0.01	-	N/A	N/A	0.61
Wineries	0.17	N/A	0.46	0.03	0.24	N/A	0.01	-	N/A	N/A	0.91
Warehouse	0.13	N/A	0.34	0.04	0.28	N/A	0.01	-	N/A	N/A	0.80

25 **Maximum Justified Development Impact Fee Schedule, Lake Mathews / Woodcrest (AP 7)**

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.15	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.79

Nonresidential per Sq. Ft.

Commercial	\$ 0.38	N/A	\$ 0.99	\$ 1.40	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 4.09
Office ³	0.38	N/A	0.99	0.74	0.68	N/A	0.03	-	N/A	N/A	2.82
Industrial	0.13	N/A	0.33	0.14	0.12	N/A	0.01	-	N/A	N/A	0.73
Surface Mining	0.13	N/A	0.33	0.14	0.12	N/A	0.01	-	N/A	N/A	0.73
Wineries	0.17	N/A	0.46	0.26	0.24	N/A	0.01	-	N/A	N/A	1.14
Warehouse	0.13	N/A	0.34	0.31	0.28	N/A	0.01	-	N/A	N/A	1.07

Maximum Justified Development Impact Fee Schedule, March Air Force Reserve Base Policy Area (AP 8)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.03	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.67
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.31	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 3.00
Office ³	0.38	N/A	0.99	0.16	0.68	N/A	0.03	-	N/A	N/A	2.24
Industrial	0.13	N/A	0.33	0.03	0.12	N/A	0.01	-	N/A	N/A	0.62
Surface Mining	0.13	N/A	0.33	0.03	0.12	N/A	0.01	-	N/A	N/A	0.62
Wineries	0.17	N/A	0.46	0.06	0.24	N/A	0.01	-	N/A	N/A	0.94
Warehouse	0.13	N/A	0.34	0.07	0.28	N/A	0.01	-	N/A	N/A	0.83

Maximum Justified Development Impact Fee Schedule, Desert Center (AP 9)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.03	\$ 0.90	\$ -	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ -	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.19
Office ³	0.38	N/A	1.47	-	0.68	N/A	0.05	-	N/A	N/A	2.58
Industrial	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	-	0.24	N/A	0.02	-	N/A	N/A	1.10
Warehouse	0.13	N/A	0.68	-	0.28	N/A	0.02	-	N/A	N/A	1.11

Maximum Justified Development Impact Fee Schedule, San Jacinto Valley (AP 10)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59

1	Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
	Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
2	Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, REMAP (AP 11)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Lakeview / Nuevo (AP 12)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Mead Valley (AP 13)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.06	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.02	\$ 0.01	\$ 0.02	\$ 1.72
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.60	\$ 1.29	N/A	\$ 0.03	\$ 0.07	N/A	N/A	\$ 3.36
Office ³	0.38	N/A	0.99	0.32	0.68	N/A	0.03	0.07	N/A	N/A	2.47
Industrial	0.13	N/A	0.33	0.06	0.12	N/A	0.01	0.05	N/A	N/A	0.70
Surface Mining	0.13	N/A	0.33	0.06	0.12	N/A	0.01	0.05	N/A	N/A	0.70
Wineries	0.17	N/A	0.46	0.11	0.24	N/A	0.01	0.07	N/A	N/A	1.06
Warehouse	0.13	N/A	0.34	0.13	0.28	N/A	0.01	0.05	N/A	N/A	0.94

Maximum Justified Development Impact Fee Schedule, Palo Verde Valley (AP 14)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.03	\$ 0.90	\$ -	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ -	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.19
Office ³	0.38	N/A	1.47	-	0.68	N/A	0.05	-	N/A	N/A	2.58
Industrial	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	-	0.24	N/A	0.02	-	N/A	N/A	1.10
Warehouse	0.13	N/A	0.68	-	0.28	N/A	0.02	-	N/A	N/A	1.11

Maximum Justified Development Impact Fee Schedule, Elsinore (AP 15)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ²	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.09	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.02	\$ 0.01	\$ 0.02	\$ 1.75
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.88	\$ 1.29	N/A	\$ 0.03	\$ 0.07	N/A	N/A	\$ 3.64
Office ³	0.38	N/A	0.99	0.46	0.68	N/A	0.03	0.07	N/A	N/A	2.61
Industrial	0.13	N/A	0.33	0.08	0.12	N/A	0.01	0.05	N/A	N/A	0.72
Surface Mining	0.13	N/A	0.33	0.08	0.12	N/A	0.01	0.05	N/A	N/A	0.72
Wineries	0.17	N/A	0.46	0.16	0.24	N/A	0.01	0.07	N/A	N/A	1.11
Warehouse	0.13	N/A	0.34	0.19	0.28	N/A	0.01	0.05	N/A	N/A	1.00

Maximum Justified Development Impact Fee Schedule, Harvest Valley / Winchester (AP 16)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Sun City / Menifee Valley (AP 17)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59

Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Eastern Coachella Valley (AP 18)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.03	\$ 0.90	\$ 0.07	\$ 0.14	0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.99
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ 0.65	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.84
Office ³	0.38	N/A	1.47	0.34	0.68	N/A	0.05	-	N/A	N/A	2.92
Industrial	0.13	N/A	0.49	0.06	0.12	N/A	0.02	-	N/A	N/A	0.82
Surface Mining	0.13	N/A	0.49	0.06	0.12	N/A	0.02	-	N/A	N/A	0.82
Wineries	0.17	N/A	0.67	0.12	0.24	N/A	0.02	-	N/A	N/A	1.22
Warehouse	0.13	N/A	0.68	0.14	0.28	N/A	0.02	-	N/A	N/A	1.26

Maximum Justified Development Impact Fee Schedule, Southwest Area (AP 19)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.01	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.65
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.11	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.80
Office ³	0.38	N/A	0.99	0.06	0.68	N/A	0.03	-	N/A	N/A	2.14
Industrial	0.13	N/A	0.33	0.01	0.12	N/A	0.01	-	N/A	N/A	0.60
Surface Mining	0.13	N/A	0.33	0.01	0.12	N/A	0.01	-	N/A	N/A	0.60
Wineries	0.17	N/A	0.46	0.02	0.24	N/A	0.01	-	N/A	N/A	0.90
Warehouse	0.13	N/A	0.34	0.02	0.28	N/A	0.01	-	N/A	N/A	0.78

Maximum Justified Development Impact Fee Schedule, The Pass (AP 20)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.01	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.05	\$ 0.01	\$ 0.02	\$ 1.70
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.08	\$ 1.29	N/A	\$ 0.03	\$ 0.21	N/A	N/A	\$ 2.98
Office ³	0.38	N/A	0.99	0.04	0.68	N/A	0.03	0.21	N/A	N/A	2.33
Industrial	0.13	N/A	0.33	0.01	0.12	N/A	0.01	0.14	N/A	N/A	0.74
Surface Mining	0.13	N/A	0.33	0.01	0.12	N/A	0.01	0.14	N/A	N/A	0.74
Wineries	0.17	N/A	0.46	0.01	0.24	N/A	0.01	0.21	N/A	N/A	1.10
Warehouse	0.13	N/A	0.34	0.02	0.28	N/A	0.01	0.14	N/A	N/A	0.92

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3 of the Nexus Study.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP 20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate."

Section 8. Section 8. of Ordinance No. 659 is repealed in its entirety.

Section 9. Existing Sections 9. through 22. of Ordinance No. 659 are renumbered Sections 8. through 21. respectively.

1 **Section 10.** The newly renumbered Section 12. (formerly Section 13.) of Ordinance No.
2 659 is amended to read as follows:

3 “**Section 12. SQUARE FOOT-BASED FEES.** Development Impact Fees for
4 residential, commercial, office, industrial, surface mining, wineries, and warehouse projects are based on
5 the number of developed building square feet and shall be computed on the basis of the project building
6 square footage as determined or verified by County staff based upon the applicant’s development plan as
7 submitted to the Planning Department.”

8 **Section 11.** The newly renumbered Section 14. (formerly Section 15.) of Ordinance No.
9 659 is amended to read as follows:

10 “**Section 14. REDUCTION FOR SENIOR CITIZENS’ RESIDENTIAL UNITS.**
11 The Fees required pursuant to Section 7. of this ordinance shall be reduced by 33.3 percent of the applicable
12 SFR Fee Amount for Senior Citizen’s Residential Units and the applicable MF Fee Amount for Recreational
13 Vehicle (RV) Parks. Reduction will be applied upon review and approval of the project’s eligibility for
14 reduction. The applicant will be requested to submit documentation proving eligibility.”

15 **Section 12. Severability**

16 Should any fee herein established by held to be invalid or otherwise unenforceable, such
17 determination shall not affect the validity of all remaining fee provisions.

18 **Section 13. Effective Date**

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

20

21

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

22

23

By: _____
Chairman

24

25

26

27

28


1 ATTEST:

2 CLERK OF THE BOARD:

3

4 By: _____
5 Deputy
(SEAL)

6 APPROVED AS TO FORM:
7 December 3, 2024

8 By: 
9 Braden Holly
Deputy County Counsel

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COUNTY OF RIVERSIDE

DEVELOPMENT IMPACT FEE UPDATE STUDY

REVISED PUBLIC REVIEW DRAFT OCTOBER 29, 2024



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Executive Summary

This report summarizes an analysis of the need for public facilities and capital improvements to support projected future development within Riverside County through 2050. 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 Study Update, November 24, 2014, (2014 DIF Study) also prepared by Willdan Financial Services. The 2014 DIF Study was itself an update of earlier documents prepared in 2001 and 2006.

The time period covered in this study corresponds with facilities needed by new development occurring between 2024 and 2050. This report identifies the fair share public facilities costs attributed to new development in both incorporated and unincorporated areas 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.

All fee categories were included in the 2014 study.

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 seq. The County Board of Supervisors adopts 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 development of the following land use types:

- **Residential Dwelling Units:** Includes all residential dwelling units, except accessory dwelling units (ADU), which are calculated proportionally to the primary unit, per state statute. See *Impact Fees for Accessory Dwelling Units* in Chapter 1 for a discussion on calculating fees for ADUs.

- **Commercial:** All commercial, retail, educational, office and hotel/motel development.¹
- **Industrial:** Manufacturing, light and heavy industrial and agricultural processing uses, excluding wine production uses.
- **Warehousing:** All warehouse and distribution center 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.

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, several 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 except for certain 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

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

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 only applicable in the Elsinore, the Pass and Mead Valley area plans. The corresponding demand for these facilities are estimated for the affected area plans only. Traffic improvements are also calculated by area plan, and several area plans did not have any identified facilities. All these allocations and calculations are explained in detail in the corresponding facilities chapters.

County population and employment estimates and projections were provided by the Southern California Association of Governments (SCAG) and allocated to each area plan using GIS analysis by Willdan. Willdan also adjusted the projected residential projections within the unincorporated areas, as directed by County staff. A discussion of the adjustments is included in the Chapter 2.

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 ensure 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. This approach is used primarily to maintain consistency with the County's prior impact fee study.

The existing facility standards for a given fee category may or may not be below desired or policy standards. 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 and services provided to existing development.

Administrative Charge

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

Fee Schedules

Table E.1 summarizes the schedule of maximum justified development impact fees based on the analysis contained in this report. All values are shown in current 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 certain area plans; these are reflected in the fee summary tables for those area plans. **Tables E.2 through E.19** summarize public facilities fees specific to each Area Plan.

Table E.1: Maximum Justified Development Impact Fee Schedule

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Subtotal ³
Eastern Riverside County											
<i>Residential</i>	\$ 0.51	\$ 0.03	\$ 0.90	Varies	\$ 0.14	\$ 0.10	\$ 0.15	Varies	\$ 0.01	\$ 0.08	\$ 1.92
<i>Nonresidential</i>											
Commercial	\$ 0.38	N/A	\$ 1.47	Varies	\$ 1.29	N/A	\$ 0.05	Varies	N/A	N/A	\$ 3.19
Office ⁴	0.38	N/A	1.47	Varies	0.68	N/A	0.05	Varies	N/A	N/A	2.58
Industrial	0.13	N/A	0.49	Varies	0.12	N/A	0.02	Varies	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	Varies	0.12	N/A	0.02	Varies	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	Varies	0.24	N/A	0.02	Varies	N/A	N/A	1.10
Warehouse	0.13	N/A	0.50	Varies	0.28	N/A	0.02	Varies	N/A	N/A	0.93
Western Riverside County											
<i>Residential</i>	\$ 0.51	\$ 0.04	\$ 0.61	Varies	\$ 0.14	\$ 0.23	\$ 0.08	Varies	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	Varies	\$ 1.29	N/A	\$ 0.03	Varies	N/A	N/A	\$ 2.69
Office ⁴	0.38	N/A	0.99	Varies	0.68	N/A	0.03	Varies	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	Varies	0.12	N/A	0.01	Varies	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	Varies	0.12	N/A	0.01	Varies	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	Varies	0.24	N/A	0.01	Varies	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	Varies	0.28	N/A	0.01	Varies	N/A	N/A	0.76

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ Subtotal excludes traffic and flood control facility fees which vary by area plan.

⁴ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 7.5, 8.6, 9.5, 11.5, and 12.5.

Table E.2: Maximum Justified Development Impact Fee Schedule, Coachella - Western (AP 2)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.03	\$ 0.90	\$ 0.003	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ 0.03	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.22
Office ³	0.38	N/A	1.47	0.02	0.68	N/A	0.05	-	N/A	N/A	2.60
Industrial	0.13	N/A	0.49	0.00	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	0.00	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	0.01	0.24	N/A	0.02	-	N/A	N/A	1.11
Warehouse	0.13	N/A	0.50	0.01	0.28	N/A	0.02	-	N/A	N/A	0.94

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.3: Maximum Justified Development Impact Fee Schedule, Highgrove (AP 3)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.26	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.90
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 2.45	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 5.14
Office ³	0.38	N/A	0.99	1.29	0.68	N/A	0.03	-	N/A	N/A	3.37
Industrial	0.13	N/A	0.33	0.24	0.12	N/A	0.01	-	N/A	N/A	0.83
Surface Mining	0.13	N/A	0.33	0.24	0.12	N/A	0.01	-	N/A	N/A	0.83
Wineries	0.17	N/A	0.46	0.45	0.24	N/A	0.01	-	N/A	N/A	1.33
Warehouse	0.13	N/A	0.34	0.54	0.28	N/A	0.01	-	N/A	N/A	1.30

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.4: Maximum Justified Development Impact Fee Schedule, Reche Canyon / Badlands (AP 4)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.5: Maximum Justified Development Impact Fee Schedule, Temescal Canyon (AP 6)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.02	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.66
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.17	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.86
Office ³	0.38	N/A	0.99	0.09	0.68	N/A	0.03	-	N/A	N/A	2.17
Industrial	0.13	N/A	0.33	0.02	0.12	N/A	0.01	-	N/A	N/A	0.61
Surface Mining	0.13	N/A	0.33	0.02	0.12	N/A	0.01	-	N/A	N/A	0.61
Wineries	0.17	N/A	0.46	0.03	0.24	N/A	0.01	-	N/A	N/A	0.91
Warehouse	0.13	N/A	0.34	0.04	0.28	N/A	0.01	-	N/A	N/A	0.80

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.6: Maximum Justified Development Impact Fee Schedule, Lake Mathews / Woodcrest (AP 7)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.15	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.79
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 1.40	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 4.09
Office ³	0.38	N/A	0.99	0.74	0.68	N/A	0.03	-	N/A	N/A	2.82
Industrial	0.13	N/A	0.33	0.14	0.12	N/A	0.01	-	N/A	N/A	0.73
Surface Mining	0.13	N/A	0.33	0.14	0.12	N/A	0.01	-	N/A	N/A	0.73
Wineries	0.17	N/A	0.46	0.26	0.24	N/A	0.01	-	N/A	N/A	1.14
Warehouse	0.13	N/A	0.34	0.31	0.28	N/A	0.01	-	N/A	N/A	1.07

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.7: Maximum Justified Development Impact Fee Schedule, March Air Force Reserve Base Policy Area (AP 8)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.03	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.67
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.31	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 3.00
Office ³	0.38	N/A	0.99	0.16	0.68	N/A	0.03	-	N/A	N/A	2.24
Industrial	0.13	N/A	0.33	0.03	0.12	N/A	0.01	-	N/A	N/A	0.62
Surface Mining	0.13	N/A	0.33	0.03	0.12	N/A	0.01	-	N/A	N/A	0.62
Wineries	0.17	N/A	0.46	0.06	0.24	N/A	0.01	-	N/A	N/A	0.94
Warehouse	0.13	N/A	0.34	0.07	0.28	N/A	0.01	-	N/A	N/A	0.83

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.8: Maximum Justified Development Impact Fee Schedule, Desert Center (AP 9)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.03	\$ 0.90	\$ -	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ -	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.19
Office ³	0.38	N/A	1.47	-	0.68	N/A	0.05	-	N/A	N/A	2.58
Industrial	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	-	0.24	N/A	0.02	-	N/A	N/A	1.10
Warehouse	0.13	N/A	0.68	-	0.28	N/A	0.02	-	N/A	N/A	1.11

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.9: Maximum Justified Development Impact Fee Schedule, San Jacinto Valley (AP 10)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.10: Maximum Justified Development Impact Fee Schedule, REMAP (AP 11)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.11: Maximum Justified Development Impact Fee Schedule, Lakeview / Nuevo (AP 12)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.12: Maximum Justified Development Impact Fee Schedule, Mead Valley (AP 13)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.06	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.02	\$ 0.01	\$ 0.02	\$ 1.72
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.60	\$ 1.29	N/A	\$ 0.03	\$ 0.07	N/A	N/A	\$ 3.36
Office ³	0.38	N/A	0.99	0.32	0.68	N/A	0.03	0.07	N/A	N/A	2.47
Industrial	0.13	N/A	0.33	0.06	0.12	N/A	0.01	0.05	N/A	N/A	0.70
Surface Mining	0.13	N/A	0.33	0.06	0.12	N/A	0.01	0.05	N/A	N/A	0.70
Wineries	0.17	N/A	0.46	0.11	0.24	N/A	0.01	0.07	N/A	N/A	1.06
Warehouse	0.13	N/A	0.34	0.13	0.28	N/A	0.01	0.05	N/A	N/A	0.94

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.13: Maximum Justified Development Impact Fee Schedule, Palo Verde Valley (AP 14)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.03	\$ 0.90	\$ -	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ -	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.19
Office ³	0.38	N/A	1.47	-	0.68	N/A	0.05	-	N/A	N/A	2.58
Industrial	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	-	0.24	N/A	0.02	-	N/A	N/A	1.10
Warehouse	0.13	N/A	0.68	-	0.28	N/A	0.02	-	N/A	N/A	1.11

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.14: Maximum Justified Development Impact Fee Schedule, Elsinore (AP 15)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.09	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.02	\$ 0.01	\$ 0.02	\$ 1.75
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.88	\$ 1.29	N/A	\$ 0.03	\$ 0.07	N/A	N/A	\$ 3.64
Office ³	0.38	N/A	0.99	0.46	0.68	N/A	0.03	0.07	N/A	N/A	2.61
Industrial	0.13	N/A	0.33	0.08	0.12	N/A	0.01	0.05	N/A	N/A	0.72
Surface Mining	0.13	N/A	0.33	0.08	0.12	N/A	0.01	0.05	N/A	N/A	0.72
Wineries	0.17	N/A	0.46	0.16	0.24	N/A	0.01	0.07	N/A	N/A	1.11
Warehouse	0.13	N/A	0.34	0.19	0.28	N/A	0.01	0.05	N/A	N/A	1.00

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.15: Maximum Justified Development Impact Fee Schedule, Harvest Valley / Winchester (AP 16)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.16: Maximum Justified Development Impact Fee Schedule, Sun City / Menifee Valley (AP 17)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.17: Maximum Justified Development Impact Fee Schedule, Eastern Coachella Valley (AP 18)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.03	\$ 0.90	\$ 0.07	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.99
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ 0.65	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.84
Office ³	0.38	N/A	1.47	0.34	0.68	N/A	0.05	-	N/A	N/A	2.92
Industrial	0.13	N/A	0.49	0.06	0.12	N/A	0.02	-	N/A	N/A	0.82
Surface Mining	0.13	N/A	0.49	0.06	0.12	N/A	0.02	-	N/A	N/A	0.82
Wineries	0.17	N/A	0.67	0.12	0.24	N/A	0.02	-	N/A	N/A	1.22
Warehouse	0.13	N/A	0.68	0.14	0.28	N/A	0.02	-	N/A	N/A	1.26

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.18: Maximum Justified Development Impact Fee Schedule, Southwest Area (AP 19)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.01	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.65
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.11	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.80
Office ³	0.38	N/A	0.99	0.06	0.68	N/A	0.03	-	N/A	N/A	2.14
Industrial	0.13	N/A	0.33	0.01	0.12	N/A	0.01	-	N/A	N/A	0.60
Surface Mining	0.13	N/A	0.33	0.01	0.12	N/A	0.01	-	N/A	N/A	0.60
Wineries	0.17	N/A	0.46	0.02	0.24	N/A	0.01	-	N/A	N/A	0.90
Warehouse	0.13	N/A	0.34	0.02	0.28	N/A	0.01	-	N/A	N/A	0.78

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Table E.19: Maximum Justified Development Impact Fee Schedule, The Pass (AP 20)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<i>Residential per Sq. Ft.</i>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.01	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.05	\$ 0.01	\$ 0.02	\$ 1.70
<i>Nonresidential per Sq. Ft.</i>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.08	\$ 1.29	N/A	\$ 0.03	\$ 0.21	N/A	N/A	\$ 2.98
Office ³	0.38	N/A	0.99	0.04	0.68	N/A	0.03	0.21	N/A	N/A	2.33
Industrial	0.13	N/A	0.33	0.01	0.12	N/A	0.01	0.14	N/A	N/A	0.74
Surface Mining	0.13	N/A	0.33	0.01	0.12	N/A	0.01	0.14	N/A	N/A	0.74
Wineries	0.17	N/A	0.46	0.01	0.24	N/A	0.01	0.21	N/A	N/A	1.10
Warehouse	0.13	N/A	0.34	0.02	0.28	N/A	0.01	0.14	N/A	N/A	0.92

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Sources: Tables 3.5, 4.5, 5.5, 6.7, 7.5, 8.6, 9.5, 10.6, 11.5, and 12.5.

Projected DIF Revenue and Other Funding Needed

Table E.20 shows a summary of the cost of planned facilities by facility category, projected fee revenue, and the remaining unfunded facilities costs. The Total Project Costs column includes the portion of facilities costs that will serve either existing development or development in the incorporated area. These costs are excluded from the fee calculations as the DIF will be imposed on new development in the unincorporated areas only.

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 detailed below will necessarily receive DIF funding and funding of specific facilities will need to be prioritized, much as it has been in the past.

Table E.20: Estimated Cost of Proposed New Facilities by Category and Other Funding Needed

Facility Category	Total Project Costs	Estimated Total Fee Revenue	Identified Offsetting Revenues	Other Funding Needed
Criminal Justice Public Facilities	\$ 86,881,305	\$ 86,881,305	\$ -	\$ -
Library Construction	6,241,422	6,241,422	-	-
Fire Protection	131,207,018	131,207,018	-	-
Traffic Improvement Facilities	125,484,296	10,577,383	9,344,051	105,562,862
Traffic Signals	42,625,500	42,625,500	-	-
Regional Parks	30,076,200	30,076,200	-	-
Regional Trails	15,492,782	15,492,782	-	-
Flood Control	21,700,000	1,007,300	2,894,747	17,797,953
Library Books	1,689,715	1,689,715	-	-
Regional Multi-Service Centers	5,507,700	5,507,700	-	-
Total	\$ 466,905,938	\$ 331,306,325	\$ 12,238,798	\$ 123,360,815

Note: For all fee categories except for traffic improvement facilities and flood control facilities, the total project cost equals the estimated fee revenue because fees have been calculated to maintain the County's existing facility standards and are not driven by the cost of planned facilities. As such no other funding is needed. For traffic improvement facilities and flood control facilities, new development is funding a share of identified improvements, so other funding is needed to fully fund the improvements.

Sources: Tables 3.4, 4.4, 5.4, 6.4, 7.3, 8.5, 9.4, 10.3, 10.5, 11.4, and 12.4.

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;
- Study Methodology;
- Impact Fees for Accessory Dwelling Units;
- Prioritization of Department Identified Facility Needs;
- Unit Costs; and,
- Organization of the Report.

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 report is an update of the development impact fees (DIF) calculated for and documented most recently in the County of Riverside Development Impact Fee Study Update, November 24, 2014, (2014 DIF Study) also prepared by Willdan Financial Services. The 2014 DIF Study was itself an update of a similar documents prepared in 2001 and 2006.

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. As part of this DIF update new projects were submitted and are considered for funding in this study within the identified planning horizon of 2050.

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 facilities will need to be prioritized, much as it has been in the past.

Cities and counties can impose public facilities impact 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 adopts 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 45 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.

Study Methodology

Traffic impact fees are calculated to fund the cost of transportation facilities required to accommodate growth. The five steps followed in a public facilities fee study include:

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for transportation facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development and their costs:** Estimate the total amount and cost of planned facilities, and identify the share required to accommodate new development;
4. **Identify alternative funding requirements:** Determine if any non-fee funding is required and/or available to complete projects; and,
5. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the public facilities fee schedule.

The key public policy issue in development impact fee studies is the identification of facility standards (step #2, above). Facility standards document a reasonable relationship between new development and the need for new facilities. Standards ensure that new development does not fund deficiencies associated with existing development.

Types of Facility Standards

There are three separate components of facility standards: *demand standards*, *design standards* and *cost standards*. *Demand standards* determine the amount of facilities required to accommodate growth. In this case, the impact fee seeks to maintain a specific level of service on its roadways. *Design standards* determine how a facility should be designed to meet expected demand, and directly related to the costs of planned facilities. The projects included in the traffic impact mitigation fee have all been designed to meet state and City engineering standards. Finally, *cost standards* are a method for determining the amount of facilities required to accommodate growth based on facility costs per unit of demand.

The traffic impact mitigation fee analysis contained in this report converts project costs to serve growth (identified by *demand* and *design standards*), into a *cost standard* (cost per trip from new development), which is then used as the basis of the fee. A fee for a particular land use is equal to the cost per trip, multiplied by the trip generation rate (trip demand factor) for that land use.

New Development Facility Needs and Costs

A number of approaches are used to identify facility needs and costs to serve new development. Often there is a two-step process: (1) identify total facility needs, and (2) allocate to new development its fair share of those needs.

There are three common methods for determining new development's fair share of planned facilities costs: the **existing inventory method**, the **planned facilities method**, and the **system plan method**.

Existing Inventory Method

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

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

Under this method new development will fund the expansion of facilities at the same standard currently serving existing development. The existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth are identified through an annual CIP and budget process, possibly after completion of a new facility master plan. 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. Adjustments and allocation factors are explained in detail in the applicable facility chapters.

Planned Facilities Method

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

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

This method is appropriate when specific planned facilities can be identified that only benefit new development. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This method is also appropriate when to use in this analysis because the specific planned facilities that benefit new development have been identified through traffic level of service analysis. Under this method new development funds the expansion of facilities needed to ensure that traffic operates at an acceptable level of service. This method is also used to calculate the traffic impact fees and the traffic signal impact fees in this study.

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. It is difficult, for example, to allocate a new fire

station solely to new development when that station will operate as part of an integrated system of fire stations that together achieve the desired level of service.

The system plan method ensures that new development does not pay for existing deficiencies. Often facility standards based on policies such as those found in General Plans are higher than the 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. This method is used to calculate the flood control facilities fees in this study.

Impact Fees for Accessory Dwelling Units

The California State Legislature recently amended requirements on local agencies for the imposition of development impact fees on accessory dwelling units (ADU) with Assembly Bill AB 68 in 2020. The amendment to California Government Code §65852.2(f)(2) stipulates that local agencies may not impose any impact fees on ADU less than 750 square feet. ADU greater than 750 square feet can be charged impact fees in proportion to the size of the primary dwelling unit.

Calculating Impact Fees for Accessory Dwelling Units

For ADUs greater than 750 square feet, impact fees can be charged as a percentage of the single family fire and dispatch fee. The formula is:

$$\frac{ADU \text{ Square Feet}}{Primary \text{ Residence Square Feet}} \times \text{Single Family Impact Fee} = ADU \text{ Impact Fee}$$

In the case of an 800 square foot ADU and a 1,600 square foot primary residence, the fire and dispatch fees would be 50 percent (800 square feet / 1,600 square feet = 50%) of the single family dwelling unit fee.

Prioritization of Department Identified Facility 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 submitted will receive full funding based on the projected revenue of the fees calculated using an existing facility 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 used in this study.

Table 1.1: Unit Cost Assumptions

Facility	Unit	Unit Cost
<i><u>Buildings</u></i>		
Administrative Facilities	sq. ft.	\$ 420
Fire Stations	sq. ft.	1,200
Judicial / Probation	sq. ft.	420
Library	sq. ft.	420
Regional Multi-Service Center	sq. ft.	450
<i><u>Other Facilities</u></i>		
Jail	bed	\$ 174,570
Communication Towers	tower	378,670
Juvenile Hall	bed	422,320
Library Books	book	30
Traffic Signals	signal	500,000
Traffic Improvements	varies	varies
<i><u>Land</u></i>		
Eastern Riverside County	sq. ft.	\$ 10
Western Riverside County	sq. ft.	13
Countywide Average	sq. ft.	12
<i><u>Park Land</u></i>		
Eastern Riverside County - Developed	acre	\$ 300,000
Eastern Riverside County - "Natural"	acre	3,120
Eastern Riverside County - "Natural" < 20 acres	acre	12,000
Western Riverside County - Developed	acre	300,000
Western Riverside County - "Natural"	acre	3,600
Western Riverside County - "Natural" < 20 acres	acre	12,000

Sources: ENR Building Cost Index; Riverside County; Costar; 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 in the 2014 study. This study updated those costs for inflation since 2014 using the Engineering News Record's Building Cost Index (BCI). 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 also adjusted for inflation from the 2014 study. 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 developed specifically for use in this study by Willdan using one year of recent sales comparisons data from CoStar.

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 that would represent the types of properties that the County owns.

As shown in Table 1.1 above, the average land cost estimate is \$10 per square foot for Eastern Riverside County and \$13 for Western Riverside County.

Land values for park facilities were provided by the County Parks department.

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 12 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
- 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 13. A discussion of how this study complies with AB 602 is included 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.

2. Facility Service Populations and Growth Projections

Growth projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This chapter explains the source for the growth projections used in this study based on a 2024 base year and a planning horizon of 2050.

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

Eastern Riverside County	Western Riverside County
<p><u>Area Plans</u></p> <ul style="list-style-type: none"> East County - Desert Area Eastern Coachella Valley Desert Center Palo Verde Valley Western Coachella Valley 	<p><u>Area Plans</u></p> <ul style="list-style-type: none"> Elsinore Harvest Valley / Winchester Highgrove Lake Mathews / Woodcrest Lakeview / Nuevo March Air Force Reserve Base Policy Area Mead Valley Reche Canyon / Badlands REMAP San Jacinto Valley Southwest Area Wine County Area Plan (Completely Within SW Area Plan) Sun City / Menifee Valley Temescal Canyon The Pass

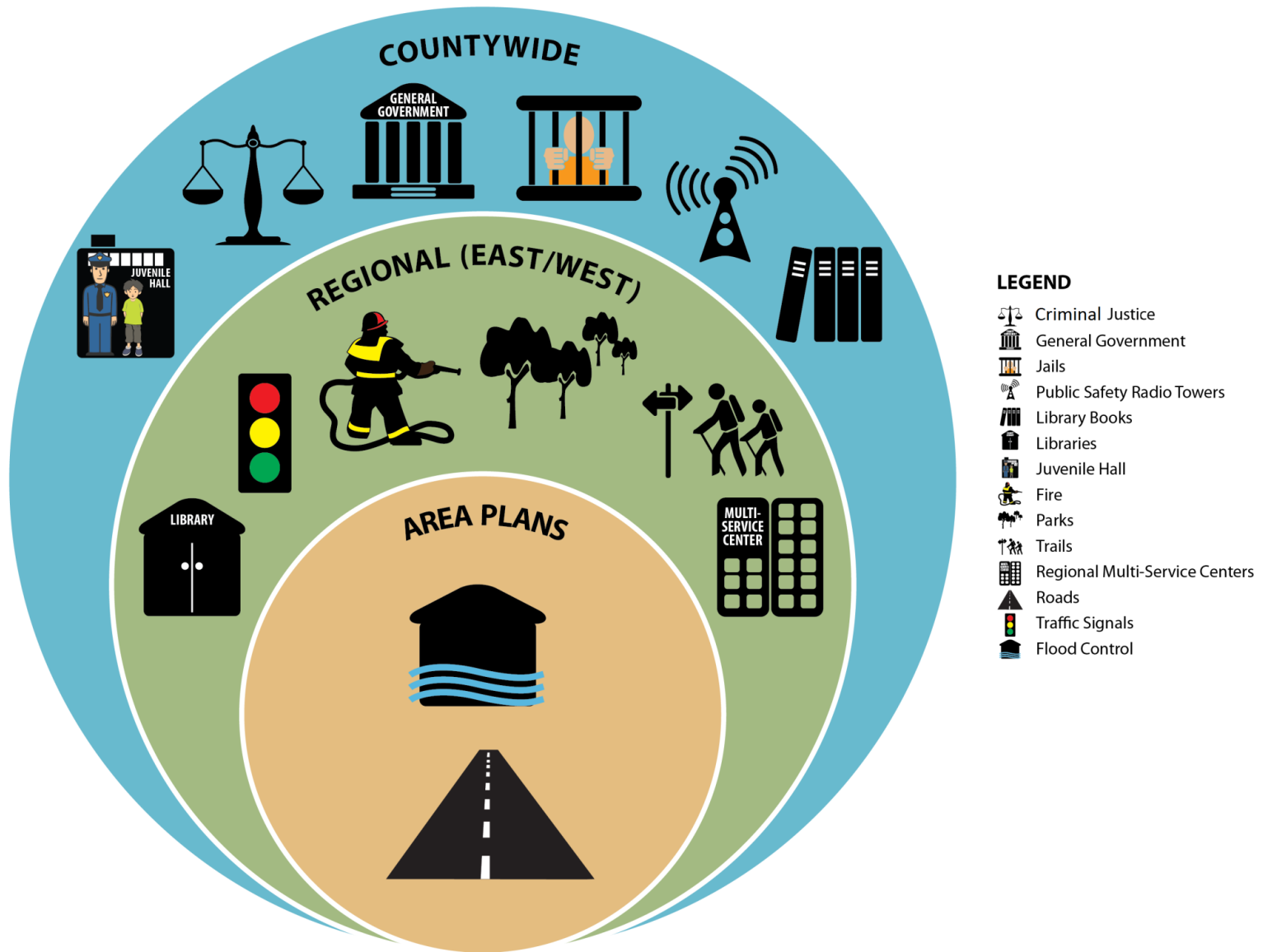
Note: DIF not implemented in incorporated areas. However, population and employment in areas outside of area plans is included in calculations of facility standards where applicable.

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 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 only applies in three area plans. **Figure 1** shows the Riverside County services and facilities considered in this report by the different geographic areas that they serve.

Figure 1



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 2024 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 2050 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.

Except for traffic improvement, traffic signal facilities and flood control 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. Estimates of impervious surface per unit of development are used to estimate demand for flood control facilities.

Growth Projections for Riverside County

Data concerning existing population and employment comes from 2024 Connect SoCal (RTP/SCS) Growth Forecast from SCAG. This data includes population and employment estimates for 2019, and 2050 at the traffic analysis zone (TAZ) level.

Willdan used GIS analysis to allocate the estimates and projections to each area plan within the County. GIS was also used to estimate the portion of each area plan within incorporated versus unincorporated areas.

Willdan adjusted the residential projections in 2050 for the unincorporated areas based on direction from County staff based on historical growth rates. These adjustments were necessary because the projected growth in some unincorporated area TAZ demonstrated by the SCAG projections was lower than historical growth rates in those areas. County staff indicated that it was reasonable to assume that historical growth rates were a reasonable indication of future growth rates in the unincorporated areas.

If the projected residential growth for an unincorporated area was less than the historical annual compound average growth rate of 0.89367% (calculated based on the 10-year history of Department of Finance estimates between 2015 and 2024), then the historical rate was used to calculate the 2050 projections. If the SCAG growth rate was higher than the historical unincorporated rate, no changes were made. The growth projections in the incorporated areas were not altered. Finally, the base year estimates for 2019 were escalated to 2024 using the growth rates described above. The growth rate adjustments described above were applied to 50 out of the 575 TAZ that included unincorporated areas, in situations where the projected growth rate was less than the historical growth rate.

For the nonresidential projection of jobs, Willdan used GIS analysis to allocate the estimates and projections to each area plan within the County. GIS was also used to estimate the portion of

each area plan within incorporated versus unincorporated areas. The base year estimates for 2019 were interpolated to 2024 for use in this analysis. No adjustments were made to the SCAG estimates of jobs in 2050.

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 nonresidential land uses based on the relative demand for services between residents and workers. In Chapters 3 through 12 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 2024 and projections to 2050 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.

Table 2.2: Resident Population Estimates and Projections

Population	2024	2050	Net 2024-2050	Total Growth	Average Annual Growth Rate
<i>Eastern Riverside County</i>					
Incorporated	391,881	562,742	170,860	44%	3.68%
Unincorporated	76,930	111,426	34,496	45%	3.77%
Subtotal	468,811	674,168	205,356	44%	3.70%
<i>Western Riverside County</i>					
Incorporated	1,627,715	1,940,985	313,271	19%	1.78%
Unincorporated	326,444	421,926	95,482	29%	2.60%
Subtotal	1,954,159	2,362,912	408,753	21%	1.92%
<i>Countywide</i>					
Incorporated	2,019,596	2,503,727	484,131	24%	2.17%
Unincorporated	403,374	533,352	129,978	32%	2.83%
Total	2,422,970	3,037,079	614,109	25%	2.28%

Source: Southern California Association of Governments (SCAG) 2024 Connect SoCal (RTP/SCS) Growth Forecast; Willdain Financial Services.

Employment (Worker) Estimates and Projections

The summaries of estimated 2024 employment and projected employment by 2050 for Eastern and Western Riverside County are shown in **Table 2.3**.

Table 2.3: Employment Estimates and Projections

Employment	2024	2050	Net 2024-2050	Total Growth	Average Annual Growth Rate
<i>Eastern Riverside County</i>					
Incorporated	195,726	244,366	48,640	25%	2.24%
Unincorporated	<u>23,874</u>	<u>35,462</u>	<u>11,589</u>	49%	4.04%
Subtotal	219,599	279,828	60,229	27%	2.45%
<i>Western Riverside County</i>					
Incorporated	608,857	792,046	183,189	30%	2.67%
Unincorporated	<u>71,881</u>	<u>112,038</u>	<u>40,157</u>	56%	4.54%
Subtotal	680,738	904,084	223,346	33%	2.88%
<i>Countywide</i>					
Incorporated	804,583	1,036,412	231,829	29%	2.56%
Unincorporated	<u>95,755</u>	<u>147,501</u>	<u>51,746</u>	54%	4.42%
Total	900,337	1,183,913	283,575	31%	2.78%

Source: Southern California Association of Governments (SCAG) 2024 Connect SoCal (RTP/SCS) Growth Forecast; Willdain Financial Services.

Land Use Types and Occupant Densities

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 2014 DIF Study. 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).²

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.

² 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;

Land Use	Definition ¹	Occupant Density
<i>Residential Dwelling Unit</i>	All Residential Dwelling Units, except for accessory dwelling units	2.80 Persons per unit
<i>Nonresidential - per 1,000 Square Feet</i>		
Commercial ²	Retail and office	2.00 Employees per 1,000 Sq. Ft.
Industrial	Agriculture and industrial	0.67 Employees per 1,000 Sq. Ft.
Surface Mining ³	Quarries and other mineral extraction operations	0.67 Employees per 1,000 Sq. Ft.
Wineries ⁴	Wine Production and Visitor Facilities	0.92 Employees per 1,000 Sq. Ft.
Warehousing ⁵	Warehousing	0.68 Employees per 1,000 Sq. Ft.

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

² Employees per 1,000 square feet 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 3.33 employees per 1,000 square feet is used for office, and the commercial rate of 2.0 employees per 1,000 square feet is used for retail in the calculation of the traffic related fee categories.

³ Category added with 2006 DIF update.

⁴ Employee density factor derived from TUMF assumptions.

⁵ Estimated based on data for High Cube Parcel Warehouse land use from the ITE Trip Generation Manual, 11th Edition.

Sources: American Community Survey, Tables B25024 and B25033, 2023 1-year estimates; The Natelson Company, Inc. Employment Density Study Summary, October 31, 2001, Tables 8-A and 10-A (Developing suburban Riverside and San Bernardino Counties); WRCOG; ITE Trip Generation Manual, 11th Edition; Willdan Financial Services.

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 nonresidential 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 Tables B25024 and B25033 from the 2023 American Community Survey, specifically for Riverside County. The total residents in each type of dwelling unit is divided by a count of each type of dwelling unit to determine the average occupants per dwelling unit.

The nonresidential density factors are consistent with the 2014 DIF study and are based on data from the 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 Study³. 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 1,000 building square feet data underscoring the EDU calculations made in the 2006 DIF Study is applied to employment estimates 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. See Chapter 6 for detailed estimates of trip demand for each land use.

For wineries this study uses the standard adopted by the Western Riverside Council of Governments in December 2011, which essentially assumes that a winery generates 138% more trips than a similarly sized industrial development.

Fee Adjustments

Table 2.5 displays 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.

Table 2.5: DIF Policy Fee Adjustments

Land Use	Definition ¹	Impact Fee Adjustment
Senior Housing	Legally restricted to senior residents.	Single family dwelling fee reduced by 33.3%. No reduction for multifamily.
Migrant Farm Worker Housing	Health & Safety Code sec. 17021.6.	Pays Single Family dwelling rate.
Affordable Housing	Health & Safety Code sec. 50079.5	Exempt
Second Units	Riverside County Ordinance 348	Exempt
Guest Quarters	Riverside County Ordinance 348	Exempt

Source: County of Riverside Development Impact Fee Study Update, Final Report, November 25, 2014.

³ April 2006 *County of Riverside Development Impact Fee Justification Study Update*, by David Taussig & Associates (Taussig).

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 Countywide service population, including residents and workers.

Table 3.1 shows the estimated service population in 2024 and 2050. 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 nonresidential 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 nonresidential 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 ¹	Service Population	Percent of Service Population
<i>Base Year (2024)</i>					
Incorporated	2,019,596	804,583	0.31	2,269,017	83.97%
Unincorporated	<u>403,374</u>	<u>95,755</u>	0.31	<u>433,058</u>	<u>16.03%</u>
Total	2,422,970	900,337		2,702,075	100.00%
<i>New Development (2024-2050)</i>					
Incorporated	484,131	231,829	0.31	555,998	79.20%
Unincorporated	<u>129,978</u>	<u>51,746</u>	0.31	<u>146,019</u>	<u>20.80%</u>
Total	614,109	283,575		702,017	100.00%
<i>Total (2050)</i>					
Incorporated	2,503,727	1,036,412	0.31	2,825,015	93.02%
Unincorporated	<u>533,352</u>	<u>147,501</u>	0.31	<u>579,077</u>	<u>19.07%</u>
Total	3,037,079	1,183,913		3,037,079	100.00%

Note: Numbers may not sum due to rounding.

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

Sources: Tables 2.2 and 2.3.

Facility Standards

Table 3.2 displays the existing facility standards in 2024. Total quantities of existing facilities (building square feet, land or jail beds) were divided by the existing service population to determine the existing amount of facilities per capita, or 1,000 capita in the case of jail and juvenile beds. These existing facility standards drive the calculation of the impact fee.

Table 3.2: Criminal Justice Facilities Existing Standard per Capita

Existing Facilities	A		B		C = A / B
	Existing Facility Inventory	Facility Units	Service Population	Facilities per Capita	
<i>Judicial</i>					
Buildings (sq. ft.)	406,146	sq. ft.	2,702,075		0.15
Land (sq. ft.)	1,624,584	sq. ft.	2,702,075		0.60
<i>General Government</i>					
Buildings (sq. ft.)	356,665	sq. ft.	2,702,075		0.13
Land (sq. ft.)	1,426,660	sq. ft.	2,702,075		0.53
<i>Sheriff Countywide (Jail) Administration</i>					
Buildings	134,138	sq. ft.	2,702,075		0.05
Land	536,552	sq. ft.	2,702,075		0.20
<i>Sheriff - Jails</i>					
Buildings	710,238	sq. ft.	2,702,075		0.26
Land	2,840,952	sq. ft.	2,702,075		1.05
Jail Beds ¹	5,235	beds	2,702,075		1.94
<i>Public Safety Communications</i>					
Radio Towers ¹	65	towers	2,702,075		0.02
<i>Juvenile Hall</i>					
Building	180,215	sq. ft.	2,702,075		0.07
Beds ²	406	beds	2,702,075		0.15

¹ Tower, jail and juvenile hall bed standards calculated per 1,000 capita.

Sources: Table 3.1 and Appendix Table A.1.

Cost Standards

Table 3.3 below shows the per capita value of countywide criminal justice facilities. The unit costs are presented earlier in this report in Table 1.1. The facility standards per capita from Table 3.2 are multiplied by the unit costs to determine the cost per to serve one resident at the existing facility standard.

Table 3.3: Criminal Justice Facilities Cost per Capita - Existing Standard

	Square Feet				Beds		Towers	Total
	Sheriff Countywide				Jails	Juvenile Hall Beds	Public Safety	
	Judicial	General Government	Administration (Jail)	Juvenile Hall Building ¹				
<i>Cost Per Capita</i> ²								
Average Cost per Unit	\$ 420	\$ 420	\$ 420	\$ 420	\$ 175	\$ 422	\$ 379	
Facility Standard (per capita)	0.15	0.13	0.05	0.07	1.94	0.15	0.02	
Cost per Capita	\$ 63	\$ 55	\$ 21	\$ 28	\$ 338	\$ 63	\$ 9	\$ 577
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.)	0.60	0.53	0.20	0.27	-	-	-	
Cost per Capita	\$ 7	\$ 6	\$ 2	\$ 3	\$ -	\$ -	n/a	\$ 18
Total Cost per Capita	\$ 70	\$ 61	\$ 23	\$ 31	\$ 338	\$ 63	\$ 9	\$ 595

Note: Numbers may not sum due to rounding.

¹ Facility standard for land based on FAR of 0.25.

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

Sources: Tables 1.1 and 3.2.

Projected Fee Revenue

Table 3.4 shows the projected amounts of impact fee revenue generated by new development in unincorporated areas. The actual fee revenue collected will depend on the amount of new development constructed within the planning horizon in the unincorporated areas of the County.

Table 3.4: Revenue Projection

	Existing Standard
<i>Unincorporated Growth</i>	
Cost per Capita	\$ 595
Growth in Service Population (2024 - 2050)	146,019
Projected Fee Revenue	\$ 86,881,305

Sources: Tables 3.1 and 3.3.

Fee Schedule

Table 3.5 shows the maximum justified 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 the occupant density factors shown in Table 2.4 (persons per dwelling unit for residential development and workers per 1,000 building square feet for nonresidential development). The fee per dwelling unit is converted to a fee per square foot by dividing the fee per unit by the average square footage of new dwelling units in Riverside County, based on an analysis of building permit data.

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 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 3.5: Criminal Justice Public Facilities Fee Schedule
Existing Standard**

Land Use	A	B	C = A x B	D = C x 0.02	E = C + D	E / Average
	Cost Per Capita ¹	Density	Base Fee ²	Admin Charge ^{2, 3}	Total Fee ²	Fee per Sq. Ft. ⁴
<i>Residential Dwelling Unit</i>	\$ 595	2.80	\$ 1,666	\$ 33	\$ 1,699	\$ 0.51
<i>Nonresidential per 1,000 Sq. Ft.</i>						
Commercial	\$ 184	2.00	\$ 369	\$ 7	\$ 376	\$ 0.38
Industrial	184	0.67	124	2	126	0.13
Surface Mining	184	0.67	124	2	126	0.13
Wineries	184	0.92	170	3	173	0.17
Warehouse	184	0.68	126	3	129	0.13

¹ Nonresidential costs per capita are residential costs per capita multiplied by the worker demand factor of 0.31.

² Fee per unit for single family and multifamily residential; fee per 1,000 building square feet of commercial, industrial, or intensive use areas for surface mining, and wineries.

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

⁴ Assumes an average of 3,317 square feet per dwelling unit in Riverside County, based on an analysis of building permits from 2021.

Sources: Tables 2.4 and 3.3.

Potential Criminal Justice Projects

Table 3.6 shows the estimated cost of potential new criminal justice facilities. These costs represent the costs of countywide facilities needed to serve both incorporated and unincorporated area service populations. Note that these costs are shown for informational purposes only, and do not factor into the calculation of the impact fee. The County will program development impact fee revenue to capacity expanding capital facilities projects through its annual budget and CIP prioritization process.

Table 3.6: Potential Planned Criminal Justice Public Facilities

BCTC Reconfiguration and Upgrades	\$ 450,000,000
East and West County Sheriff's Air Support	9,000,000
Infrastructure Upgrades for Correctional Facilities	3,300,000
Probation Facility Expansion	23,430,125
Palm Desert Station Expansion	15,000,000
Indio Juvenile Hall Step-down Project	<u>4,100,000</u>
Total	\$ 504,830,125

Source: Riverside County.

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 library 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.

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. 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 2024 and 2050. Library facilities primarily serve residents. Consequently, residents are included in the service population for the calculations for impact fees in this chapter.

Table 4.1: Library Construction Service Population

	2024	Growth 2024 to 2050	Total - 2050
<i>Eastern Riverside County</i>			
Incorporated	391,881	170,860	562,742
Unincorporated	76,930	34,496	111,426
Subtotal	468,811	205,356	674,168
<i>Western Riverside County</i>			
Incorporated	1,627,715	313,271	1,940,985
Unincorporated	326,444	95,482	421,926
Subtotal	1,954,159	408,753	2,362,912

Source: Table 2.2.

Facility Standards

This study uses the existing inventory method to calculate fee schedules for libraries (see Introduction for further information). **Table 4.2** displays the existing facility standards in 2024 for Eastern Riverside County and Western Riverside County, respectively. Total quantities of existing facilities (building square feet) were divided by the existing service population to determine the existing amount of library facilities per capita. These existing facility standards drive the calculation of the impact fee.

Table 4.2: Library Construction Existing Facilities per Capita

	A		B	C = A / B
	Facility Inventory	Units	Service Population	Facility Standard Per Capita
Eastern Riverside County	38,862	sq. ft.	468,811	0.08
Western Riverside County	207,898	sq. ft.	1,954,159	0.11

Sources: Table 4.1 and Appendix Table A.2, Willdan Financial Services.

Cost Standards

Table 4.3 translates the existing library buildings facility standards costs per capita. The facility standards are multiplied by the unit cost assumptions from Table 1.1 cost to estimate total facility value per capita for Eastern and Western Riverside County, respectively.

Table 4.3: Library Construction Cost per Capita

	Eastern Riverside County		Western Riverside County	
Cost per Unit ¹	\$	420	\$	420
Facility Standard ²		0.08		0.11
Cost per Capita	\$	34	\$	46
Average Cost per Sq. Ft. of Land	\$	10	\$	13
Facility Standard (sq. ft.)		0.32		0.44
Cost per Capita	\$	3	\$	6
Total Cost per Capita	\$	37	\$	52

¹ Cost per square foot for library facilities.

² Square feet per capita for library facilities.

Sources: Tables 1.1 and 4.2.

Projected Fee Revenue

Table 4.4 shows estimated fee revenues generated by anticipated new development in Eastern and Western Riverside County by 2050. The actual fee revenue collected will depend on the amount of new development constructed within the planning horizon. Library construction impact fee revenue in Eastern Riverside County is anticipated to reach approximately \$1.3 million. In Western Riverside County, the library construction impact fee is forecast to generate approximately \$5 million.

Table 4.4: Revenue Projection - Existing Standard

	Eastern Riverside County	Western Riverside County
Cost per Capita	\$ 37	\$ 52
Growth in Service Population (2024 - 2050)	<u>34,496</u>	<u>95,482</u>
Fee Revenue	\$ 1,276,347	\$ 4,965,075

Sources: Tables 4.1 and 4.3.

Fee Schedule

Table 4.5 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). The fee per dwelling unit is converted to a fee per square foot by dividing the fee per unit by the average square footage of new dwelling units in Riverside County, based on an analysis of building permit data.

Fees vary between the Eastern and Western Riverside County as a result of variation in the levels of existing 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 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 4.5: Library Construction Impact Fee Schedule - Existing Standard

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D	E / Average
	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	Sq. Ft. ³	Fee per Sq. Ft. ³
Eastern Riverside County	\$ 37	2.80	\$ 104	\$ 2	\$ 106	\$ 0.03	
Western Riverside County	\$ 52	2.80	\$ 146	\$ 3	\$ 149	\$ 0.04	

¹ Fee per average sized dwelling unit.

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

³ Assumes an average of 3,317 square feet per dwelling unit in Riverside County, based on an analysis of building permits from 2021.

Sources: Tables 2.4 and 4.3.

5. Fire Protection Facilities

The purpose of this fee is to fund fire protection facilities needed to serve new development in the Riverside County Fire Department (RCFD) service area. The fee schedule presented correspondingly reflects the differences in the existing facility 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, rescue, hazardous materials, and emergency medical 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 in the unincorporated areas of the County. 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, using the impact fee boundaries used for other fee categories charged in the Eastern and Western parts of the County.

Table 5.1 shows the estimated service population in Eastern and Western Riverside County for 2024 and 2050. To calculate service population for fire protection facilities, residents are weighted at 1.00. The specific 0.69 per-worker weighting used here is consistent with the 2014 DIF study, and reflects differing levels of demand for fire services between residents and workers.

Table 5.1: Fire Facilities Service Population

	A	B	C	D = A + (B x C)
Unincorporated	Residents	Employment	Worker Demand Factor	Service Population
<i>Base Year (2024)</i>				
Eastern Riverside County	76,930	23,874	0.69	93,403
Western Riverside County	326,444	71,881	0.69	376,042
<i>New Development (2024-2050)</i>				
Eastern Riverside County	34,496	11,589	0.69	42,492
Western Riverside County	95,482	40,157	0.69	123,191
<i>Total (2050)</i>				
Eastern Riverside County	111,426	35,462	0.69	135,895
Western Riverside County	421,926	112,038	0.69	499,233

Sources: Tables 2.2 and 2.3.

Facility Standards

This study uses the existing inventory standard to calculate fees for fire protection facilities. This approach is used primarily to maintain consistency with the County's prior impact fee study.

Under this approach new development will fund the expansion of facilities at the same standard as is currently provided to existing development.

Fire protection services are currently provided by 41 stations in the unincorporated RCFD service area. Cities who receive service from the RCFD own their own fire facilities, which are excluded from the facility inventories in this chapter. The RCFD currently operates 11 stations in Eastern Riverside County; these stations total nearly 65,000 square feet of building space. Fire stations in Eastern Riverside County occupy approximately six acres of land in addition to building space. The RCFD maintains 30 stations in Western Riverside County, or a total of almost 183,000 square feet of building space located on nearly 17 acres of land. Administrative building space is also included in the inventory. Note that only 45% of administrative space has been allocated to unincorporated service areas, based on the Department-wide cost allocation assumptions between unincorporated and incorporated service areas.

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 Standards per Capita

	Eastern Riverside County	Western Riverside County
<i>Existing Facilities</i>		
Stations - Building Square Feet	64,901	182,579
Admin - Building Square Feet	14,789	21,657
Land Acreage ¹	7.32	18.75
Fire Engine	11	28
Squad Vehicle	-	3
2024 Service Population	93,403	376,042
<i>Existing Facility Standards</i>		
Station Building Square Feet per Capita	0.69	0.49
Admin Building Square Feet per Capita	0.16	0.06
Land Acreage per 1,000 Capita	0.08	0.05
Fire Apparatus per 1,000 Capita	0.12	0.07
Squad Vehicles per 1,000 Capita	-	0.01

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

Sources: Table 5.1 and Appendix Table A.3; Willdan Financial Services.

Cost Standards

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. The total estimated replacement cost of the County's fire facilities is divided by the existing service

population to determine the existing cost per capita for Eastern and Western Riverside County, respectively.

Table 5.3: Fire Facilities Cost per Capita - Existing Standard

	Eastern Riverside County	Western Riverside County
<i>Stations</i>		
Cost per Building Square Foot	\$ 1,200	\$ 1,200
Sq. Ft. per Capita Standard	<u>0.69</u>	<u>0.49</u>
Building Cost Standard per Capita	\$ 834	\$ 583
<i>Administrative Buildings</i>		
Cost per Building Square Foot	\$ 420	\$ 420
Sq. Ft. per Capita Standard	<u>0.16</u>	<u>0.06</u>
Building Cost Standard per Capita	\$ 66	\$ 24
<i>Land</i>		
Average Cost per Acre	10	13
Land Acres per 1,000 Capita Standard	<u>0.08</u>	<u>0.05</u>
Land Cost Standard per Capita	\$ 34	\$ 28
<i>Engines</i>		
Average Cost per Fire Engine	\$ 910,000	\$ 910,000
Engines per 1,000 Capita Standard	<u>0.12</u>	<u>0.07</u>
Engine Cost Standard per Capita	\$ 107	\$ 68
<i>Squad Vehicles</i>		
Average Cost per Squad Vehicle	\$ 350,000	\$ 350,000
Squad Vehicles per 1,000 Capita Standard	<u>-</u>	<u>0.01</u>
Squad Cost Standard per Capita	\$ -	\$ 3
Total Cost per Capita Standard	<u>\$ 1,041</u>	<u>\$ 706</u>

Sources: Table 1.1 and 5.2.

Projected Fee Revenue

Table 5.4 shows projected fire facilities fee revenue generated by projected development in Eastern and Western Riverside County by 2050. The actual fee revenue collected will depend on the amount of new development constructed within the planning horizon. Fire facilities impact fee revenue in Eastern Riverside County is anticipated to reach approximately \$44.2 million based on projected new development by 2050. In Western Riverside County, the fire facilities impact fee is forecast to generate approximately \$87 million. The County will program development impact fee

revenue to capacity expanding capital facilities projects through its annual budget and CIP prioritization process.

Table 5.4: Revenue Projection

	Eastern Riverside County	Western Riverside County
Cost per Capita	\$ 1,041	\$ 706
Growth in Service Population (2024 - 2050)	<u>42,492</u>	<u>123,191</u>
Projected Fee Revenue	\$ 44,234,172	\$ 86,972,846

Sources: Tables 5.1 and 5.3.

Fee Schedule

Table 5.5 shows the fire protection facilities fee schedule. The cost per capita from Table 5.3 is converted to a fee per unit of new development based on the occupant density factors shown in Table 2.4 (persons per dwelling unit for residential development and workers per 1,000 building square feet for nonresidential development). The fee per dwelling unit is converted to a fee per square foot by dividing the fee per unit by the average square footage of new dwelling units in Riverside County, based on an analysis of building permit data.

The total fee includes a two percent (2%) 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 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 5.5: Fire Facilities Fee Schedule - Existing Standard

Land Use	A	B	C = A x B	D = C x 0.02	E = C + D	F = E / Average
	Cost Per Capita ¹	Density	Base Fee ²	Admin Charge ^{2, 3}	Total Fee ²	Fee per Sq. Ft. ⁴
Eastern Riverside County						
<i>Residential Dwelling Unit</i>	\$ 1,041	2.80	\$ 2,915	\$ 58	\$ 2,973	\$ 0.90
<i>Nonresidential - per 1,000 Sq. Ft.</i>						
Commercial	\$ 718	2.00	\$ 1,436	\$ 29	\$ 1,465	\$ 1.47
Industrial	718	0.67	481	10	491	0.49
Surface Mining	718	0.67	481	10	491	0.49
Wineries	718	0.92	661	13	674	0.67
Warehouse	718	0.68	491	10	501	0.50
Western Riverside County						
<i>Residential Dwelling Unit</i>	\$ 706	2.80	\$ 1,977	\$ 40	\$ 2,017	\$ 0.61
<i>Nonresidential - per 1,000 Sq. Ft.</i>						
Commercial	\$ 487	2.00	\$ 974	\$ 19	\$ 993	\$ 0.99
Industrial	487	0.67	326	7	333	0.33
Surface Mining	487	0.67	326	7	333	0.33
Wineries	487	0.92	448	9	457	0.46
Warehouse	487	0.68	333	7	340	0.34

¹ Nonresidential costs per capita are residential costs per capita multiplied by the worker demand factor of 0.69.

² Fee per average residential unit; fee per acre of commercial, industrial, or intensive use areas for surface mining, and wineries.

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

⁴ Assumes an average of 3,317 square feet per dwelling unit in Riverside County, based on an analysis of building permits from 2021.

Sources: Tables 2.4 and 5.3.

Potential Fire Protection Facilities Projects

Table 5.6 shows the estimated cost of potential new fire protection facilities. Note that these costs are shown for informational purposes only, and do not factor into the calculation of the impact fee. The County will program development impact fee revenue to capacity expanding capital facilities projects through its annual budget and CIP prioritization process.

Note that all projects listed Table 5.6 are needed as a result of new development. County Fire staff confirmed that stations listed as “move” in the description must be moved to meet service demands caused by new unincorporated development.

Table 5.6: Riverside County Fire Department Capital Needs to 2050

Area/Station	Facility	Description	Additional Apparatus	Facility Cost	Equipment Cost	Total
<u>Eastern Riverside</u>						
Station 49	Fire Station	Expansion	Medic Squad/Patrol	\$ 2,500,000	\$ 350,000	\$ 2,850,000
Station 43	Fire Station	Move	n/a	15,507,850	-	15,507,850
Station 45	Fire Station	Move	n/a	15,507,850	-	15,507,850
Fleet Shop	Shop	Expansion of auto shop	n/a	6,000,000	-	6,000,000
West Valley	n/a	Only Equipment	Command Vehicle	-	80,000	80,000
Oasis	Fire Station	New	Type I Engine, Squad/Patrol	15,507,850	1,260,000	16,767,850
Station 81	n/a	Only Equipment	Haz Mat Unit	-	2,200,000	2,200,000
Valerie Jean	Fire Station	New	Type I Fire Engine	15,507,850	910,000	16,417,850
Station 81	Fire Station	Only Equipment	Type I Fire Engine	-	910,000	910,000
Station 35	Fire Station	Only Equipment	Truck	-	2,200,000	2,200,000
Eastern Ops	Admin	New 20,000 Sq Feet Facility	n/a	24,000,000	-	24,000,000
Station 56	Fire Station	Move	n/a	15,507,850	-	15,507,850
Subtotal				\$ 110,039,250	\$ 7,910,000	\$ 117,949,250
<u>Western Riverside</u>						
Station 26	Fire Station	Move	Medic Squad/Patrol	\$ 6,310,600	\$ 350,000	\$ 6,660,600
Station 77	Fire Station	Expansion (Bay)	n/a	2,000,000	-	2,000,000
Station 22	Fire Station	Move	n/a	15,507,850	-	15,507,850
Station 29	Fire Station	New	Type I Fire Engine	15,507,850	910,000	16,417,850
Station 28	Fire Station	New	Type I Fire Engine	15,507,850	910,000	16,417,850
Central	n/a	Only Equipment	Command Vehicle	-	80,000	80,000
El Cerrito	Fire Station	New	Type 1 Fire Engine, Truck	6,275,600	3,110,000	9,385,600
El Cerrito	n/a	Only Equipment	Squad, Breathing Support	-	1,725,000	1,725,000
Goodhope Area	Fire Station	New	Type I Fire Engine	15,507,850	910,000	16,417,850
Harley Knox	Fire Station	New	Type I Fire Engine	15,507,850	910,000	16,417,850
Gavain Hills	Fire Station	New	Type 1 Engine, Water Tender	15,507,850	1,232,000	16,739,850
Cajalco	Fire Station	New	Type I Fire Engine	15,507,850	910,000	16,417,850
Station 59	Fire Station	Only Equipment	Medic Squad/Patrol	-	350,000	350,000
Temescal	Fire Station	New	Type I Fire Engine	15,507,850	910,000	16,417,850
TBD	n/a	n/a	Command Vehicle	-	80,000	80,000
Pouroy	Fire Station	New	Type I Engine, Squad/Patrol	15,507,850	1,260,000	16,767,850
Pouroy	n/a	Only Equipment	Breathing Support	-	1,375,000	1,375,000
Cottonwood	Fire Station	New	Type 1 Engine, Water Tender	15,507,850	1,232,000	16,739,850
Juniper Flatts	Fire Station	New	Type 1 Engine, Water Tender	15,507,850	1,232,000	16,739,850
El Cariso	Fire Station	New	Type I Fire Engine	15,507,850	910,000	16,417,850
Station 83	Fire Station	Only Equipment	Type I Fire Engine	-	910,000	910,000
Station 96	Fire Station	Only Equipment	Truck	-	2,200,000	2,200,000
Southwest	n/a	Only Equipment	Command Vehicle	-	80,000	80,000
Station 75	Fire Station	Move	n/a	15,507,850	-	15,507,850
De Luz	Fire Station	New	Type 1 Engine, Water Tender	15,507,850	1,232,000	16,739,850
Station 54	Fire Station	Move	n/a	15,507,850	-	15,507,850
Fleet Shop	Shop	New shop 63,800 Sq Feet	n/a	76,560,000	-	76,560,000
Inventory	Warehouse	New 22,000 Sq Ft	n/a	26,400,000	-	26,400,000
Dispatch Center	Dispatch	New ECC	n/a	50,000,000	-	50,000,000
Fire Headquarters	HQ	New 132,000 Sq Ft	n/a	158,400,000	-	158,400,000
Subtotal				\$ 558,563,950	\$ 22,818,000	\$ 581,381,950

Source: County of Riverside.

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. Certain area plans do not have any identified improvements, and consequently no traffic improvement impact fees.

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 2050 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.

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 vehicle trips. Average daily automobile trip generation rates vary by land use, as demonstrated in resources such as the Institute of Transportation Engineers (ITE) Trip Generation Manual. The traffic improvement facilities fee and the fee described in the following chapter (Traffic Signals) use trip generation as the basis for fee calculations.

Table 6.1 displays the average daily trip rate assumptions used in this analysis. The residential trip rate factor is displayed per resident to estimate trips based on the growth in residents, and per dwelling unit to calculate a fee schedule per dwelling unit. Note that the trip rate per person is based on the single family trip rate for all residential development. This rate is used to estimate total trips because the growth projections do not differentiate population housed in different types of dwelling units. The trip rate per dwelling unit is then used to allocate the fee. Likewise, the nonresidential factors are displayed per employee to estimate trips based on the employment projections, and per 1,000 square feet to calculate the fee schedule. Nonresidential factors are consistent with the 2014 DIF study apart from the rate for wineries, which has been adjusted as described in the table footnote.

Table 6.1: Average Daily Trip Rate Assumptions

	Trip Rate - per Resident or per Employee	Trip Rate - Per Dwelling Unit or KSF
<i>Residential</i> ¹	2.65	7.42
<i>Nonresidential</i> ²		
Agriculture	1.00	0.67
Construction	3.02	2.02
Manufacturing	3.02	2.02
Wholesale	3.02	2.02
Retail	15.00	30.00
Transportation/Warehousing/Utilities ³	6.77	4.63
Information	3.32	11.06
Finance, Insurance, Real Estate (FIRE)	3.32	11.06
Professional and Management	3.32	11.06
Education and Health	10.46	34.82
Arts and Entertainment	11.95	23.90
Other Services	11.95	39.79
Public Administration	11.95	39.79
Surface Mining ⁴	3.02	2.02
Wineries ⁵	4.17	3.83

¹ Residential trip rates per person based on single family trip rate. Rates per person and dwelling unit from ITE Trip Generation Manual, 11th Ed. Assumes 2.80 residents per dwelling unit, across all residential dwelling units.

² With the exception of the surface mining and winery land uses, nonresidential trip factors are based on adjusted Institute of Traffic Engineering (ITE) values provided by Riverside County TLMA.

³ Uses high cube parcel warehouse trip rate.

⁴ 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.

⁵ Winery factors consistent with WRCOG factors for medium wineries. 1.38 x industrial rate of 3.02 trips per employee.

Sources: Riverside TLMA; Willdan Financial Services.

Trip Generation from New Development

Trip generation from new development and the change in performance of the road network between 2024 and the 2050 planning horizon determines the share of traffic improvement costs allocated to each unit of new development. The basis of the estimates of existing and future development come from SCAG and were allocated to each area plan using GIS analysis by Willdan. See the *Growth Projections for Riverside County* section in Chapter 2, for a discussion of the growth projections used in this analysis.

To estimate total trips, the trip generation factors shown in Table 6.1 are multiplied by the projected residents and employees in each area plan by 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 2050 compared to total trips (including incorporated areas) by area plan by 2050. 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. Note that only area plans with identified planned transportation facilities are included in Table 6.2.

Table 6.2: Unincorporated Area Trip Allocation

Area Plan	Unincorporated Trips 2050 ¹			Total 2050 Trips ¹			Unincorp. Allocation Factor
	Residential	Non-residential ²	Total	Residential	Non-residential ²	Total	
Coachella - Western (AP2)	191,292	161,899	353,192	1,289,959	2,185,065	3,475,023	0.10
Highgrove/Northside/University City (AP3)	29,234	12,855	42,089	29,234	12,855	42,089	1.00
Temescal Canyon (AP6)	131,800	71,861	203,661	556,872	758,744	1,315,616	0.15
Woodcrest/Lake Mathews (AP7)	139,929	43,221	183,150	139,968	43,294	183,262	1.00
March Air Force Reserve Base Policy Area (AP8)	5,374	105,062	110,436	5,374	105,062	110,436	1.00
Mead Valley/Good Hope (AP 13)	94,217	61,621	155,838	422,677	344,374	767,051	0.20
Greater Elsinore (AP15)	92,014	31,082	123,095	499,577	365,420	864,997	0.14
Coachella - Eastern (AP18)	93,967	93,787	187,754	450,358	250,377	700,734	0.27
Southwest Area Plan (SWAP) (AP19)	236,886	207,549	444,435	869,099	1,316,486	2,185,585	0.20
San Geronio Pass Area (AP20)	42,574	148,419	190,993	307,814	419,158	726,972	0.26

¹ Trips include existing and new development.

² Employee trip generation rates are measured in terms of trips per employees per weekday.

Sources: Southern California Association of Governments (SCAG) 2024 Connect SoCal (RTP/SCS) Growth Forecast; Table 6.1, Willdan Financial Services.

Cost of Proposed New Facilities

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 and were provided by Riverside County specifically for use in this development impact fee update. The projects were identified as necessary to serve growth through 2050.

Table 6.3 - Transportation Project List

Area Plan / Project Name	From	To	Description	Total Cost
<u>Coachella - Western (AP2)</u>				
Varner Road	38th Avenue	Washington St	Widen to 4 Lanes	\$ 7,370,265
Total - Coachella - Western (AP2)				\$ 7,370,265
<u>Highgrove/Northside/University City (AP3)</u>				
Main Street/railroad crossing			At grade improvements	\$ 1,500,000
Total - Highgrove/Northside/University City (AP3)				\$ 1,500,000
<u>Temescal Canyon (AP6)</u>				
Coldwater Canyon Drainage Structure (Temescal Cyn Rd)			Drainage improvements	\$ 2,493,504
Total - Temescal Canyon (AP6)				\$ 2,493,504
<u>Woodcrest/Lake Mathews (AP7)</u>				
Markham Street	Roosevelt Street	Wood Road	Construct and extend 2-lane road	\$ 2,500,000
Total - Woodcrest/Lake Mathews (AP7)				\$ 2,500,000
<u>March JPA (AP8)</u>				
Nandina Avenue	Barton Street	Alexander Street	Widen to 4 lanes	\$ 1,600,000
Total - March JPA (AP8)				\$ 1,600,000
<u>Mead Valley/Good Hope (AP 13)</u>				
Old Elsinore Road	Rider Street	San Jacinto Avenue	Intersection improvements	\$ 837,998
Nandina Avenue	Clark Street	1,500' east of Day Street	New 2 lane road	2,000,000
Nandina Avenue	Wood Road	Barton Road	Widen to 4 lanes	2,500,000
Nandina Avenue	Alexander Street	Clark Street	Widen to 4 lanes	3,264,000
Total - Mead Valley/Good Hope (AP 13)				\$ 8,601,998

Source: Riverside County.

Table 6.3 - Transportation Project List Continued

Area Plan / Project Name	From	To	Description	Total Cost
<u>Greater Elsinore (AP15)</u>				
De Palma Road	Horsethief Canyon Rd	Indian Truck Trail	Widen to 4 lanes	\$ 6,277,795
Mountain Road	Horsethief Canyon Rd	De Palma Road	New 2 lane road	4,000,000
Total - Greater Elsinore (AP15)				\$ 10,277,795
<u>Eastern Coachella Valley (AP 18)</u>				
62nd Avenue	Polk Street	Hwy 111	Widen to 4 lanes	\$ 9,460,022
Harrison Street	Avenue 56	Avenue 66	Widen to 4 lanes	20,780,368
Avenue 66	Jackson Street	SR 86	Widen to 4 lanes	26,781,849
Jackson Street	Avenue 56	Avenue 66	Widen to 4 lanes	18,083,898
Total - Eastern Coachella Valley (AP 18)				\$ 75,106,137
<u>Southwest Area Plan (SWAP) (AP19)</u>				
La Serena Way	Butterfield Stage Road	Rancho Ca Road	New 2 lane road	\$ 7,010,000
De Portola Road ¹			New 2 Roundabouts	4,688,102
De Portola Road	E/O Temecula City Limits	WO Anza Road	New 2 lane road	1,875,241
Total - Southwest Area Plan (SWAP) (AP19)				\$ 13,573,343
<u>San Gorgonio Pass Area (AP20)</u>				
Malki Road and I-10 Interchange			Modify interchange	\$ 2,461,254
Total - San Gorgonio Pass Area (AP20)				\$ 2,461,254
Grand Total				\$ 125,484,296

¹ Two new roundabouts are to be located at Pauba Road and Glen Oaks Road.

Source: Riverside County.

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. The County's 2015 General Plan Policy C2.1 in the Circulation Element has established LOS C for specific Area Plans and LOS D for others.

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. **Table 6.4** allocates project costs to new development based on a level of service analysis and to the unincorporated areas based on the unincorporated area allocation factor identified in Table 6.2 for each area plan. The justification for allocating a project cost to new development is consistent with the 2014 study for legacy projects that were included in that study.

The allocation of responsibility for new projects added to the project list in this update is conservatively estimated based on new development's share of total trips in 2050 for a given area plan.

Because the DIF traffic improvement facilities fees will only be charged in the unincorporated areas, an adjustment is made to assure that new unincorporated area development does not pay for the share of improvements used by new incorporated area development. These allocation factors were calculated in Table 6.2 and are shown in the column in Table 6.4 labeled "Unincorporated Area Allocation Factor".

Table 6.4 - Transportation Project Cost Allocation

Area Plan / Project Name	From	To	Total Project Cost	Offsetting Revenues	Net Project Cost	Justification	New Dev. Allocation Factor ¹	Uninc. Area Allocation Factor	New Development Cost
<u>Coachella - Western (AP2)</u>									
Vamer Road	38th Avenue	Washington St	\$ 7,370,265	\$ 6,000,000	\$ 1,370,265	Legacy Project	100%	10%	\$ 137,027
Total - Coachella - Western (AP2)			\$ 7,370,265	\$ 6,000,000	\$ 1,370,265				\$ 137,027
<u>Highgrove/Northside/University City (AP3)</u>									
Main Street/railroad crossing			\$ 1,500,000	\$ -	\$ 1,500,000	Legacy Project	88%	100%	\$ 1,320,000
Total - Highgrove/Northside/University City (AP3)			\$ 1,500,000	\$ -	\$ 1,500,000				\$ 1,320,000
<u>Temescal Canyon (AP6)</u>									
Coldwater Canyon Drainage Structure (Temescal Cyn Rd)			2,493,504	-	2,493,504	Legacy Project	100%	15%	374,026
Total - Temescal Canyon (AP6)			\$ 2,493,504	\$ -	\$ 2,493,504				\$ 374,026
<u>Woodcrest/Lake Mathews (AP7)</u>									
Markham Street	Roosevelt Street	Wood Road	\$ 2,500,000	\$ -	\$ 2,500,000	Legacy Project	100%	100%	\$ 2,500,000
Total - Woodcrest/Lake Mathews (AP7)			\$ 2,500,000	\$ -	\$ 2,500,000				\$ 2,500,000
<u>March JPA (AP8)</u>									
Nandina Avenue	Barton Street	Alexander Street	\$ 1,600,000	\$ -	\$ 1,600,000	New Project	70%	100%	\$ 1,120,000
Total - March JPA (AP8)			\$ 1,600,000	\$ -	\$ 1,600,000				\$ 1,120,000
<u>Mead Valley/Good Hope (AP 13)</u>									
Old Elsinore Road	Rider Street	San Jacinto Avenue	\$ 837,998	\$ -	\$ 837,998	Legacy Project	100%	20%	\$ 167,600
Nandina Avenue	Clark Street	1,500' east of Day Street	2,000,000	-	2,000,000	Legacy Project	100%	20%	400,000
Nandina Avenue	Wood Road	Barton Road	2,500,000	2,344,051	155,949	Legacy Project	100%	20%	31,190
Nandina Avenue	Alexander Street	Clark Street	3,264,000	-	3,264,000	Legacy Project	100%	20%	652,800
Total - Mead Valley/Good Hope (AP 13)			\$ 8,601,998	\$ 2,344,051	\$ 6,257,947				\$ 1,251,589

¹ New development allocation factor is consistent with the 2014 impact fee study for legacy projects. Allocation of new projects in this revision of the study is equal to new development's share of total trips in 2050.

Sources: Riverside County; Table 6.3, Willdan Financial Services.

Table 6.4 - Transportation Project Cost Allocation Continued

Area Plan / Project Name	From	To	Total Project Cost	Offsetting Revenues	Net Project Cost		New Dev. Allocation Factor ¹	Uninc. Area Allocation Factor	New Development Cost
<i>Greater Elsinore (AP15)</i>									
De Palma Road	Horsethief Canyon Rd	Indian Truck Trail	\$ 6,277,795	\$ -	\$ 6,277,795	Legacy Project	100%	14%	\$ 878,891
Mountain Road	Horsethief Canyon Rd	De Palma Road	4,000,000	1,000,000	3,000,000	Legacy Project	100%	14%	420,000
Total - Greater Elsinore (AP15)			\$ 10,277,795	\$ 1,000,000	\$ 9,277,795				\$ 1,298,891
<i>Eastern Coachella Valley (AP 18)</i>									
62nd Avenue	Polk Street	Hwy 111	\$ 9,460,022	\$ -	\$ 9,460,022	Legacy Project	10%	27%	\$ 255,421
Harrison Street	Avenue 56	Avenue 66	20,780,368	-	20,780,368	Legacy Project	10%	27%	561,070
Avenue 66	Jackson Street	SR 86	26,781,849	-	26,781,849	Legacy Project	10%	27%	723,110
Jackson Street	Avenue 56	Avenue 66	18,083,898	-	18,083,898	Legacy Project	10%	27%	488,265
Total - Eastern Coachella Valley (AP 18)			\$ 75,106,137	\$ -	\$ 75,106,137				\$ 2,027,866
<i>Southwest Area Plan (SWAP) (AP19)</i>									
La Serena Way	Butterfield Stage Road	Rancho Ca Road	\$ 7,010,000	\$ -	\$ 7,010,000	New Project	15%	20%	\$ 210,300
De Portola Road			4,688,102	-	4,688,102	New Project	15%	20%	140,643
De Portola Road	E/O Temecula City Limi	WO Anza Road	1,875,241	-	1,875,241	New Project	15%	20%	56,257
Total - Southwest Area Plan (SWAP) (AP19)			\$ 13,573,343	\$ -	\$ 13,573,343				\$ 407,200
<i>San Gorgonio Pass Area (AP20)</i>									
Malki Road and I-10 Interchange			2,461,254	-	2,461,254	New Project	22%	26%	140,784
Total - San Gorgonio Pass Area (AP20)			\$ 2,461,254	\$ -	\$ 2,461,254				\$ 140,784
Grand Total			\$ 125,484,296	\$ 9,344,051	\$ 116,140,245				\$ 10,577,383

¹ New development allocation factor is consistent with the 2014 impact fee study for legacy projects. Allocation of new projects in this revision of the study is equal to new development's share of total trips in 2050.

² New development is allocated 89.6% of project responsibility after accounting for external-external trips using the bypass. Assumes that trips using the bypass originating or ending on I-10 are pass through trips. Based on data from I-10 Bypass Traffic Operational Analysis, June 2014, Revised April 2015

Sources: Riverside County; Table 6.3, Willdan Financial Services.

Increase in Unincorporated Area Trips

The increase in unincorporated trips through 2050 is shown in Table 6.5. The increase is consistent with the trip generation factors from Table 6.1 and the SCAG growth projections used throughout this analysis.

Table 6.5: Increase in Unincorporated Area Trips

Area Plan	Unincorporated Trips		
	Residential	Nonresidential ²	Total
<i>Average Daily Trip Growth - 2024 to 2050</i>			
Coachella - Western (AP2)	65,483	33,707	99,189
Highgrove/Northside/University City (AP3)	6,037	5,498	11,535
Temescal Canyon (AP6)	27,273	18,935	46,208
Woodcrest/Lake Mathews (AP7)	28,898	9,279	38,176
March Air Force Reserve Base Policy Area (AP8)	3,309	74,284	77,594
Mead Valley/Good Hope (AP 13)	19,798	24,897	44,695
Greater Elsinore (AP15)	19,002	12,694	31,696
Coachella - Eastern (AP18)	21,723	45,159	66,882
Southwest Area Plan (SWAP) (AP19)	48,921	31,594	80,514
San Geronio Pass Area (AP20)	8,792	29,715	38,507

Sources: Table 6.1, Willdan Financial Services.

Cost per Trip

Every impact fee consists of a dollar amount, or the cost of projects that can be funded by a fee, divided by a measure of development. In this case, all fees are first calculated as a cost per trip demand unit. Then these amounts are translated into housing unit (cost per dwelling unit) and nonresidential space (cost per 1,000 square feet) by multiplying the cost per trip by the trip demand factor for each land use category. These amounts become the fee schedule.

Table 6.6 displays the calculation of the cost the cost per trip demand unit by dividing the costs allocated to new development in the unincorporated areas by the unincorporated trip growth from Table 6.5.

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

Area Plan	A	B	C = A / B
	Net Costs to Unincorporated Area New Development	Unincorporated Area Trip Growth ¹	Cost per Trip
Coachella - Western (AP2)	\$ 137,027	99,189	\$ 1.38
Highgrove/Northside/University City (AP3)	1,320,000	11,535	114.43
Temescal Canyon (AP6)	374,026	46,208	8.09
Woodcrest/Lake Mathews (AP7)	2,500,000	38,176	65.49
March JPA (AP8)	1,120,000	77,594	14.43
Mead Valley/Good Hope (AP 13)	1,251,589	44,695	28.00
Greater Elsinore (AP15)	1,298,891	31,696	40.98
Coachella - Eastern (AP18)	2,027,866	66,882	30.32
Southwest Area Plan (SWAP) (AP19)	407,200	80,514	5.06
San Gorgonio Pass Area (AP20)	140,784	38,507	3.66
Total	\$ 10,577,383	534,997	

¹ Excludes area plans that do not have identified projects.

Sources: Tables 6.2 and 6.5; Willdan Financial Services.

Fee Schedule

Table 6.7 shows the traffic impact fee schedule. The cost per trip from Table 6.6 is converted to a fee per unit of new development based on the trip demand factors associated with each land use category from Table 6.1.

For the purposes of a more streamlined fee implementation, the estimated average trip generation rates shown in Table 6.1 have been condensed into six land use categories: single family; multifamily; retail; office; industrial; and surface mining. This facility category chapter and the next (Traffic Signals) are the only chapters that includes office as a separate land use fee category. This is done because of the significant difference in ADTs associated with office land uses as compared to retail land uses.

The 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 should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 6.7: Traffic Improvement Facilities Fee Schedule Summary

	Cost per Trip	Admin Charge (2% of cost per Trip)	Total Cost per Trip	Residential		Nonresidential - per Square Foot					
				per Unit	per Square Foot ¹	Commercial	Office	Industrial	Surface Mining	Wineries	Warehouse
Trip Demand Factor (Average Daily Trips, ADT)				7.42		30.00	11.06	2.02	2.02	3.83	4.63
Adjustment for Pass-By and Diverted Trips ²				0%		-30%	0%	0%	0%	0%	0%
Adjusted Trip Factor (Average Daily Trips, ADT)				7.42		21.00	11.06	2.02	2.02	3.83	4.63
<i>Fees per Area Plan</i>											
Coachella - Western (AP2)	\$ 1.38	\$ 0.03	\$ 1.41	\$ 10.46	\$ 0.00	\$ 0.03	\$ 0.02	\$ 0.00	\$ 0.00	\$ 0.01	\$ 0.01
Highgrove/Northside/University City (AP3)	114.43	2.29	116.72	866.06	0.26	2.45	1.29	0.24	0.24	0.45	0.54
Temescal Canyon (AP6)	8.09	0.16	8.25	61.22	0.02	0.17	0.09	0.02	0.02	0.03	0.04
Woodcrest/Lake Mathews (AP7)	65.49	1.31	66.80	495.66	0.15	1.40	0.74	0.14	0.14	0.26	0.31
March JPA (AP8)	14.43	0.29	14.72	109.22	0.03	0.31	0.16	0.03	0.03	0.06	0.07
Mead Valley/Good Hope (AP 13)	28.00	0.56	28.56	211.92	0.06	0.60	0.32	0.06	0.06	0.11	0.13
Greater Elsinore (AP15)	40.98	0.82	41.80	310.16	0.09	0.88	0.46	0.08	0.08	0.16	0.19
Coachella - Eastern (AP18)	30.32	0.61	30.93	229.50	0.07	0.65	0.34	0.06	0.06	0.12	0.14
Southwest Area Plan (SWAP) (AP19)	5.06	0.10	5.16	38.29	0.01	0.11	0.06	0.01	0.01	0.02	0.02
San Gorgonio Pass Area (AP20)	3.66	0.07	3.73	27.68	0.01	0.08	0.04	0.01	0.01	0.01	0.02

¹ Assumes an average of 3,317 square feet per dwelling unit in Riverside County, based on an analysis of building permits from 2021.

² Adjustment made for pass-by trips (trips occurring while on the way to another destination) and diverted trips (trips slightly out of the way to another destination) commonly applied to retail land uses.

Sources: Tables 6.1 and 6.6; Willdan Financial Services.

7. Traffic Signals

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

Traffic Signals per Square Mile

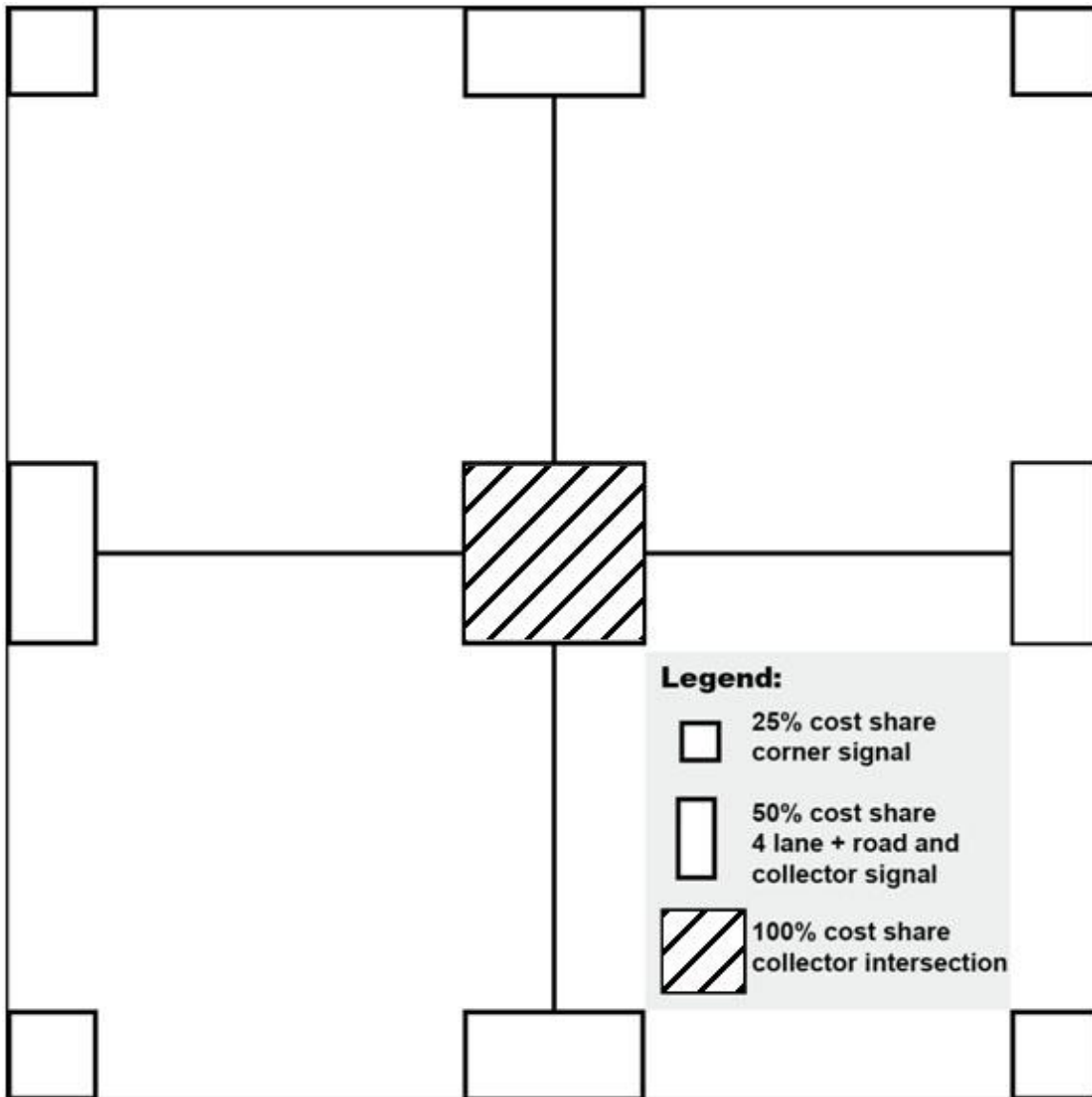
The Riverside County General Plan Policy C21.4 suggests that the County wishes to “construct and improve traffic signals at appropriate intersections. Whenever possible, traffic signals should be spaced and operated as part of coordinated systems to optimize traffic operation.” In accordance with County General Plan Policy C21.4, this study adopts a minimum requirement of four traffic and a half signals per square mile, which is the current adopted requirement. The additional half signal is added to account for any variations from the assumed grid street pattern or needs for additional traffic signals that may be spaced less than a half mile apart. As a result, on average, four and a half traffic signals are required per square mile and are included in the calculation of this fee.

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

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

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

Figure 2



Square Miles of Projected New Development

Willdan estimated the square miles of new development based on the increase in population and employment associated with the SCAG growth projections used throughout this study. Assumptions of dwelling units per acre, and employee per acre are multiplied by the change in dwelling units and employment associated with new development through 2050. The change in acreage is then converted to square miles of new development. These assumptions are shown in **Table 7.1**.

Table 7.1: Equivalent Square Miles of Projected New Development

	Residential Units or Employment	Units or Employees per Acre	Acres	Square Miles
Unincorporated New Development 2024-2050				
Residential (units; units per acre)	46,421	5.00	9,284.15	14.51
Nonresidential (employment)				
Agriculture	2,720	11.04	246.52	0.39
Construction	5,939	11.04	538.20	0.84
Manufacturing	8,836	11.04	800.74	1.25
Wholesale	1,267	11.04	114.85	0.18
Retail	3,457	21.78	158.72	0.25
Transportation / Warehousing	3,755	11.32	331.70	0.52
Information	588	50.82	11.57	0.02
Finance	770	50.82	15.15	0.02
Professional	4,438	50.82	87.32	0.14
Education	8,803	50.82	173.21	0.27
Arts and Entertainment	5,436	21.78	249.57	0.39
Other Service	2,169	50.82	42.68	0.07
Public Administration	3,568	50.82	70.21	0.11
Subtotal Nonresidential	51,746		2,840.44	4.44
Total			12,124.59	18.94

Sources: SCAG; Willdan Financial Services.

Projected Growth in Average Daily Trips

Projected new development in the unincorporated area will not only consume land area, it will also create new automobile trips as people commute to work, drive to shopping, make deliveries, or drive for pleasure. Automobile trips are a good measure of the impact of various land uses on the road and transportation system, including on the need for traffic signals. **Table 7.2** shows the calculation of vehicle trips (average daily trips, or ADTs) associated with projected residential and nonresidential land uses. Note that this figure differs from the growth in unincorporated trips shown in the prior chapter because area plans with no projects were excluded from the estimates of the growth in trips.

Table 7.2: Increase in Unincorporated Trips

	Residents or Employment	Trip Rate	Average Daily Trips
<i>Unincorporated New Development 2024-2050</i>			
Residential (units; units per acre)	129,978	2.65	344,442
Nonresidential (employment)			
Agriculture	2,720	1.00	2,720
Construction	5,939	3.02	17,936
Manufacturing	8,836	11.95	105,595
Wholesale	1,267	6.77	8,580
Retail	3,457	11.95	41,310
Transportation / Warehousing	3,755	6.77	25,422
Information	588	11.95	7,027
Finance	770	3.02	2,325
Professional	4,438	11.95	53,029
Education	8,803	3.02	26,584
Arts and Entertainment	5,436	1.00	5,436
Other Service	2,169	11.95	25,917
Public Administration	3,568	11.95	42,639
Subtotal Nonresidential	51,746		364,520
Total			708,962

Sources: SCAG; Table 2.2, Willdan Financial Services.

Cost per Signal

Riverside County TLMA provided data detailing the costs of recently constructed intersections. These appear in **Table 7.3**. This study assumes an average cost of approximately \$500,000 per traffic signal. Assuming a total of 4.5 signals per square mile yields a cost of traffic signals per square mile of \$2,250,000.⁴ Over \$42.6 million will be needed to provide traffic signals to the approximately 18.94 equivalent square miles of projected new development.

⁴ The calculation includes 4.5 signals per square mile to account for the occasional need for signals closer than ½ mile on major arterials.

Table 7.3: Traffic Signal Costs

	Cost
Average Cost for New Signals (Rounded)	\$ 500,000
Number of Signals per Square Mile of Development	<u>4.5</u>
Cost of Signals per Square Mile	\$ 2,250,000
Equivalent Square Miles of New Unincorporated Development	<u>18.94</u>
Total Cost of Signals Needed for New Unincorporated Development	\$ 42,625,500

Note: Totals have been rounded.

Sources: Tables 1.1 and 7.1, Willdan Financial Services.

Cost per Trip

Table 7.4 displays the calculation of the cost the cost per average daily trip by dividing the costs allocated to new development in the unincorporated areas by the unincorporated trip growth from Table 7.2.

Table 7.4: Traffic Signals Cost Per Trip (ADT)

Total Traffic Signals Cost	\$ 42,625,500
Estimated Trips for Unincorporated New Development 2024-2050	<u>708,962</u>
Traffic Signal Cost/Trip (ADT)	\$ 60

Sources: Tables 7.2 and 7.3.

Fee Schedule

Table 7.5 shows the traffic signal facilities fee schedule in terms of the fee per residential dwelling unit or per 1,000 square feet of nonresidential 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 should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 7.5: Maximum Justified Traffic Signal Facilities Fee

Land Use	A		B	C = A x B		D = C x 0.02	E = C + D	E / Average
	Cost Per ADT	ADT Unit	ADT per Unit	Base Fee ¹	Admin Charge ^{1, 2}		Total Fee ¹	Fee per Sq. Ft. ³
<i>Residential</i>	\$ 60	Dwelling Unit	7.42	\$ 445	\$ 9		\$ 454	\$ 0.14
<i>Nonresidential</i>								
Commercial	\$ 60	1,000 Sq. Ft.	21.00	\$ 1,260	\$ 25		\$ 1,285	\$ 1.29
Office	60	1,000 Sq. Ft.	11.06	664	13		677	0.68
Industrial	60	1,000 Sq. Ft.	2.02	121	2		123	0.12
Surface Mining	60	1,000 Sq. Ft.	2.02	121	2		123	0.12
Wineries	60	1,000 Sq. Ft.	3.83	230	5		235	0.24
Warehouse	60	1,000 Sq. Ft.	4.63	278	6		284	0.28

¹ Fee per average sized dwelling unit for residential; fee per 1,000 square feet of commercial, industrial, per 1,000 square feet of intensive use areas for surface mining, and wineries.

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

³ Assumes an average of 3,317 square feet per dwelling unit in Riverside County, based on an analysis of building permits from 2021.

Sources: Tables 6.1 and 7.4.

8. Regional Parks

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

Service Population

Residents are the primary users of parkland. Therefore, demand for regional parks and associated buildings and other recreational facilities is based on residential population and excludes workers.

There are also some significant differences between the number and types of regional parks in the Eastern and Western portions of the County. Although all regional parks are open to all Riverside County residents, it is assumed that most park users will tend to use parks closer to their homes. Consequently, the regional park facilities as well as the service population for the parks are allocated geographically in Eastern or Western Riverside County. **Table 8.1** provides estimates of the current resident population in the incorporated and unincorporated areas of Eastern and Western Riverside County, along with a projection of service population for the year 2050. The percentage of unincorporated residents to total residents is also shown in Table 8.1. These percentages will be used to make allocations of existing park land value, as will be explained later in the chapter.

Table 8.1: Regional Parks Service Population

Residents	2024	Percent of Service Population	Growth 2024 to 2050	Percent of Service Population	Total - 2050	Percent of Service Population
<i>Eastern Riverside County</i>						
Incorporated	391,881	83.6%	170,860	83.2%	562,742	83.5%
Unincorporated	76,930	16.4%	34,496	16.8%	111,426	16.5%
Subtotal	468,811	100.0%	205,356	100.0%	674,168	100.0%
<i>Western Riverside County</i>						
Incorporated	1,627,715	83.3%	313,271	76.6%	1,940,985	82.1%
Unincorporated	326,444	16.7%	95,482	23.4%	421,926	17.9%
Subtotal	1,954,159	100.0%	408,753	100.0%	2,362,912	100.0%

Source: Table 2.2.

Facility Inventories

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

Park Land Value Assumptions

Table 8.2 displays unit costs used to estimate the replacement cost of the County's existing regional park facilities. Because accessibility is influenced by location within the county and also because average land values differ between Eastern and Western Riverside County, park facilities were divided according to their location. In addition to division between Eastern and Western Riverside County, some acres of park space are developed park acres and some are open space acres. These figures were also discussed in Chapter 1.

Table 8.2 shows the assumption from the Riverside County Regional Parks & Open Space District that each developed acre of parkland countywide is worth approximately \$300,000. The County also estimated that natural facilities with 20 or greater acres Eastern Riverside County are worth \$3,120 per acre, and each natural acre in Western Riverside County, where average land values are higher than in Eastern Riverside County, is worth \$3,600 per acre. Land for smaller parcels of natural acre land, which tends to be more expensive per acre than larger parcels often because it is nearer to more developed areas, is estimated at \$12,000 per acre for both Eastern and Western Riverside County.

Table 8.2: Regional Parks Land Value Assumptions

Eastern and Western Riverside County - Developed	\$ 300,000
Eastern Riverside County - "Natural" > 20 acres	3,120
Western Riverside County - "Natural" > 20 acres	3,600
Eastern and Western Riverside County - "Natural" < 20 acres	12,000

Source: Table 1.1.

Allocation to Unincorporated Area Service Populations

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

Table 8.3: Existing Regional Parks Inventory and Allocation to Unincorporated Area Service Population

Park Facility	Developed Acres	Natural Acres	Total		Total Estimated Value	Suggested Allocation Factor ²	Uninc. Cost Allocation
			Developed Acre Value ¹	Natural Acre Value ¹			
<i>Eastern Riverside County</i>							
Devil's Garden	-	150.0	\$ -	\$ 468,000	\$ 468,000	100.0%	\$ 468,000
Fish Trap Archaeological Site	-	208.0	-	648,960	648,960	100.0%	648,960
Mayflower Park	20.0	63.0	6,000,000	196,560	6,196,560	16.4%	1,016,827
Peter McIntyre County Park	40.0	20.0	12,000,000	62,400	12,062,400	16.4%	1,979,385
Miller Park	-	6.0	-	18,720	18,720	100.0%	18,720
Lake Cahuilla Recreation Area	70.0	640.0	21,000,000	1,996,800	22,996,800	16.4%	3,773,670
Palo Verde Irrigation District	-	2.0	-	6,240	6,240	100.0%	6,240
Southerly Blythe Marina	26.0	-	7,800,000	-	7,800,000	16.4%	1,279,945
Subtotal	156.0	1,089.0	\$ 46,800,000	\$ 3,397,680	\$ 50,197,680		\$ 9,191,747
<i>Western Riverside County</i>							
Bowes Ranch	2.0	346.0	\$ 600,000	\$ 1,245,600	\$ 1,845,600	16.7%	\$ 308,309
Norton Younglove - San Timoteo Landholdings	-	2,516.0	-	9,057,600	9,057,600	16.7%	1,513,081
Box Springs Mountain Reserve	10.0	2,454.0	3,000,000	8,834,400	11,834,400	16.7%	1,976,948
Roy W. Kabian Memorial Park	5.0	635.0	1,500,000	2,286,000	3,786,000	0.0%	-
Trujillo Adobe Historic Site	1.0	1.0	300,000	3,600	303,600	0.0%	-
Double Butte Open Space	-	600.0	-	2,160,000	2,160,000	100.0%	2,160,000
Gilman Historic Site	26.0	106.0	7,800,000	381,600	8,181,600	-	-
Harford Springs Reserve	1.0	525.0	300,000	1,890,000	2,190,000	100.0%	2,190,000
Hidden Valley Wildlife Reserve Area	40.0	1,463.0	12,000,000	5,266,800	17,266,800	16.7%	2,884,435
Hurkey Creek Park	38.0	21.0	11,400,000	75,600	11,475,600	16.7%	1,917,010
Idyllwild Park (includes Idyllwild Nature Center)	50.0	157.0	15,000,000	565,200	15,565,200	16.7%	2,600,181
Indian Relic Archaeological Site	-	-	-	-	-	100.0%	-
Iodine Springs Mitigation Site	-	220.0	-	792,000	792,000	100.0%	792,000
Jensen-Alvarado Historic Ranch	22.0	8.0	6,600,000	28,800	6,628,800	16.7%	1,107,347
Johnson Ranch	-	230.0	-	828,000	828,000	16.7%	138,318
Lake Skinner Recreation Area and Reserve	180.0	5,995.0	54,000,000	21,582,000	75,582,000	16.7%	12,626,044
Lawler Lodge/Alpine	15.0	65.0	4,500,000	234,000	4,734,000	100.0%	4,734,000
Louis Robidoux Parkland and Pecan Grove	-	323.0	-	1,162,800	1,162,800	100.0%	1,162,800
Maze Stone Archaeological Site	3.0	6.0	900,000	21,600	921,600	100.0%	921,600
McCall Memorial Equestrian Campground	10.0	88.0	3,000,000	316,800	3,316,800	100.0%	3,316,800
Mockingbird Canyon Archaeological Site	-	31.0	-	111,600	111,600	100.0%	111,600
PGA West/RCSW Training Facility	7.0	14.0	2,100,000	50,400	2,150,400	100.0%	2,150,400
Prado Basin Regional Park	50.0	1,678.0	15,000,000	6,040,800	21,040,800	16.7%	3,514,885
Rancho Jurupa Regional Park	105.0	245.0	31,500,000	882,000	32,382,000	16.7%	5,409,444
Rancho Jurupa Regional Sports Park	36.0	-	10,800,000	-	10,800,000	16.7%	1,804,150
Santa Ana River Landholdings - Regional Park	-	404.0	-	1,454,400	1,454,400	100.0%	1,454,400
Santa Rosa Plateau Ecological Reserve	17.0	6,908.0	5,100,000	24,868,800	29,968,800	100.0%	29,968,800
San Timoteo Canyon Historic Area	1.0	1.5	300,000	5,400	305,400	100.0%	305,400
Sylvan Meadows - SRP	-	265.0	-	954,000	954,000	100.0%	954,000
Temescal Canyon (Stoffer Property)	-	20.0	-	72,000	72,000	100.0%	72,000
Teneja Wildlife Corridor	-	221.0	-	795,600	795,600	100.0%	795,600
Valley-Hi Oak Reserve	5.0	92.0	1,500,000	331,200	1,831,200	100.0%	1,831,200
Warmington Mitigation Site	-	65.0	-	234,000	234,000	100.0%	234,000
Subtotal	624.0	25,703.5	\$ 187,200,000	\$ 92,532,600	\$ 279,732,600		\$ 88,954,753

¹Values are estimated to be \$300,000 per developed acre for Eastern and Western Riverside County, \$12,000 per natural acre for facilities under 20 acres, \$3,120 per natural acre for facilities greater than or equal to 20 acres in Eastern Riverside and \$3,600 per natural acre for facilities greater than or equal to 20 acres in Western Riverside.

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

Sources: County of Riverside; Willdan Financial Services.

Facility and Cost Standards

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

Table 8.4: Existing Regional Parks Facility Standards for Unincorporated Area

	Eastern Riverside County	Western Riverside County
Natural Parkland Acres	1,089	25,704
Service Population	<u>76,930</u>	<u>326,444</u>
Natural Park Acres Per 1,000 Capita	14.16	78.74
Developed Parkland Acres	156	624
Service Population	<u>76,930</u>	<u>326,444</u>
Developed Park Acres Per 1,000 Capita	2.03	1.91
Total Value Allocated to Unincorporated Areas	\$ 9,191,747	88,954,753
Cost per Capita	\$ 119	272

Sources: Tables 8.1 and 8.3.

Projected Fee Revenue

Table 8.5 shows estimated fee revenues generated by new development in Eastern and Western Riverside County by 2050. Regional county parks facilities impact fee revenue in Eastern Riverside County is anticipated to generate \$4.1 million. In Western Riverside County, the regional county parks facilities impact fee is forecast to generate approximately \$26 million.

Table 8.5: Regional Parks Projected Fee Revenue- Existing Standard

	Eastern Riverside County	Western Riverside County
Cost per Capita	\$ 119	\$ 272
Unincorporated Service Population Growth	<u>34,496</u>	<u>95,482</u>
Estimated Fee Revenue	\$ 4,105,000	\$ 25,971,200

Sources: Tables 8.1 and 8.4.

Fee Schedule

Table 8.6 shows the regional parks fee schedule. The cost per capita calculated for Eastern and Western Riverside County is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit) from Table 2.4. The fee per dwelling unit is converted to a fee per square foot by dividing the fee per unit by the average square footage of new dwelling units in Riverside County, based on an analysis of building permit data.

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 should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 8.6: Regional Parks Impact Fee Schedule - Existing Standard

Land Use	A	B	C = A x B	D = C x 0.02	E = C + D	E / Average
	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	Fee per Sq. Ft. ³
Eastern Riverside County	\$ 119	2.80	\$ 333	\$ 7	\$ 340	\$ 0.10
Western Riverside County	\$ 272	2.80	\$ 762	\$ 15	\$ 777	\$ 0.23

¹ Fee per average sized dwelling unit.

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

³ Assumes an average of 3,317 square feet per dwelling unit in Riverside County, based on an analysis of building permits from 2021.

Sources: Tables 2.4 and 8.4.

Potential Regional Park Projects

Table 8.7 shows potential regional park facilities submitted by Riverside County, along with projected costs for these facilities. Like existing facilities, park projects are divided according to whether they are in Eastern or Western Riverside County. The County will program development impact fee revenue to capacity expanding capital facilities projects through its annual budget and CIP prioritization process.

Table 8.7: Potential DIF Funded Regional Parks

Project Name	Total Cost Estimate
<i>Eastern Riverside County</i>	
Lake Cahuilla Recreation Area Expansion	\$ 10,000,000
Mayflower Park Expansion	12,000,000
Subtotal - Eastern Parks	\$ 22,000,000
<i>Western Riverside County</i>	
Gilman Historic Ranch Expansion	\$ 8,000,000
Hidden Valley Nature Center & Wildlife Area Expansion	7,500,000
Hurkey Creek Park & Campground Expansion	10,000,000
Idyllwild Nature Center Expansion	2,500,000
Idyllwild Park & Campground Expansion	10,000,000
Jensen Alvarado Historic Ranch Expansion	8,000,000
Kabian Park Expansion	3,000,000
Lake Skinner Park & Campground Expansion	15,000,000
Lawler Lodge/Alpine Camp Expansion	5,000,000
McCall Park Equestrian Campground Expansion	4,000,000
Norton Younglove Site Development	15,000,000
Prado Basin Park Expansion	8,000,000
Rancho Jurupa Park and Campground Expansion	15,000,000
San Timoteo Canyon Historic Area Expansion	5,000,000
Santa Rosa Plateau Expansion	5,000,000
Trujillo Adobe Expansion	5,000,000
Subtotal - Western Parks	\$ 126,000,000
Total	\$ 148,000,000

Source: Riverside County.

9. Regional Trails

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

Service Population

Typically, residents are considered to be the primary users of trails. However, the County completed a survey of trail usage that found that a significant number of trail users were employees. Therefore, this update to the regional trails fee includes a weighted amount of workers in the service population. Workers are weighted at 0.149 compared to a resident based on the results of Riverside County Parks and Open Space District's "Intercept Survey Frequencies" December 16, 2016

Table 9.1 provides estimates of the current service population in the unincorporated areas of Eastern and Western Riverside County, along with a projection for the year 2050. Table 9.1 also shows the relative percent of unincorporated area residents to total residents in Eastern and Western Riverside County.

Table 9.1: Regional Trails Service Population

	A	B	C	D = A + (B x C)	
	Residents	Employment	Worker Demand Factor ¹	Service Population	Percent of Service Population
Base Year (2024)					
<i>Eastern Riverside County</i>					
Incorporated	391,881	195,726	0.149	421,045	83.95%
Unincorporated	<u>76,930</u>	<u>23,874</u>	0.149	<u>80,487</u>	<u>16.05%</u>
Total	468,811	219,599		501,532	100.00%
<i>Western Riverside County</i>					
Incorporated	1,627,715	608,857	0.149	1,718,435	83.60%
Unincorporated	<u>326,444</u>	<u>71,881</u>	0.149	<u>337,154</u>	<u>16.40%</u>
Total	1,954,159	680,738		2,055,589	100.00%
New Development (2024-2050)					
<i>Eastern Riverside County</i>					
Incorporated	170,860	48,640	0.149	178,108	83.10%
Unincorporated	<u>34,496</u>	<u>11,589</u>	0.149	<u>36,223</u>	<u>16.90%</u>
Total	205,356	60,229		214,331	100.00%
<i>Western Riverside County</i>					
Incorporated	313,271	183,189	0.149	340,566	77.05%
Unincorporated	<u>95,482</u>	<u>40,157</u>	0.149	<u>101,466</u>	<u>22.95%</u>
Total	408,753	223,346		442,032	100.00%
Total (2050)					
<i>Eastern Riverside County</i>					
Incorporated	562,742	244,366	0.149	599,152	83.70%
Unincorporated	<u>111,426</u>	<u>35,462</u>	0.149	<u>116,710</u>	<u>16.30%</u>
Total	674,168	279,828		715,862	100.00%
<i>Western Riverside County</i>					
Incorporated	1,940,985	792,046	0.149	2,059,000	82.44%
Unincorporated	<u>421,926</u>	<u>112,038</u>	0.149	<u>438,620</u>	<u>17.56%</u>
Total	2,362,912	904,084		2,497,620	100.00%

Note: Numbers may not sum due to rounding.

¹ Based on data from Riverside County Parks and Open Space District "Intercept Survey Frequencies" December 16, 2016.

Sources: Tables 2.2 and 2.3.

Facility Inventories & Standards

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

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

Regional Trail Cost Assumptions

Table 9.2 also shows the estimated value of regional trail facilities in Riverside County. These estimates, based on cost experience and provided by the Riverside County Regional Park and Open-Space District, assume that each developed mile of trail right of way is worth \$750,000 and each natural mile in Riverside County is worth \$450,000. The total value of regional trail facilities in Eastern Riverside County is approximately \$85.4 million. The total value of regional trail facilities in Western Riverside County is estimated to be approximately \$189.5 million.

Allocation to Unincorporated Area Service Populations

By the nature of the type of facility, trails are almost always located in unincorporated areas. However, trails are provided for and used by all County residents. Consequently, trails have been allocated to unincorporated area residents based on the existing percentage of unincorporated area service population to total service population in Eastern and Western Riverside County, respectively. Table 9.2 also shows the allocation factors for regional trail facilities used by residents in unincorporated areas. Approximately \$13.7 million of regional trail value in Eastern Riverside County is allocated to existing unincorporated area development and almost \$31.1 million in regional trail value is allocated to unincorporated development in Western Riverside County.

Table 9.2: Existing Inventory of Regional Trails As Of January 1, 2020

Trail Facility	Facility Inventory				Total Facility Value ¹	Allocation Factor	Uninc. Cost Allocation
	Developed Trail Miles	Natural Miles	Trail Miles	Total Trail Untis			
<i>Eastern Riverside County</i>							
Devil's Garden Interpretive Trail	-	15.0	15.0	miles	\$ 6,750,000	16.0%	\$ 1,083,300
Dillon Road Trail Development Project	-	35.0	35.0	miles	15,750,000	16.0%	2,527,600
Whitewater Trail	2.0	47.0	49.0	miles	22,650,000	16.0%	3,634,900
All American Canal Trail	-	20.0	20.0	miles	9,000,000	16.0%	1,444,300
Colorado River Trail	-	37.5	37.5	miles	16,875,000	16.0%	2,708,100
Salton Sea Trail	-	32.0	32.0	miles	14,400,000	16.0%	2,310,900
Subtotal	2.0	186.5	188.5		\$ 85,425,000		\$13,709,100
<i>Western Riverside County</i>							
Bain Street Trail	1.5	2.4	3.9	miles	\$ 2,205,000	16.4%	\$ 361,700
Bowes Ranch Trail	2.0	4.0	6.0	miles	3,300,000	16.4%	541,300
Box Springs Mountain Trails	18.0	15.0	33.0	miles	20,250,000	16.4%	3,321,400
Gilman Ranch Trail	1.0	3.0	4.0	miles	2,100,000	16.4%	344,400
Harford Spring Trail	-	12.0	12.0	miles	5,400,000	16.4%	885,700
Hidden Valley Trails	4.5	20.0	24.5	miles	12,375,000	16.4%	2,029,700
Highgrove Trail (Blue Mountain)	-	11.0	11.0	miles	4,950,000	16.4%	811,900
Idyllwild Park Trails	5.0	2.0	7.0	miles	4,650,000	16.4%	762,700
Lake Skinner Trails/Multi-Species Reserve Trails	5.0	38.0	43.0	miles	20,850,000	16.4%	3,419,800
Lawler Lodge/Alpine Trails	-	2.0	2.0	miles	900,000	16.4%	147,600
Sunnyside Slope Trail/RJU connector to LRPP	-	2.0	2.0	miles	900,000	16.4%	147,600
May Valley Trails	7.0	25.0	32.0	miles	16,500,000	16.4%	2,706,300
Mockingbird Canyon Trail	-	2.0	2.0	miles	900,000	16.4%	147,600
Murrieta Creek Trail/Butterfield Trail Connector	5.5	-	5.5	miles	4,125,000	16.4%	676,600
Salt Creek Trail	5.0	8.5	13.5	miles	7,575,000	16.4%	1,242,400
San Jacinto River Trail	-	16.0	16.0	miles	7,200,000	16.4%	1,180,900
Santa Ana River Trail Expansion & Development	19.0	4.4	23.4	miles	16,230,000	16.4%	2,662,000
Santa Rosa Plateau Trails	-	50.0	50.0	miles	22,500,000	16.4%	3,690,400
Temecula Creek Trail/Butterfield Connector	3.0	3.5	6.5	miles	3,825,000	16.4%	627,400
Butterfield Overland/Southern Emigrant Trail Project	2.0	13.0	15.0	miles	7,350,000	16.4%	1,205,500
Double Butte Trail	-	1.0	1.0	miles	450,000	16.4%	73,800
Kabian Trails	-	26.0	26.0	miles	11,700,000	16.4%	1,919,000
Wine Country Trails	-	15.0	15.0	miles	6,750,000	16.4%	1,107,100
Maze Stone Trail	-	0.5	0.5	miles	225,000	16.4%	36,900
Norton Younglove Trail	-	14.0	14.0	miles	6,300,000	16.4%	1,033,300
Subtotal	78.5	290.3	368.8		\$189,510,000		\$31,083,000

¹Facility values are estimated to be \$450,000 per mile of natural/multi-purpose trail and \$750,000 per mile for bike and other more highly developed trails.

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

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

Facility Standards per Capita

Table 9.3 shows the cost per capita of existing regional trail facilities included in this study. The value of regional trail facilities allocated to the unincorporated areas in Eastern and Western Riverside County, respectively, are divided by the existing service population to determine the existing facility standard cost per capita.

Table 9.3: Regional Trails Existing Standard

	Eastern Riverside County	Western Riverside County
Value of Existing Facilities	\$ 13,709,100	\$ 31,083,000
Existing Service Population	80,487	337,154
Cost per Capita	\$ 170	\$ 92
Facility Standard per Resident	\$ 170	\$ 92
Facility Standard per Worker ²	25	14

¹ Based on a weighing factor of 0.149

Sources: Tables 9.1 and 9.2.

Projected Fee Revenue

Table 9.4 shows estimated fee revenues generated by projected new development in Eastern and Western Riverside County by 2024. Regional trails facilities impact fee revenue in Eastern Riverside County is anticipated to generate approximately \$6.2 million through 2050. Trail facilities impact fee revenue for Western Riverside County totals an estimated \$9.3 million. The County will have to identify additional facilities to maintain the existing standard of trail facilities in Western Riverside County through 2050.

Table 9.4: Revenue Projection - Existing Standard

	Eastern Riverside County	Western Riverside County
Cost per Capita	\$ 170	\$ 92
Growth in Service Population (2024 - 2050)	36,223	101,466
Projected Fee Revenue	\$ 6,157,910	\$ 9,334,872

Sources: Tables 9.1 and 9.3.

Fee Schedule

Table 9.5 shows the regional trails facilities fee schedule. The cost per capita applicable to Eastern and Western Riverside County is converted to a fee per unit of new development based on the occupant density factors shown in Table 2.4 (persons per dwelling unit for residential development and workers per 1,000 building square feet for nonresidential development). The fee per dwelling unit is converted to a fee per square foot by dividing the fee per unit by the average square footage of new dwelling units in Riverside County, based on an analysis of building permit data.

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 should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 9.5: Regional Trail Facilities Fee Schedule - Existing Standard

Land Use	A	B	C = A x B	D = C x 0.02	E = C + D	E / Average
	Cost Per Capita ¹	Density	Base Fee ²	Admin Charge ^{2, 3}	Total Fee ²	Fee per Sq. Ft. ⁴
Eastern Riverside County						
<i>Residential per Dwelling Unit</i>	\$ 170	2.80	\$ 476	\$ 10	\$ 486	\$ 0.15
<i>Nonresidential per 1,000 Sq. Ft.</i>						
Commercial	\$ 25	2.00	\$ 50	\$ 1	\$ 51	\$ 0.05
Industrial	25	0.67	17	-	17	0.02
Surface Mining	25	0.67	17	-	17	0.02
Wineries	25	0.92	23	-	23	0.02
Warehouse	25	0.68	17	-	17	0.02
Western Riverside County						
<i>Residential per Dwelling Unit</i>	\$ 92	2.80	\$ 258	\$ 5	\$ 263	\$ 0.08
<i>Nonresidential per 1,000 Sq. Ft.</i>						
Commercial	\$ 14	2.00	\$ 28	\$ 1	\$ 29	\$ 0.03
Industrial	14	0.67	9	-	9	0.01
Surface Mining	14	0.67	9	-	9	0.01
Wineries	14	0.92	13	-	13	0.01
Warehouse	14	0.68	10	-	10	0.01

¹ Nonresidential costs per capita are residential costs per capita multiplied by the worker demand factor of 0.149.

² Fee per average sized unit for residential; fee per 1,000 building square feet of commercial, industrial, or intensive use areas for surface mining, and wineries.

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

⁴ Assumes an average of 3,317 square feet per dwelling unit in Riverside County, based on an analysis of building permits from 2021.

Sources: Tables 2.4 and 9.4.

Potential Regional Trails Projects

Table 9.6 shows potential regional trails projects submitted by Riverside County, along with projected costs for these facilities. Like existing facilities, park projects are divided according to whether they are in Eastern or Western Riverside County. The County will program development

impact fee revenue to capacity expanding capital facilities projects through its annual budget and CIP prioritization process.

Table 9.6: Potential DIF Funded County Trails Project List

Project Name	Cost Estimate
<i>Eastern Riverside County</i>	
Colorado River Trail (Regional Backbone Trail)	\$ 6,000,000
Salton Sea Trail (Regional Backbone Trail)	<u>1,000,000</u>
Subtotal - Eastern Trails	\$ 7,000,000
<i>Western Riverside County</i>	
Box Springs Trails	\$ 3,000,000
Butterfield Trail (Regional Backbone Trail)	5,000,000
Double Butte County Park Trails	10,000,000
Harford Springs Trails	3,000,000
Salt Creek Trail (Regional Backbone Trail)	15,000,000
Santa Ana River Trail (Regional Backbone Trail)	<u>30,000,000</u>
Subtotal - Western Trails	\$ 66,000,000

Source: Riverside County.

10. Flood Control

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

Flood Control Demand

Most new development generates storm water runoff by increasing the amount of land that is impervious to precipitation. Runoff must be managed through flood control facilities. **Table 10.1** shows the calculation of equivalent dwelling unit (EDU) demand factors based on impervious surface coefficient by land use category. The impervious surface coefficients are based on data from Riverside County Flood Control Hydrology Manual. EDU factors relate demand for storm drain facilities in terms of the demand created by a single-family dwelling unit. Use of EDU factors to estimate demand and allocate fees ensures that the fees are roughly proportional to the impervious surface generated by each unit of new development.

Since the development data provided by SCAG is based on residents and employee, Table 10.1 also expresses EDUs per resident or per employee, based on density factors identified in Table 2.4. This allows a count of residents and employees (by type) to be used to estimate the existing and future impervious surface generated by development.

Table 10.1: Flood Control Demand by Land Use

Land Use Type	Calculation:	A	B	C	$D = (C / B) /$ $(C_{Residential} / B_{Residential})$	$E = D / A$
		Residents per DU / Employees per 1,000 Sq. Ft.	DU or 1,000 Sq. Ft. per Acre ¹	Impervious Surface Coefficient ²	Equivalent Dwelling Unit Factor (EDU)	EDU per Resident or Employee
<i>Residential Dwelling Unit</i>		2.80	8.00	0.50	1.00	0.36
<i>Nonresidential - per 1,000 Sq. Ft.</i>						
Commercial		2.00	10.89	0.90	1.32	0.66
Industrial		0.67	16.55	0.90	0.87	1.30
Surface Mining		0.67	16.55	0.90	0.87	1.30
Wineries		0.92	10.89	0.90	1.32	1.43
Warehouse		0.68	16.55	0.90	0.87	1.27

¹ Units per acre for residential or 1,000 square feet per acre for nonresidential. Residential and nonresidential densities are based on typical densities for each land use from the General Plan. Nonresidential densities are based on floor-area-ratios of 0.25 for commercial and wineries, and 0.38 for industrial, surface mining and warehouse.

² From Plate D-5.6 from the Riverside County Flood Control Hydrology Manual.

Sources: Table 2.4; Plate D-5.6 from the Riverside County Flood Control Hydrology Manual; Willdan Financial Services.

Equivalent Dwelling Units

Table 10.2 shows the estimated EDU generation for 2024 and 2050 based on the SCAG estimates for each area plan included in the flood control analysis. EDUs are identified for the entire area plan, and for the unincorporated areas within each area plan so that responsibility can be allocated to the unincorporated areas through this analysis.

Table 10.2 Flood Control Equivalent Dwelling Units

	EDU per Resident or Employee	Residents/ Jobs (2024)		Residents/ Jobs (2050)		Residents/ Jobs (Growth)		2024 EDUs		2050 EDUs		Growth in EDUs	
		Total	Uninc.	Total	Uninc.	Total	Uninc.	Total	Uninc.	Total	Uninc.	Total	Uninc.
<i><u>Elsinore Area Plan</u></i>													
Residential	0.36	148,531	27,551	188,520	34,722	39,989	7,171	53,471	9,919	67,867	12,500	14,396	2,581
Nonresidential													
Commercial	0.66	23,806	1,419	31,085	2,453	7,279	1,034	15,712	937	20,516	1,619	4,804	682
Industrial	1.30	5,659	811	7,878	1,286	2,219	475	7,357	1,054	10,241	1,672	2,884	618
Warehouse	1.27	2,664	514	3,567	735	903	221	3,383	653	4,530	933	1,147	280
Subtotal - Nonresidential		32,129	2,744	42,530	4,474	10,401	1,730	26,452	2,644	35,287	4,224	8,835	1,580
Total EDUs in Area Plan								79,923	12,563	103,154	16,724	23,231	4,161
<i><u>Mead Valley/Good Hope Area Plan</u></i>													
Residential	0.36	109,262	28,083	159,501	35,554	50,239	7,471	39,334	10,110	57,420	12,799	18,086	2,689
Nonresidential													
Commercial	0.66	18,287	3,008	27,331	4,775	9,044	1,767	12,069	1,985	18,038	3,152	5,969	1,167
Industrial	1.30	4,303	1,035	7,914	1,929	3,611	894	5,594	1,346	10,288	2,508	4,694	1,162
Warehouse	1.27	2,663	503	5,757	1,018	3,094	515	3,382	639	7,311	1,293	3,929	654
Subtotal - Nonresidential		25,253	4,546	41,002	7,722	15,749	3,176	21,045	3,970	35,637	6,953	14,592	2,983
Total EDUs in Area Plan								60,379	14,080	93,057	19,752	32,678	5,672
<i><u>The Pass Area Plan</u></i>													
Residential	0.36	98,469	12,748	116,156	16,066	17,687	3,318	35,449	4,589	41,816	5,784	6,367	1,195
Nonresidential													
Commercial	0.66	25,324	9,350	34,674	11,715	9,350	2,365	16,714	6,171	22,885	7,732	6,171	1,561
Industrial	1.30	2,427	155	3,894	266	1,467	111	3,155	202	5,062	346	1,907	144
Warehouse	1.27	1,591	254	2,612	448	1,021	194	2,021	323	3,317	569	1,296	246
Subtotal - Nonresidential		29,342	9,759	41,180	12,429	11,838	2,670	21,890	6,696	31,264	8,647	9,374	1,951
Total EDUs in Area Plan								57,339	11,285	73,080	14,431	15,741	3,146

Sources: Southern California Association of Governments (SCAG) 2024 Connect SoCal (RTP/SCS) Growth Forecast; Table 10.1, Willdan Financial Services.

Planned Facilities

This study uses the system plan method to calculate a fee schedule for flood control facilities (see Introduction for further information). The planned facilities identified for each area plan will serve both existing and new development within that area plan. **Table 10.3** displays the project list and costs estimates for each area plan included in the fee study. The project list and cost estimates were provided by the County for use in this study.

Table 10.3: Flood Control Projects

	Total Cost
<i><u>Elsinore Area Plan</u></i>	
Lakeland Village MDP Line N ¹	\$ 5,300,000
<i><u>Mead Valley Area Plan</u></i>	
Good Hope MDP Line A (4-8-00420-01) ²	\$ 4,800,000
Total	\$ 4,800,000
<i><u>The Pass Area Plan</u></i>	
Beaumont MDP Marshall Creek (5-8-00080-01) ³	\$ 6,800,000
Beaumont MDP Line 16, Recharge basin (AKA Recharge Basin Feeder) (5-8-00201-50) ⁴	<u>4,800,000</u>
Total	\$ 11,600,000

¹ Underground pipe from Grand Avenue to Lake Elsinore along Stoneman Street to collect flows not captured by TR32026

² MDP open channel from Mountain Avenue to Mapes Rd, just south of Highway 74

³ Underground box from Brookside Avenue to existing City of Beaumont owned channel, just west of Sunnyslope Avenue

⁴ Underground pipe along Grand Avenue from Winesap Avenue to groundwater recharge ponds adjacent to Noble Creek Channel

Source: Riverside County.

Facility Standards

Table 10.4 shows the system flood control facility cost standard per EDU. As the proposed new flood control facilities will benefit both existing and anticipated new development, the cost of planned flood control facilities in each area plan is divided by each area plan's respective EDUs in 2050 to estimate the cost per EDU standard.

Table 10.4: Flood Control Cost per Capita

Location	Total EDUs 2050 ¹	Total Facilities Costs	Cost Per EDU
Elsinore Area Plan	103,154	\$ 5,300,000	\$ 51
Mead Valley/Good Hope Area Plan	93,057	4,800,000	52
The Pass Area Plan	73,080	11,600,000	159

¹ Includes incorporated and unincorporated areas of each area plan.

Sources: Tables 10.2 and 10.3.

Projected Fee Revenue

Table 10.5 shows estimated fee revenues generated by new development in unincorporated portions of the Elsinore, Mead Valley/Good Hope and the Pass Area Plans. Anticipated development in the Elsinore Area Plan is forecast to generate \$212,200 in impact fee revenue for flood facilities. As the cost of the facility needed to serve new development in this area plan is \$5.3 million, \$3.4 million worth of the facility cost must be funded by non-fee sources, net of other identified funding.

New development in the unincorporated portion of Mead Valley/Good Hope Area Plan is anticipated to generate \$294,900 in flood control facility impact fee revenue. Since the cost of the facility needed to serve new development in that area plan is \$4.8 million, \$4.5 million worth of the facility cost will require funding with non-development impact fee revenue sources.

New development in the unincorporated portion of the Pass Area Plan is anticipated to generate approximately \$500,200 in flood control facility impact fee revenue. Since the cost of the facility needed to serve new development in that area plan is \$11.6 million, \$11.1 million worth of the facility cost will require funding with non-development impact fee revenue sources. \$1.2 million of the alternative funding requirement will be funded through a Proposition 84 grant.

Table 10.5: Flood Control Facilities Projected Fee Revenue and Other Funding Needed

	Elsinore Area Plan	Mead Valley Area Plan	The Pass Area Plan
Cost of Planned Facilities	\$ 5,300,000	\$ 4,800,000	\$ 11,600,000
Cost per Capita	\$ 51	\$ 52	\$ 159
Unincorporated EDU Growth	4,161	5,672	3,146
Estimated Fee Revenue	\$ 212,200	\$ 294,900	\$ 500,200
Other Funding Needed	\$ 5,087,800	\$ 4,505,100	\$ 11,099,800
Alternative Funding Identified	1,694,747	-	1,200,000
Net Funding Needed	\$ 3,393,053	\$ 4,505,100	\$ 9,899,800

Sources: Tables 10.2, 10.3 and 10.4.

Fee Schedule

Table 10.6 shows the maximum justified flood control facilities fees. The cost per EDU is converted to a fee per unit of new development based on the EDU factors shown in Table 10.1. The fee per dwelling unit is converted to a fee per square foot by dividing the fee per unit by the average square footage of new dwelling units in Riverside County, based on an analysis of building permit data.

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 should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 10.6: Flood Control Fee Schedule

Land Use	A	B	C = A x B	D = C x 0.02	E = C + D	E / Average
	Cost Per EDU	EDU Factor	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	Fee per Sq. Ft. ³
Elsinore Area Plan						
<i>Residential per Dwelling Unit</i>	\$ 51	1.00	\$ 51	\$ 1	\$ 52	\$ 0.02
<i>Nonresidential per 1,000 Sq. Ft.</i>						
Commerical	\$ 51	1.32	\$ 67	\$ 1	\$ 68	\$ 0.07
Industrial	51	0.87	44	1	45	0.05
Surface Mining	51	0.87	44	1	45	0.05
Wineries	51	1.32	67	1	68	0.07
Warehouse	51	0.87	44	1	45	0.05
Mead Valley Area Plan						
<i>Residential per Dwelling Unit</i>	\$ 52	1.00	\$ 52	\$ 1	\$ 53	\$ 0.02
<i>Nonresidential per 1,000 Sq. Ft.</i>						
Commerical	\$ 52	1.32	\$ 69	\$ 1	\$ 70	\$ 0.07
Industrial	52	0.87	45	1	46	0.05
Surface Mining	52	0.87	45	1	46	0.05
Wineries	52	1.32	69	1	70	0.07
Warehouse	52	0.87	45	1	46	0.05
The Pass Area Plan						
<i>Residential per Dwelling Unit</i>	\$ 159	1.00	\$ 159	\$ 3	\$ 162	\$ 0.05
<i>Nonresidential per 1,000 Sq. Ft.</i>						
Commerical	\$ 159	1.32	\$ 210	\$ 4	\$ 214	\$ 0.21
Industrial	159	0.87	138	3	141	0.14
Surface Mining	159	0.87	138	3	141	0.14
Wineries	159	1.32	210	4	214	0.21
Warehouse	159	0.87	138	3	141	0.14

¹ Fee per average sized unit for residential; fee per 1,000 building square feet of commercial, industrial, or intensive use areas for surface mining, and wineries.

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

³ Assumes an average of 3,317 square feet per dwelling unit in Riverside County, based on an analysis of building permits from 2021.

Sources: Tables 10.4 and 10.1.

11. Library Books/Media

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

Service Population

Residents are the primary users of libraries. Therefore, demand for library facilities is based on the residential population and excludes workers. The Riverside County Public Library System operates a countywide library system. The County currently owns ten libraries in Eastern Riverside County and 25 libraries in Western Riverside County. The service population for library books consists of residents throughout the County. **Table 11.1** displays the Countywide residential library service population.

Table 11.1: Library Books Service Population

<u>Countywide</u>	<u>Residents</u>
Base Year (2024)	2,422,970
New Development (2024 - 2050)	<u>614,109</u>
Total (2050)	3,037,079

Source: Table 2.2.

Facility Inventories & Standards

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

Table 11.2 presents an inventory of library volumes in the Riverside County Public Library System. The County owns an estimated 1.1 million volumes, distributed throughout County libraries.

**Table 11.2: Existing Inventory Of Library
Books As of March, 2021**

Library	Books
<i><u>Eastern Riverside County</u></i>	
Cabazon	12,757
Cathedral City Library	57,808
Coachella Library	24,677
Desert Hot Springs Library	16,329
Indio Library	44,468
La Quinta Library	65,603
Lake Tamarisk Library	6,622
Mecca Library	21,059
Palm Desert Library	83,073
Thousand Palms Library	<u>13,589</u>
Subtotal	345,985
<i><u>Western Riverside County</u></i>	
Anza Library	11,815
Calimesa Library	9,688
Canyon Lake Library	16,456
Eastvale Library	24,971
El Cerrito Library	21,545
Glen Avon Library	33,597
Grace Mellman Library	46,749
Home Gardens Library	22,695
Highgrove Library	22,985
Idyllwild Library	15,150
Lakeside Library	24,116
Lake Elsinore Library	29,659
Mead Valley	23,080
Norco Library	21,764
Nuview Library	9,827
Perris Library	49,709
Paloma Valley Library	9,573
Louis Robdoux Library	55,271
Romoland Library	20,632
San Jacinto Library	23,636
Sun City Library	42,515
Temecula Public Library	107,916
Valle Vista Library	26,293
Wildomar Library	25,238
Woodcrest Library	<u>23,630</u>
Subtotal	718,510
Total	1,064,495

Source: Riverside County.

Facility Standard

Table 11.3 shows the existing volumes per capita facility standard (see the Introduction for further description of the existing inventory methodology). The resulting standard is 0.43 volumes per capita. The estimated cost per volume of \$30 is based on figures provided by the Riverside County Librarian for the 2014 DIF study, adjusted for inflation to current dollars. The resulting library volume cost per capita is \$13.

Table 11.3: Library Books Existing Standard and Cost Per Capita

<u>Existing Facilities</u>			
Total Library Books	A		1,064,495
Existing Service Population ¹	B		2,422,970
Library Books Per Capita	$C = A / B$		0.44
Cost Per Book ²	D	\$	30
Cost Per Capita	$E = C \times D$	\$	13

¹Existing service population consists of countywide residents.

²Cost per book provided by Riverside County Library and adjusted for inflation from 2010 to September 2020, using the Consumer Price Index.

Sources: CPI; Tables 11.1 and 11.2; Willdan Financial Services.

Projected Fee Revenue

Table 11.4 shows estimated fee revenues to be generated by anticipated new development in unincorporated areas of the County. The Riverside County library volume impact fee will only be imposed in unincorporated areas of the County. Since the library system serves growth Countywide, this generates a gap between the demand for library books in Riverside County and the fee revenue collected within the unincorporated areas of the County. This funding gap amounts to an estimated \$6.3 million.

Table 11.4: Library Books Projected Fee Revenue and Other Funding Needed

<u>Total Facilities Cost</u>	
Cost Per Capita	\$ 13
Countywide Growth (2024 - 2050)	<u>614,109</u>
Total Facilities Cost	\$7,983,419
<u>Unincorporated Facilities Costs</u>	
Cost Per Capita	\$ 13
Unincorporated Growth (2024 - 2050)	<u>129,978</u>
Estimated Fee Revenue	\$1,689,715
Other Funding Needed ¹	\$6,293,704

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

Sources: Tables 2.2, 11.1 and 11.3.

Fee Schedule

Table 11.5 shows the maximum justified library collections 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). The fee per dwelling unit is converted to a fee per square foot by dividing the fee per unit by the average square footage of new dwelling units in Riverside County, based on an analysis of building permit data.

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 should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 11.5: Library Books Impact Fee Schedule

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D	E / Average
	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	Sq. Ft. ³	Fee per
<i>Residential</i>	\$ 13	2.80	\$ 36	\$ 1	\$ 37	\$ 0.01	

¹ Fee per average sized dwelling unit.

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

³ Assumes an average of 3,317 square feet per dwelling unit in Riverside County, based on an analysis of building permits from 2021.

Source: Tables 2.4 and 11.3.

12. Regional Multi-Service Centers

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

Service Population

Regional multi-service center facilities serve both residents and businesses and provide services to both incorporated and unincorporated portions of area plans within the County. Therefore, the demand for regional multi-service center facilities and services is based on the populations of residents and workers for Western and Eastern Riverside County, respectively.

Table 12.1 shows the estimated service population for regional multi-service centers in 2024 and 2050. The demand for regional multi-service center facilities is primarily related to the demands that residents place on the County's facilities.

Table 12.1: Regional Multi-Service Centers Service Population

	Base Year - 2024	New Development	Total - 2050
Western Riverside County			
<i>Population</i>			
Incorporated	1,627,715	313,271	1,940,985
Unincorporated	326,444	95,482	421,926
Total	1,954,159	408,753	2,362,912
Eastern Riverside County			
<i>Population</i>			
Incorporated	391,881	170,860	562,742
Unincorporated	76,930	34,496	111,426
Total	468,811	205,356	674,168

Source: Table 2.2.

Facility Inventories and Standards

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

Table 12.2: Multi-Service Center Facilities per Capita

Existing Facilities	Building Square Feet	Land Square Feet¹
<i>Western Riverside County</i>		
Perris	24,870	99,480
Rubidoux	25,600	102,400
Temecula	6,167	24,668
Hemet	7,088	28,352
Corona	7,600	30,400
Riverside Neighborhood	21,286	85,144
Subtotal Western County	92,611	370,444
Existing Service Population	1,954,159	1,954,159
Square Feet per Capita	0.05	0.19
<i>Eastern Riverside County</i>		
Indio FCC	26,000	104,000
Mecca FCC	21,000	84,000
Palm Springs FCC	22,122	88,488
Desert Hot Springs	20,000	174,240
Subtotal Eastern County	89,122	450,728
Existing Service Population	468,811	468,811
Square Feet per Capita	0.19	0.96

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

Sources: Tables 12.1, Riverside County.

Cost Standard

Table 12.3 translates the existing facility standards of regional multi-service centers in Riverside County into a cost per capita. Standards of building square feet are multiplied by the construction cost of \$450 per square foot to estimate total facility value per capita.

Table 12.3: Regional Multi-Service Centers Cost per Capita

	Western	Eastern
Average Cost per Building Sq. Ft.	\$ 450	\$ 450
Facility Standard (sq. ft. per capita)	0.05	0.19
Cost per Capita	\$ 21	\$ 86
Average Cost per sq. ft. of Land	\$ 13.00	\$ 10
Facility Standard (sq. ft. per capita)	0.19	0.96
Cost per Capita	\$ 2	\$ 10
Total Cost per Capita	\$ 23	\$ 96

Sources: Tables 1.1 and 12.2.

Projected Fee Revenue

Table 12.4 shows estimated fee revenues to be generated by projected new development in Western and Eastern Riverside County by 2050, respectively. In Western Riverside County, the regional multi-service center facilities impact fee is forecast to generate approximately \$2.2 million. In Eastern Riverside County, the regional multi-service center facilities impact fee is forecast to generate approximately \$3.3 million.

Table 12.4: Regional Multi-Service Centers Projected Fee Revenue

	Western	Eastern
Cost per Capita	\$ 23	\$ 96
Unincorporated Service Population Growth (2024-2050)	95,482	34,496
Projected Fee Revenue	\$ 2,196,100	\$ 3,311,600

Sources: Tables 12.1 and 12.3.

Fee Schedule

Table 12.5 shows the maximum justified regional multi-service center fee schedule for Western and Eastern Riverside County, respectively.

The cost per capita is converted to a fee per unit of new development based on the occupant density factors shown in Table 2.4 (persons per dwelling unit). The fee per dwelling unit is converted to a fee per square foot by dividing the fee per unit by the average square footage of new dwelling units in Riverside County, based on an analysis of building permit data.

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 should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 12.5: Regional Multi-Service Center Fee Schedule

Land Use	A	B	$C = A \times B$	$D = C \times 0.02$	$E = C + D$	$E / \text{Average}$
	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	Fee per Sq. Ft. ³
Western Riverside County	\$ 23	2.80	\$ 64	\$ 1	\$ 65	\$ 0.02
Eastern Riverside County	96	2.80	\$ 269	\$ 5	\$ 274	\$ 0.08

¹ Fee per average sized dwelling unit.

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

⁴ Assumes an average of 3,317 square feet per dwelling unit in Riverside County, based on an analysis of building permits from 2021.

Sources: Tables 2.4 and 12.3.

13. Implementation

Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in the California Government Code section 66016. Adoption of an impact fee program requires the Board of Supervisors to follow certain procedures including holding a public meeting. The public hearing to adopt the nexus study must be noticed with a 30-day notice period. A 14-day mailed public notice is required for those registering for such notification. Data, such as this impact fee report, must be made available at least 10 days prior to the public meeting. Legal counsel for the County may note any other procedural requirements or provide advice regarding adoption of an enabling ordinance and resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

Fee Collection

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

- **Residential Dwelling Units:** All residential dwelling units, except ADUs.
- **Commercial:** All commercial, retail, educational, office and hotel/motel development.
- **Industrial:** All manufacturing 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.
- **Warehousing:** Facilities used on a permanent basis for the receipt, storage, and redistribution of goods generally handled in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks.

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

Inflation Adjustment

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

Reporting Requirements

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

Programming Revenues and Projects with the CIP

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

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

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

14. AB 602 Requirements

On January 1, 2022, new requirements went into effect for California jurisdictions implementing impact fees. Among other changes, AB 602 added Section 66016.5 to the Government Code, which set guidelines for impact fee nexus studies. Four key requirements from that section which concern the nexus study are reproduced here:

66016.5. (a) (2) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.

66016.5. (a) (4) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.

66016.5. (a) (5) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.

66016.5. (a) (6) Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.

Compliance with AB 602

The following sections describe this study's compliance with the new requirements of AB 602.

66016.5. (a) (2) - Level of Service

1. For fees calculated under the existing standard methodology, the fees are calculated such that new development funds facilities at the existing level of service. These fee categories are: library construction; fire protection; regional parks; regional trails; and library books/media.
2. For fees calculated under the planned facilities methodology, the fees are calculated to ensure that the level of service does not fall to unacceptable levels. The fees calculated under this approach are the traffic improvement facilities fee and the traffic signals fee. All projects included in these fees met the County's congestion level of service standards at the time they were added to the impact fee program, or the allocation to new development has been adjusted to exclude existing deficiencies from impact fee responsibility. Refer to the *Level of Service Analysis* section of Chapter 6 for more detail.
3. For the fees calculated under the system standard methodology, the maximum justified fees represent an increase in the facility level of service. The fees calculated under this methodology are the flood control facility fees. The increased level of service is required to fund new development's fair share of facilities identified to mitigate projected flood control issues. New development will not fund the entirety of the increase in level of service, rather, it will fund a share of the increased level of service represented by the planned facilities. The County will have to fund existing development's share of the increased level of service through any other funding source other than impact fees.

66016.5. (a) (4) – Review of Original Fee Assumptions

The assumptions from the nexus study supporting the original fee have been reviewed and updated as necessary. These updates include adjustments to the County's existing facility

inventories, unit cost assumptions, existing and projected service population and level of service standards.

Table 14.1 reviews the assumptions from the 2014 study in terms of the resulting fee revenue generated by each impact fee. These figures are then compared to the projected fee revenue from this 2024 nexus study. Note that the two studies use different planning horizons. The 2014 study assessed impacts through 2035 for transportation improvements and through 2020 for all other facility categories, while the 2024 study assess the impacts through 2050 for all facility categories.

Table 14.1: Review of 2014 Study

	2014 Study Cost Allocated to New Development ¹	2024 Study Cost Allocated to New Development ²
Criminal Justice Public Facilities	\$ 106,166,700	\$ 86,881,305
Library Construction	9,029,000	6,241,422
Fire Protection	64,564,000	131,207,018
Traffic Improvement Facilities	101,059,832	10,577,383
Traffic Signals	38,110,900	42,625,500
Regional Parks	34,050,000	30,076,200
Regional Trails	11,572,000	15,492,782
Flood Control	1,951,400	1,007,300
Library Books	3,496,000	1,689,715
Regional Multi-Service Centers	2,175,000	5,507,700
Total	\$ 372,174,832	\$ 331,306,325

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

² Study uses a planning horizon of 2050 for all fee categories.

Sources: County of Riverside, Development Impact Fee Study Update, 2014; Table E.20, Willdan Financial Services.

Table 14.2 lists historic fee revenue, by fiscal year and facility category.

Table 14.2: Historical Impact Fee Revenue

Facility Category	6/30/2015	6/30/2016	6/30/2017	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	Total
	Year-To-Date Actual	Year-To-Date Actual	Year-To-Date Actual	Year-To-Date Actual	Year-To-Date Actual	Year-To-Date Actual	Year-To-Date Actual	Year-To-Date Actual	
Criminal Justice	\$ 337,382	\$ 790,512	\$ 1,779,303	\$ 1,741,463	\$ 2,306,583	\$ 2,096,219	\$ 3,257,375	\$ 2,503,718	\$14,812,555
Library Construction	297,191	55,550	116,661	142,943	162,724	168,165	241,141	85,312	1,269,688
Fire Facilities	392,071	487,600	1,252,436	1,234,401	1,800,358	1,326,477	3,156,003	895,875	10,545,221
Traffic Facilities	130,715	170,883	527,598	612,835	1,110,654	552,589	855,592	302,002	4,262,868
Traffic Signals	286,556	316,303	871,105	848,585	1,124,774	852,004	1,979,087	670,906	6,949,319
Regional Parks	294,134	436,326	832,876	959,484	1,120,980	1,185,931	1,681,980	580,810	7,092,521
Regional Trails	159,399	141,070	215,032	233,069	270,501	280,784	400,671	140,043	1,840,568
Flood Control	4,064	2,535	4,797	4,545	5,622	4,486	9,285	6,196	41,529
Library Books	157,947	89,175	80,475	67,773	78,602	81,436	116,395	40,873	712,675
Regional Multi-Service Centers	2,372	32,023	71,917	81,900	96,193	102,803	145,275	49,923	582,405
Total	\$ 2,061,831	\$ 2,521,976	\$ 5,752,200	\$ 5,926,998	\$ 8,076,990	\$ 6,650,893	\$ 11,842,803	\$ 5,275,658	\$48,109,348

Source: County of Riverside.

66016.5. (a) (5) – Residential Fees per Square Foot

Fees for residential land uses are calculated per square foot and comply with AB 602.

66016.5. (a) (6) – Capital Improvement Plan

The Capital Improvement Plan for this nexus study is comprised of the planned facilities listed within each facility fee chapter. Adoption of this nexus study would approve the planned facilities identified herein as the Capital Improvement Plan for this nexus study. Note that this Capital Improvement Plan is not intended to be exhaustive of all projects that may be funded by impact fee revenue. Rather it identifies known projects that are eligible to be funded with impact fee revenue. The County will allocate impact fee revenue to specific projects annually through its capital improvement planning and budgeting process.

15. Mitigation Fee Act Findings

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

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

Purpose of Fee

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

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

Use of Fee Revenues

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

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

The fees identified in this report should be updated if new needs assessment studies or new facility plans result in a significant change in the fair share cost allocated to new development. The fees documented in this report are based at a minimum on the existing facilities standards being achieved and should yield revenues sufficient to maintain those standards and provide the fair share contribution from new development to planned facilities as new development occurs.

Benefit Relationship

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

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

Burden Relationship

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

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

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

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

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

Proportionality

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

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

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

Appendix

Appendix A.1: Existing Inventory Of Criminal Justice Public Facilities As Of March 1, 2021

Department	Department Use	Address	Sq. Ft.
Judicial/Probation Services			
<i>Eastern Riverside Plan Areas</i>			
District Attorney	Criminal Division	82675 Highway 111	16,500
Sheriff	Coroner	47225 Oasis St	14,760
Public Defender	Public Defender	82675 Highway 111	10,395
Probation	New Dormitory	47665 Oasis St	7,774
Sheriff	Civil Services / Court Services	46200 Oasis St	7,736
District Attorney	District Attorney	46209 Oasis St	7,300
County Law Library	Law Library	46200 Oasis St	6,415
District Attorney	District Attorney	240 N. Broadway	6,250
Sheriff	Inmate Transfer / Holding Cells	46200 Oasis St	6,039
Probation	Probation	240 N. Broadway	5,656
District Attorney	Office	82675 Highway 111	4,600
Public Defender	Public Defender	240 N. Broadway	2,977
District Attorney	Office	82675 Highway 111	2,640
District Attorney	Forensics	82675 Highway 111	2,640
Probation	Classroom C	47665 Oasis St	1,900
Probation	Storage	47665 Oasis St	<u>200</u>
Subtotal			103,782
<i>Western Riverside Plan Areas</i>			
Sheriff - Coroner	Coroner/Public Admin.	800 S Redlands Ave	36,688
District Attorney	Office	30755-D Auld Rd	18,427
County of Riv/D.A.	District Attorney	3403 10th St	17,396
Public Defender	Office Space	4200 Orange St	15,520
District Attorney	DA Parking - 2 levels	4075 Main St	15,000
District Attorney	DA Parking - 2 levels	4075 Main St	15,000
District Attorney	DA Parking - 2 levels	4075 Main St	15,000
Law Library	Law Library	3535 10th St	12,865
Public Defender	Office	30755-D Auld Rd	10,787
District Attorney	DA Criminal/Administration	4075 Main St	7,500
District Attorney	DA Criminal/Administration	4075 Main St	7,500
District Attorney	DA Criminal/Administration	4075 Main St	7,500
District Attorney	DA Criminal/Administration	4075 Main St	7,500
District Attorney	DA Criminal/Administration	4075 Main St	7,500
District Attorney	DA Criminal/Administration	4075 Main St	7,500
District Attorney	DA Criminal/Administration	4075 Main St	7,500
District Attorney	DA Criminal/Administration	4075 Main St	7,500
Sheriff	Sheriff Training Center	16902 Bundy Ave	7,187
Sheriff	Sheriff Training Center	16902 Bundy Ave	7,187
Public Defender	Office Space	4200 Orange St	7,125
Public Defender	Office Space	4200 Orange St	6,845
Public Defender	Office Space	4200 Orange St	6,845

Appendix A.1: Existing Inventory Of Criminal Justice Public Facilities As Of March 1, 2021

Department	Department Use	Address	Sq. Ft.
District Attorney	District Attorney	9991 County Farm Rd	5,243
Sheriff	Antenna Farm (Training/Tactical)	20764 5th St	5,018
Law Library	Law Library - Mezzanine	3535 10th St	4,406
Probation	Adult Probation	30755-D Auld Rd	4,012
County of Riv/D.A. Victim	District Attorney Victim	3403 10th St	3,773
Probation	Probation	505 S Buena Vista Ave	3,168
Public Defender	Public Defender	9991 County Farm Rd	3,085
County of Riv/D.A.	District Attorney	3403 10th St	2,775
Probation	Probation	41002 County Center Dr	2,162
District Attorney	Offices	135 Alessandro Rd	2,111
District Attorney	DA Criminal/Administration	4075 Main St	2,100
Probation	Offices	135 Alessandro Rd	2,076
District Attorney	District Attorney	505 S Buena Vista Ave	2,016
Probation	Safe House-Probation	9685 Hayes St	1,440
Sheriff	Antenna Farm (Training/Tactical)	20778 5th St	1,255
Law Library	Law Library - Storage	3535 10th St	1,009
Public Defender	Offices	135 Alessandro Rd	952
Superior Courts of California	Sheriff Court Services	4175 Main St	860
County of Riv/D.A.	District Attorney	3403 10th St	719
Probation	Offices	135 Alessandro Rd	662
Sheriff - Coroner	Sheriff	4080 Lemon St	592
Sheriff - Coroner	CAC Security	4080 Lemon St	562
Superior Courts of California	Sheriff Court Services	9991 County Farm Rd	496
Subtotal			302,364
Total			<u>406,146</u>

Appendix A.1: Existing Inventory Of Criminal Justice Public Facilities As Of March 1, 2021

Department	Department Use	Address	Sq. Ft.
General Government			
<i>Eastern Riverside Plan Areas</i>			
Agricultural Commissioner	Agricultural Commissioner	82675 Highway 111	2,990
Agricultural Commissioner	Office	260 N. Broadway	1,804
Assessor - Co. Clerk-Recorder	Assessor	3255 E Tahquitz Canyon	7,825
Assessor - Co. Clerk-Recorder	Assessor	82675 Highway 111	5,382
Assessor - Co. Clerk-Recorder	Assessor	3255 E Tahquitz Canyon	1,746
Assessor - Co. Clerk-Recorder	Assessor	260 N. Broadway	1,031
Assessor - Co. Clerk-Recorder	Assessor	82675 Highway 111	660
Cooperative Extension	Cooperative Extension	260 N. Broadway	1,546
Cooperative Extension	Cooperative Extension	82675 Highway 111	1,518
County Counsel	County Counsel	46209 Oasis St	949
Executive Office	Wilson Satellite	91260 Avenue 66	113
Supervisor 4th District	Board of Supervisors	260 N. Broadway	776
Human Resources	Human Resources	44199 Monroe St	1,136
Information Technology	Building and Trailer	260 N Spring St	800
Information Technology	Communications Shed	3255 E Tahquitz Canyon	645
Information Technology	Telephone/Data Comm	44199 Monroe St	292
Subtotal			29,213
<i>Western Riverside Plan Areas</i>			
Agricultural Commissioner	Agricultural Commissioner	4080 Lemon St	5,058
Agricultural Commissioner	Commissioner,Weights,Measures	2950 Washington St	2,460
Agricultural Commissioner	Commissioner,Weights,Measures	2950 Washington St	548
Assessor - Co. Clerk-Recorder	Assessor	6221 Box Springs Blvd	34,300
Assessor - Co. Clerk-Recorder	Assessor	5950 Wildermess Ave	20,345
Assessor - Co. Clerk-Recorder	Assessor	4080 Lemon St	17,400
Assessor - Co. Clerk-Recorder	Assessor	4080 Lemon St	17,400
Assessor - Co. Clerk-Recorder	Assessor	41002 County Center Dr	8,047
Assessor - Co. Clerk-Recorder	Assessor	880 N State St	6,536
Assessor - Co. Clerk-Recorder	Public Information Counter	4080 Lemon St	3,653
Assessor - Co. Clerk-Recorder	Assessor	5950 Wildermess Ave	2,580
Auditor-Controller	Auditor	4080 Lemon St	17,400
Auditor-Controller	Auditor - Payroll	4080 Lemon St	3,605
Auditor-Controller	Auditor	4080 Lemon St	3,372
Board Room	Board Room	4080 Lemon St	4,883
Clerk/Board of Supervisors	Board of Supervisors	4080 Lemon St	19,270
Clerk/Board of Supervisors	Offices	4080 Lemon St	14,955
Clerk/Board of Supervisors	Board of Supervisors	29995 Evans Rd	4,332
Clerk/Board of Supervisors	Clerk of the Board	4080 Lemon St	2,248
Code Enforcement	Code Enforcement	43950 Acacia	3,148
County Counsel	County Counsel	3535 10th St	7,969
County Counsel	County Counsel	3535 10th St	7,969
County Counsel	Office	30755-D Auld Rd	5,843
County Counsel	County Counsel	9991 County Farm Rd	1,563
County Counsel	County Counsel	9991 D County Farm Rd	1,069
County of Riv/Auditor	Auditor Controller	3403 10th St	7,862
County of Riv/Auditor	Auditor Controller	3403 10th St	959
Information Technology	Information Technology Communicati	7195 Alessandro Blvd	20,042
Information Technology	Information Technology Communicati	7195 Alessandro Blvd	1,958
Treasurer/Tax Collector	Treasurer/Tax Collector	4080 Lemon St	17,400
Human Resources	Personnel	4080 Lemon St	17,400
Human Resources	Risk Management	3499 10th St	10,750
Human Resources	Personnel	4080 Lemon St	5,949
Human Resources	HR	3403 10th St	5,375
Human Resources	Assessment Center	4080 Lemon St	2,529
Information Technology	I.T Data Processing	4080 Lemon St	17,400
Information Technology	Telephone/Data Comm	4080 Lemon St	1,079
Information Technology	Data/Communications	41002 County Center Dr	614
Information Technology	Communication Building	155 E Hays St	496
Treasurer/Tax Collector	Public Information Counter	4080 Lemon St	1,686
Subtotal			327,452
Total			356,665

Appendix A.1: Existing Inventory Of Criminal Justice Public Facilities As Of March 1, 2021

Department	Department Use	Address	Sq. Ft.
Sheriff Countywide Administration			
<u>Western Riverside Plan Areas</u>			
Sheriff	Sheriff Support - Personnel	(was RV0960) 1500 Castel	21,878
Sheriff	Sheriff Administration	(was RV0960) 1500 Castel	19,969
Sheriff	Sheriff Administration	4095 Lemon St	11,839
Sheriff	Sheriff Administration	4095 Lemon St	11,809
Sheriff	Sheriff Administration	3609 11th St	1,744
Sheriff	Administrative Bldg	16791 Davis Ave	33,696
Sheriff	Administrative Bldg	16791 Davis Ave	33,203
Subtotal			134,138
Total			<u>134,138</u>
Sheriff - Jails			
<u>Western Riverside Plan Areas</u>			
Sheriff	SCF Guard Kiosk	1626 Hargrave St	48
Sheriff	SCF West Tower	1626 Hargrave St	200
Sheriff	SCF Tower	1626 Hargrave St	280
Sheriff	SCF Medical Building	1626 Hargrave St	483
Sheriff	SCF Quonset Hut	1626 Hargrave St	1,000
Sheriff	SCF Quonset Hut	1626 Hargrave St	1,000
Sheriff	SCF Quonset Hut	1626 Hargrave St	1,000
Sheriff	SCF Quonset Hut	1626 Hargrave St	1,000
Sheriff	Kitchen Storage	1627 Hargrave St	1,500
Sheriff	SCF Quonset Hut	1626 Hargrave St	1,562
Sheriff	SCF Weight Room	1627 Hargrave St	2,248
Sheriff	BRCC Visitation	1626 Hargrave St	3,017
Sheriff	SCF Bks 17 & 18	1626 Hargrave St	3,068
Sheriff	SCF Bks 15 & 16	1626 Hargrave St	3,068
Sheriff	SCF Program 2 East	1627 Hargrave St	3,286
Sheriff	SCF Program 1 West	1627 Hargrave St	3,286
Sheriff	SCF Bks 12 & 14	1626 Hargrave St	4,500
Sheriff	Garage	1626 Hargrave St	4,576
Sheriff	SCF Auto Paint Building	1626 Hargrave St	4,655
Sheriff	Print Shop	1627 Hargrave St	4,940
Sheriff	Administration	1627 Hargrave St	4,940
Sheriff	SCF Administration	1626 Hargrave St	5,055
Sheriff	Re-unification	1627 Hargrave St	5,525
Sheriff	Landscape	1627 Hargrave St	5,525
Sheriff	BRCC Dorm (add alt#1)	1626 Hargrave St	5,632
Sheriff	BRCC Main Dorm	1626 Hargrave St	6,645
Sheriff	Intake	1627 Hargrave St	7,031
Sheriff	Academic Training	1627 Hargrave St	7,279
Sheriff	SECP and WRP	1627 Hargrave St	7,440
Sheriff	SCF Bks 5,6,7	1626 Hargrave St	8,753
Sheriff	SCF Bks 3 & 4	1626 Hargrave St	8,753
Sheriff	SCF Bks 1 & 2	1626 Hargrave St	8,753
Sheriff	SCF Kitchen	1626 Hargrave St	8,932
Sheriff	Construction Tech and Carpentry	1627 Hargrave St	10,200
Sheriff	SCF Warehouse/Laundry	1626 Hargrave St	10,567
Sheriff	SCF Bks 8 & 9	1626 Hargrave St	10,836
Sheriff	Housing Unit 2	1627 Hargrave St	14,166
Sheriff	Housing Unit 1	1627 Hargrave St	14,885
Sheriff	RP Detention Center	4000 Orange St	61,704
Sheriff	RP Detention Center	4000 Orange St	59,505
Sheriff	Jail E - Ground/Mezzanine	30755-B Auld Rd	31,911
Sheriff	RP Detention Center	4000 Orange St	31,663
Sheriff	Jail G - Ground/Mezzanine	30755-B Auld Rd	30,675
Sheriff	Jail F - Ground/Mezzanine	30755-B Auld Rd	29,910
Sheriff	RP Detention Center	4000 Orange St	26,066
Sheriff	RP Detention Center	4000 Orange St	26,066
Sheriff	RP Detention Center	4000 Orange St	26,066
Sheriff	RP Detention Center	4000 Orange St	26,066
Sheriff	Jail A - Ground	30755-B Auld Rd	21,972
Sheriff	Jail A - Mezzanine	30755-B Auld Rd	21,972

Appendix A.1: Existing Inventory Of Criminal Justice Public Facilities As Of March 1, 2021

Department	Department Use	Address	Sq. Ft.
Sheriff	Jail B - Ground	30755-B Auld Rd	18,741
Sheriff	Jail B - Mezzanine	30755-B Auld Rd	18,740
Sheriff	RP Detention Center	4000 Orange St	15,222
Sheriff	Jail D - Ground	30755-B Auld Rd	10,920
Sheriff	Jail D - Mezzanine	30755-B Auld Rd	10,920
Sheriff	Jail C - Ground	30755-B Auld Rd	10,481
Sheriff	Jail C - Mezzanine	30755-B Auld Rd	10,481
Sheriff	Sheriff Jail	155 E Hays St	4,423
Sheriff	RP Detention Center Mezzanine	4000 Orange St	3,160
Sheriff	RP Detention Center Mezzanine	4000 Orange St	3,160
Sheriff	RP Detention Center Mezzanine	4000 Orange St	3,160
Sheriff	RP Detention Center Mezzanine	4000 Orange St	3,160
Sheriff	RP Detention Center Mezzanine	4000 Orange St	3,160
Sheriff	RP Detention Center Mezzanine	4000 Orange St	3,160
Sheriff	Sheriff Jail	880 N State St	2,140
Subtotal			710,238
Total			<u>710,238</u>

General Government TowersEastern Riverside Plan Areas

P.S.E.C.	Hidden Valley Microwave Tower	Levy Rd & Irrigation Lateral 91	408
P.S.E.C.	Belle-JTNP Microwave Tower	6500 El Dorado Rd	165
P.S.E.C.	Belle-JTNP Microwave Tower	6500 El Dorado Rd	165
P.S.E.C.	Cottonwood Microwave Tower	41950 Cottonwood Spring Rd	240
P.S.E.C.	Joshua Tree Microwave Tower	60550 American Tower Rd	240
P.S.E.C.	Cottonwood Microwave Tower	41950 Cottonwood Spring Rd	240
P.S.E.C.	Santa Rosa Microwave Tower	Santa Rosa Peak	300
P.S.E.C.	Black Eagle Microwave Tower	25913 Kaiser Rd	312
P.S.E.C.	Black Jack Microwave Tower	26500 Arlington Mine Rd	312
P.S.E.C.	Beaumont Microwave Tower	10875 Hannon Rd	312
P.S.E.C.	Morongo Microwave Tower	52052 Seminole Dr	312
P.S.E.C.	Iron Mountain Microwave Tower	Iron Mountain Rd	312
P.S.E.C.	Mecca Landfill Microwave Tower	95725 Box Canyon Dr	312
P.S.E.C.	Wiley's Well Microwave Tower	13175 Wiley's Well Rd	312
P.S.E.C.	Black Eagle Microwave Tower	25913 Kaiser Rd	312
P.S.E.C.	Black Jack Microwave Tower	26500 Arlington Mine Rd	312
P.S.E.C.	Beaumont Microwave Tower	10875 Hannon Rd	312
P.S.E.C.	Mt David Microwave Tower	31 Mt David	320
P.S.E.C.	Black Rock Microwave Tower	Black Rock Rd	320
P.S.E.C.	Corn Springs Microwave Tower	35675 Chuckwalla Valley Rd	408
P.S.E.C.	Line Microwave Tower	85011 State Highway 111	408
P.S.E.C.	Rice Microwave Tower	21921 Highway 62	408
P.S.E.C.	Road 177 Microwave Tower	16105 State Highway 177	408
P.S.E.C.	Spring Hill Microwave Tower	37510 Bradshaw Trail	408
P.S.E.C.	Vidal Junction Microwave Tower	14977 Aqueduct Rd	408
P.S.E.C.	Corn Springs Microwave Tower	35675 Chuckwalla Valley Rd	408
P.S.E.C.	Indio Microwave Tower	46209 Oasis St	1,465
Subtotal			<u>9,839</u>

Appendix A.1: Existing Inventory Of Criminal Justice Public Facilities As Of March 1, 2021

Department	Department Use	Address	Sq. Ft.
<u>Western Riverside Plan Areas</u>			
P.S.E.C.	Avocado Flats Microwave Tower	2683 Doville Ranch Rd	312
P.S.E.C.	Blue Mountain Microwave Tower	4250 Honey Hill Rd	312
P.S.E.C.	Red Mountain Microwave Tower	34500 Reed Valley Rd	90
P.S.E.C.	Arlington Microwave Tower	4090 County Circle Dr	210
P.S.E.C.	Perris Microwave Tower	250 Salisipuedes	300
P.S.E.C.	Arlington Microwave Tower	4090 County Circle Dr	312
P.S.E.C.	Green River Microwave Tower	11891 Highway 71	312
P.S.E.C.	Cajalco Microwave Tower	4230 Eagle Canyon Rd	312
P.S.E.C.	El Cariso Microwave Tower	39241 Ortega Hwy	312
P.S.E.C.	Estelle Mountain Microwave Tower	12122 High Cliff Rd	312
P.S.E.C.	Glen Avon Microwave Tower	3512 County Village Rd	312
P.S.E.C.	Lake Riverside Microwave Tower	43544 Cowboy Country Trail	312
P.S.E.C.	Winchester Microwave Tower	26482 Calvert Ave	312
P.S.E.C.	Lake Elsinore Microwave Tower	488 Elsinore Heights	312
P.S.E.C.	Rancho Carrillo Microwave Tower	11199 Fox Spring Rd	312
P.S.E.C.	Menifee Microwave Tower	26024 Wickered Rd	312
P.S.E.C.	Leona Microwave Tower	19685 Idaleona Rd	312
P.S.E.C.	Marshall Microwave Tower	16144 Rocky Bluff Rd	312
P.S.E.C.	Mead Valley Microwave Tower	21514 Pinewood St	312
P.S.E.C.	Quail Valley Microwave Tower	29613 Barry Court	312
P.S.E.C.	Lake Matthews Microwave Tower	19301 El Sobranto Rd	312
P.S.E.C.	Homeland Microwave Tower	25734 Sultanas Rd	312
P.S.E.C.	Sunnyslope Microwave Tower	7467 Cottontail Court	312
P.S.E.C.	Timoteo Microwave Tower	10301 Redlands Blvd	312
P.S.E.C.	Vaquero Microwave Tower	27276 Calle Escadera	312
P.S.E.C.	Cajalco Microwave Tower	4230 Eagle Canyon Rd	312
P.S.E.C.	El Cariso Microwave Tower	39241 Ortega Hwy	312
P.S.E.C.	Estelle Mountain Microwave Tower	12122 High Cliff Rd	312
P.S.E.C.	Glen Avon Microwave Tower	3512 County Village Rd	312
P.S.E.C.	Corona Microwave Tower	330 South Buena Vista Ave	408
P.S.E.C.	Paradise Microwave Tower	412 Cavaletti Lane	408
P.S.E.C.	Ranger Peak Microwave Tower	47007 Poppet Flat Divide	408
P.S.E.C.	Redondo Mesa Microwave Tower	39390 Redondo Mesa Rd	408
P.S.E.C.	Santiago Peak Microwave Tower	7159 Main Divide Truck Trail	408
P.S.E.C.	Temescal Microwave Tower	9625 Pats Point Dr	408
P.S.E.C.	Corona Microwave Tower	330 South Buena Vista Ave	408
P.S.E.C.	Hemet Microwave Tower	880 N State St	1,005
P.S.E.C.	Box Springs Microwave Tower	Box Springs	1,025
	Subtotal		13,598
Total Count of Towers			<u>65</u>
Juvenile Hall			
<u>Eastern Riverside Plan Areas</u>			
Probation	Indio Juvenile Hall	47-665 Oasis St	57,735
	Subtotal		<u>57,735</u>
<u>Western Riverside Plan Areas</u>			
Probation	Southwest Juvenile Hall	30755 Auld Rd	61,642
Probation	Alan M. Crogan YTEC	10000 County Farm Rd	60,838
	Subtotal		122,480
Juvenile Beds			406
Total			<u>180,215</u>

Appendix A.2: Existing Inventory Of Library Facilities As Of March 1, 2021

	Address	City	Inventory
<i><u>Eastern Riverside Plan Areas</u></i>			
Cabazon Library	50425 Carmen Ave	Cabazon	6,490
Cathedral City Library	33520 Date Palm Dr	Cathedral City	20,037
Lake Tamarisk Library	43880 Lake Tamarisk Dr	Desert Center	2,055
Mecca Library	91260 Avenue 66	Mecca	4,992
Thousand Palms Library - New	31-189 Robert Rd	Thousand Palms	<u>5,288</u>
Subtotal			38,862
<i><u>Western Riverside Plan Areas</u></i>			
Anza Library	57430 Mitchell Rd.	Anza	5,400
Calimesa Library	974 Calimesa Blvd.	Calimesa	2,400
Canyon Lake	31594 Railroad Canyon Rd	Canyon Lake	3,394
Eastvale Library	7447 Scholar Way	Eastvale	6,217
El Cerrito Library	7581 Ruddell Rd.	Corona	5,000
Glen Avon Library	9244 Galena St	Riverside	19,996
Grace Mellman Library	41000 County Center Dr	Temecula	15,350
Highgrove Library	690 Center St	Highgrove	7,871
Home Gardens Library	3785 Neece St	Corona	12,463
Idyllwild Library	54185 Pinecrest Rd	Idyllwild	6,000
Lake Elsinore Library	600 W. Graham	Lake Elsinore	7,500
Lakeside Library	32593 Riverside Dr.	Lake Elsinore	10,000
Mead Valley	21580 Oakwood St.	Mead Valley	22,827
Nuview Library	29990 Lakeview Ave	Nuevo	3,782
Paloma Valley Library	31375 Bradley Rd	Menifee	5,589
Robidoux Library	5840 Mission Blvd	Jurupa Valley	39,000
Romoland Library	26001 Briggs Rd.	Menifee	6,600
Sun City Library	26982 Cherry Hills Blvd	Sun City	10,500
Valle Vista Library	25757 Fairview Ave	Hemet	2,349
Wildomar Library	34303 Mission Trail	Wildomar	5,578
Woodcrest Library	16625 Krameria Ave	Riverside	<u>10,082</u>
Subtotal			207,898
Total			<u>246,760</u>

Source: County of Riverside.

Appendix A.3: Existing Inventory Of Fire Facilities

Existing Facilities	Address	Community	Zip Code	Inventory (Square Feet)	Fire Apparatus
<i>Eastern Riverside Plan Areas</i>					
35 - ROY WILSON FS (OPEN 12/09)	31920 Robert Road	Thousand Palms	92276	9,004	Fire Engine
36 - SKYBORNE FS	11535A Karen Ave	Desert Hot Springs	92240	8,200	Fire Engine
43 - BLYTHE FS	140 West Barnard Street	Blythe	92225	2,898	Fire Engine
44 - RIPLEY FS	13987 Main Street	Ripley	92225	6,700	Fire Engine
45 - BLYTHE AIR BASE FS	17280 W. Hobson Way	Blythe	92225	3,600	Fire Engine
49 - LAKE TAMARISK FS	43880 Lake Tamarisk	Desert Center	92239	2,073	Fire Engine
56 - SKY VALLEY FS	72985 Dillon Road	Desert Hot Springs	92241	2,500	Fire Engine
39 - THERMAL FS	86-911 Avenue 58	Thermal	92274	9,515	Fire Engine
40 - MECCA FS	91350 Avenue 66	Mecca	92254	12,411	Fire Engine
41 - NORTH SHORE FS	99065 Corvina Road	North Shore	92254	2,500	Fire Engine
81 - NORTH BERMUDA DUNES FS	37-955 Washington Street	Palm Desert	92260	5,500	Fire Engine
ROY WILSON TRAINING CENTER ¹	72564 Ramon Rd	Thousand Palms	92276	6,017	None
FLEET SHOP EAST ¹	47335 Oasis Street	Indio	92201	3,240	None
OFFICE OF THE FIRE MARSHAL EAST	77933 Las Montanas Rd	Palm Desert	92211	5,532	None
Subtotal				79,690	
<i>Western Service Areas</i>					
03 - NUVIEW FS	30515 10th Street	Nuevo	92567	8,576	Fire Engine
04 - LAKE MATHEWS FS	16453 El Sobrante Road	Riverside	92503	10,705	Fire Engine
08 - WOODCREST FS	16533 Trisha Way	Riverside	92504	7,000	Fire Engine
09 - GOODMEADOW FS (& Comm. Ctr)	21565 Steele Peak Drive	Perris	92570	3,952	Fire Engine
11 - LAKELAND VILLAGE FS	33020 Maiden Lane	Lake Elsinore	92530	6,770	Fire Engine
13 - HOME GARDENS FS	3777 Neece Street	Corona	92879	6,600	Fire Engine
16 - PEDLEY FS	9270 Limonite Avenue	Pedley	92509	4,182	Fire Engine
17 - GLEN AVON FS	10400 San Sevaive Way	Mira Loma	91752	8,000	Fire Engine
18 - WEST RIVERSIDE FS	7545 Mission Boulevard	Riverside	92509	4,202	Squad Vehicle
19 - HIGHGROVE FS (& Comm. Ctr)	469 Center Street	Highgrove	92507	9,017	Fire Engine
22 - CHERRY VALLEY FS	10055 Avenida Mira Villa	Cherry Valley	92223	6,051	Fire Engine
23 - PINE COVE FS	24919 Marion Ridge Road	Idyllwild	92549	4,000	Fire Engine
24 - CABAZON FS	50382 Irene Street	Cabazon	92230	9,600	Fire Engine
26 - LITTLE LAKE FS	25954 Stanford Street	Hemet	92544	4,735	Fire Engine
28 - SAGE (State Owned, Co Occupied)	35655 Sage Road	Hemet	92544	6,834	Squad Vehicle
29 - ANZA (State Owned, Co Occupied)	56560 Hwy 371	Anza	92539	6,380	Squad Vehicle
30 - PINYON FS	70080 Highway 74	Mountain Center	92561	4,161	Fire Engine
34 - WINCHESTER FS	32655 Haddock Street	Winchester	92596	7,090	Fire Engine
51 - EL CARISO FS	32353 Ortega Highway	Lake Elsinore	92530	1,500	Fire Engine
53 - GARNER VALLEY FS	59200 Morris Ranch Road	Mountain Center	92561	6,428	Fire Engine
54 - HOMELAND FS	25730 Sultanas Road	Homeland	92548	4,800	Fire Engine
59 - MEAD VALLEY FS	21510 Pinewood Street	Perris	92570	6,400	Fire Engine
63 - POPPET FLATS FS	49575 Orchard Road	Banning	92220	1,200	Fire Engine
64 - SYCAMORE CREEK FS	25310 Campbell Ranch Road	Temescal Valley	92883	7,600	Fire Engine
72 - VALLE VISTA FS	25175 Fairview Avenue	Hemet	92544	4,800	Fire Engine
75 - BEAR CREEK FS	38900 Clinton Keith Road	Murrieta	92562	6,500	Fire Engine
77 - LAKE RIVERSIDE FS	49937 Camanche Ct	Aguanga	92536	3,222	Fire Engine
82 - LAKE HILLS FS	17452 Lake Pointe Drive	Riverside	92503	5,350	Fire Engine
83 - FRENCH VALLEY FS	37500 Sky Canyon Drive #401	Murrieta	92563	7,300	Fire Engine
96 - GLEN OAKS FS (OPEN DEC 2009)	37700 Glen Oaks Road	Temecula	92592	9,624	Fire Engine
ADMINISTRATION ¹	403 E. 4th Street	Perris	92570	7,174	None
OFFICE OF THE FIRE MARSHAL WEST	4080 Lemon Street, 10th Floor	Riverside	92501	8,713	None
PREVENTION OFFICE	88 E. Rider Street	Perris	92570	5,770	None
Subtotal				204,236	
Total				283,925	

¹ 45% of the actual square footage of these facilities is shown here. This corresponds with a 45% Department-wide cost allocation to unincorporated areas vs. 55% allocation incorporated contract cities.

Source: County of Riverside.

Comparison of October 1, 2024 Public Review Draft Fee Schedule to Current Fee Schedule

Table 1: Compares total fees by area plan to current fee schedule and shows percentage change. Note that nonresidential fees in the revised draft are charged per 1,000 square feet (as opposed to per acre in the prior draft).

Table 2: Compares traffic facilities fees (excluding traffic signals) by area plan to current fee schedule and shows percentage change.

Table 3: Compares flood control facilities fees by area plan to current fee schedule and shows percentage change.

Table 4: This is the maximum justified draft fee schedule for the fees that do not vary by area plan.

Table 5: This is the current fee schedule for the fees that do not vary by area plan.

Table 6: Dollar change between Tables 4 and 5.

Table 7: Percent change between Tables 4 and 5.

Table 8: Calculates fees per square foot for residential land uses, rather than per dwelling unit.

Table 1: Comparison to Current Fees by Plan Area

	Coachella - Western (AP 2)	Highgrove (AP 3)	Reche Canyon / Badlands (AP 4)	Temescal Canyon (AP 6)	Lake Mathews / Woodcrest (AP 7)	March Air Force Reserve Area (AP 8)	Desert Center (AP 9)	San Jacinto Valley (AP 10)	REMAP (AP 11)	Lakeview / Nuevo (AP 12)	Mead Valley (AP 13)	Palo Verde Valley (AP 14)	Elsinore (AP 15)	Harvest Valley / Winchester (AP 16)	Sun City / Menifee Valley (AP 17)	Eastern Coachella Valley (AP 18)	Southwest Area (AP 19)	The Pass (AP 20)
PUBLIC REVIEW DRAFT FEE SCHEDULE - October 1, 2024																		
<u>Residential - per Dwelling Unit for Average Sized DU.</u>	\$ 6,379	\$ 6,306	\$ 5,440	\$ 5,500	\$ 5,934	\$ 5,549	\$ 6,369	\$ 5,440	\$ 5,440	\$ 5,440	\$ 5,705	\$ 6,369	\$ 5,801	\$ 5,440	\$ 5,440	\$ 6,598	\$ 5,480	\$ 5,629
<u>Nonresidential - per 1,000 Sq. Ft.</u>																		
Commercial	\$ 3,220	\$ 5,141	\$ 2,690	\$ 2,863	\$ 4,093	\$ 2,999	\$ 3,190	\$ 2,690	\$ 2,690	\$ 2,690	\$ 3,360	\$ 3,190	\$ 3,638	\$ 2,690	\$ 2,690	\$ 3,839	\$ 2,798	\$ 2,978
Office	2,596	3,371	2,080	2,171	2,819	2,243	2,580	2,080	2,080	2,080	2,466	2,580	2,612	2,080	2,080	2,922	2,137	2,331
Industrial	763	826	590	607	725	620	760	590	590	590	698	760	724	590	590	822	600	738
Surface Mining	763	826	590	607	725	620	760	590	590	590	698	760	724	590	590	822	600	738
Wineries	1,105	1,327	880	912	1,136	936	1,100	880	880	880	1,059	1,100	1,110	880	880	1,218	900	1,104
Warehouse	937	1,300	760	798	1,069	828	1,114	760	760	760	942	1,114	1,004	760	760	1,257	784	917
CURRENT FEE SCHEDULE (November 25, 2014 Report)																		
<u>Residential - per Dwelling Unit</u>																		
Single Family	\$ 4,145	\$ 4,769	\$ 4,683	\$ 4,730	\$ 4,922	\$ 4,118	\$ 4,097	\$ 4,508	\$ 4,300	\$ 4,147	\$ 4,608	\$ 4,154	\$ 4,281	\$ 4,118	\$ 4,118	\$ 4,834	\$ 4,118	\$ 4,434
Multifamily	2,881	3,319	3,258	3,292	3,426	2,862	2,847	3,134	2,990	2,882	3,206	2,887	2,976	2,862	2,862	3,364	2,862	3,084
<u>Nonresidential - Equivalent Fee per 1,000 Square Feet</u>																		
Commercial	\$ 2,812	\$ 3,536	\$ 3,347	\$ 3,452	\$ 3,872	\$ 2,108	\$ 2,707	\$ 2,398	\$ 2,507	\$ 2,171	\$ 3,103	\$ 2,833	\$ 2,465	\$ 2,108	\$ 2,108	\$ 4,324	\$ 2,108	\$ 2,801
Office	1,801	2,069	1,970	2,025	2,247	1,317	1,745	1,439	1,527	1,350	1,837	1,812	1,505	1,317	1,317	2,597	1,317	1,682
Industrial	416	457	439	449	489	320	406	362	358	326	418	418	355	320	320	561	320	387
Surface Mining	416	457	439	449	489	320	406	362	358	326	418	418	355	320	320	561	320	387
Wineries	609	717	685	703	774	475	591	541	542	485	646	613	535	475	475	865	475	592
Warehouse	416	457	439	449	489	320	406	362	358	326	418	418	355	320	320	561	320	387
<u>Nonresidential - per Acre</u>																		
Commercial	\$ 30,626	\$ 38,503	\$ 36,445	\$ 37,588	\$ 42,162	\$ 22,952	\$ 29,483	\$ 26,116	\$ 27,297	\$ 23,638	\$ 33,790	\$ 30,855	\$ 26,840	\$ 22,952	\$ 22,952	\$ 47,092	\$ 22,952	\$ 30,499
Office	27,453	31,551	30,033	30,876	34,251	20,078	26,609	21,934	23,284	20,584	28,008	27,621	22,946	20,078	20,078	39,601	20,078	25,646
Industrial	6,886	7,567	7,267	7,434	8,100	5,301	6,719	5,996	5,934	5,401	6,912	6,919	5,868	5,301	5,301	9,285	5,301	6,401
Surface Mining	6,886	7,567	7,267	7,434	8,100	5,301	6,719	5,996	5,934	5,401	6,912	6,919	5,868	5,301	5,301	9,285	5,301	6,401
Wineries	10,083	11,866	11,335	11,630	12,808	7,859	9,788	8,953	8,978	8,036	10,689	10,142	8,861	7,859	7,859	14,325	7,859	9,803
Warehouse	6,886	7,567	7,267	7,434	8,100	5,301	6,719	5,996	5,934	5,401	6,912	6,919	5,868	5,301	5,301	9,285	5,301	6,401
PERCENT CHANGE																		
<u>Residential - per Dwelling Unit (Compared to Average Sized Dwelling Unit)</u>																		
Single Family	54%	32%	16%	16%	21%	35%	55%	21%	27%	31%	24%	53%	36%	32%	32%	36%	33%	27%
Multifamily	121%	90%	67%	67%	73%	94%	124%	74%	82%	89%	78%	121%	95%	90%	90%	96%	91%	83%
<u>Nonresidential - Equivalent Fee per 1,000 Square Feet</u>																		
Commercial	14%	45%	-20%	-17%	6%	42%	18%	12%	7%	24%	8%	13%	48%	28%	28%	-11%	33%	6%
Office	44%	63%	6%	7%	25%	70%	48%	45%	36%	54%	34%	42%	74%	58%	58%	12%	62%	39%
Industrial	83%	81%	34%	35%	48%	94%	87%	63%	65%	81%	67%	82%	104%	84%	84%	47%	87%	91%
Surface Mining	83%	81%	34%	35%	48%	94%	87%	63%	65%	81%	67%	82%	104%	84%	84%	47%	87%	91%
Wineries	81%	85%	29%	30%	47%	97%	86%	63%	62%	81%	64%	80%	107%	85%	85%	41%	90%	86%
Warehouse	125%	184%	73%	78%	118%	159%	174%	110%	112%	133%	126%	166%	183%	137%	137%	124%	145%	137%

Table 2: Traffic Improvement Facilities Fees, by Plan Area

	Coachella - Western (AP 2)	Highgrove (AP 3)	Reche Canyon / Badlands (AP 4)	Temescal Canyon (AP 6)	Lake Mathews / Woodcrest (AP 7)	March Air Force Reserve Base Policy Area (AP 8)	Desert Center (AP 9)	San Jacinto Valley (AP 10)	REMAP (AP 11)	Lakeview / Nuevo (AP 12)	Mead Valley (AP 13)	Palo Verde Valley (AP 14)	Elsinore (AP 15)	Harvest Valley / Winchester (AP 16)	Sun City / Meniffee Valley (AP 17)	Eastern Coachella Valley (AP 18)	Southwest Area (AP 19)	The Pass (AP 20)
PUBLIC REVIEW DRAFT FEE SCHEDULE - October 1, 2024																		
<i>Residential - per Dwelling Unit</i>	\$ 10	\$ 866	\$ -	\$ 61	\$ 496	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ 212	\$ -	\$ 310	\$ -	\$ -	\$ 230	\$ 38	\$ 28
<i>Nonresidential - 1,000 Sq. Ft.</i>																		
Commercial	\$ 30	\$ 2,451	\$ -	\$ 173	\$ 1,403	\$ 309	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 878	\$ -	\$ -	\$ 649	\$ 108	\$ 78
Office	16	1,291	-	91	739	163	-	-	-	-	316	-	462	-	-	342	57	41
Industrial	3	236	-	17	135	30	-	-	-	-	58	-	84	-	-	62	10	8
Surface Mining	3	236	-	17	135	30	-	-	-	-	58	-	84	-	-	62	10	8
Wineries	5	447	-	32	256	56	-	-	-	-	109	-	160	-	-	118	20	14
Warehouse	7	540	-	38	309	68	-	-	-	-	132	-	194	-	-	143	24	17
CURRENT FEE SCHEDULE (November 25, 2014 Report)																		
<i>Residential - per Dwelling Unit</i>																		
Single Family	\$ 48	\$ 651	\$ 565	\$ 612	\$ 804	\$ -	\$ -	\$ 105	\$ 182	\$ 29	\$ 450	\$ 57	\$ 163	\$ -	\$ -	\$ 737	\$ -	\$ 316
Multifamily	34	457	396	430	564	-	-	74	128	20	316	40	114	-	-	517	-	222
<i>Nonresidential - Equivalent Fee per 1,000 Square Feet</i>																		
Commercial	\$ 105	\$ 1,428	\$ 1,239	\$ 1,344	\$ 1,764	\$ -	\$ -	\$ 231	\$ 399	\$ 63	\$ 987	\$ 126	\$ 357	\$ -	\$ -	\$ 1,617	\$ -	\$ 693
Office	55	753	653	708	930	-	-	122	210	33	520	66	188	-	-	852	-	365
Industrial	10	137	119	129	169	-	-	22	38	6	95	12	34	-	-	155	-	66
Surface Mining	10	137	119	129	169	-	-	22	38	6	95	12	34	-	-	155	-	66
Wineries	18	242	210	228	299	-	-	39	68	11	167	21	61	-	-	274	-	117
Warehouse	10	137	119	129	169	-	-	22	38	6	95	12	34	-	-	155	-	66
<i>Nonresidential - per Acre</i>																		
Commercial	\$ 1,143	\$ 15,551	\$ 13,493	\$ 14,636	\$ 19,210	\$ -	\$ -	\$ 2,516	\$ 4,345	\$ 686	\$ 10,748	\$ 1,372	\$ 3,888	\$ -	\$ -	\$ 17,609	\$ -	\$ 7,547
Office	844	11,473	9,955	10,798	14,173	-	-	1,856	3,206	506	7,930	1,012	2,868	-	-	12,992	-	5,568
Industrial	167	2,266	1,966	2,133	2,799	-	-	367	633	100	1,566	200	567	-	-	2,566	-	1,100
Surface Mining	167	2,266	1,966	2,133	2,799	-	-	367	633	100	1,566	200	567	-	-	2,566	-	1,100
Wineries	295	4,007	3,476	3,771	4,949	-	-	648	1,119	177	2,769	354	1,002	-	-	4,537	-	1,944
Warehouse	167	2,266	1,966	2,133	2,799	-	-	367	633	100	1,566	200	567	-	-	2,566	-	1,100
PERCENT CHANGE																		
<i>Residential - per Dwelling Unit (Compared to Average Sized Dwelling Unit)</i>																		
Single Family	-79%	33%	-100%	-90%	-38%			-100%	-100%	-100%	-53%	-100%	90%			-69%		-91%
Multifamily	-71%	89%	-100%	-86%	-12%			-100%	-100%	-100%	-33%	-100%	172%			-56%		-87%
<i>Nonresidential - Equivalent Fee per 1,000 Square Feet</i>																		
Commercial	-71%	72%	-100%	-87%	-20%	n/a	n/a	-100%	-100%	-100%	-39%	-100%	146%	n/a	n/a	-60%	n/a	-89%
Office	-71%	72%	-100%	-87%	-21%	n/a	n/a	-100%	-100%	-100%	-39%	-100%	146%	n/a	n/a	-60%	n/a	-89%
Industrial	-70%	72%	-100%	-87%	-20%	n/a	n/a	-100%	-100%	-100%	-39%	-100%	145%	n/a	n/a	-60%	n/a	-88%
Surface Mining	-70%	72%	-100%	-87%	-20%	n/a	n/a	-100%	-100%	-100%	-39%	-100%	145%	n/a	n/a	-60%	n/a	-88%
Wineries	-72%	85%	-100%	-86%	-14%	n/a	n/a	-100%	-100%	-100%	-35%	-100%	164%	n/a	n/a	-57%	n/a	-88%
Warehouse	-31%	294%	-100%	-71%	83%	n/a	n/a	-100%	-100%	-100%	40%	-100%	466%	n/a	n/a	-8%	n/a	-74%

Table 3: Flood Control Fees, by Plan Area

	Coachella - Western (AP 2)	Highgrove (AP 3)	Reche Canyon / Badlands (AP 4)	Temescal Canyon (AP 6)	Lake Mathews/ Woodcrest (AP 7)	March Air Force Reserve Base Policy Area (AP 8)	Desert Center (AP 9)	San Jacinto Valley (AP 10)	REMAP (AP 11)	Lakeview / Nuevo (AP 12)	Mead Valley (AP 13)	Palo Verde Valley (AP 14)	Elsinore (AP 15)	Harvest Valley / Winchester (AP 16)	Sun City / Meniffee Valley (AP 17)	Eastern Coachella Valley (AP 18)	Southwest Area (AP 19)	The Pass (AP 20)
PUBLIC REVIEW DRAFT FEE SCHEDULE - October 1, 2024																		
<u>Residential - per Dwelling Unit</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ 162
<u>Nonresidential - per 1,000 Sq. Ft.</u>																		
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ 210
Office	-	-	-	-	-	-	-	-	-	-	70	-	70	-	-	-	-	210
Industrial	-	-	-	-	-	-	-	-	-	-	50	-	50	-	-	-	-	140
Surface Mining	-	-	-	-	-	-	-	-	-	-	50	-	50	-	-	-	-	140
Wineries	-	-	-	-	-	-	-	-	-	-	70	-	70	-	-	-	-	210
Warehouse	-	-	-	-	-	-	-	-	-	-	50	-	50	-	-	-	-	140
CURRENT FEE SCHEDULE (November 25, 2014 Report)																		
<u>Residential - per Dwelling Unit</u>																		
Single Family	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Multifamily	-	-	-	-	-	-	-	198	-	-	28	-	-	-	-	-	-	-
<u>Nonresidential - Equivalent Fee per 1,000 Square Feet</u>																		
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office	-	-	-	-	-	-	-	43	-	-	6	-	-	-	-	-	-	-
Industrial	-	-	-	-	-	-	-	20	-	-	3	-	-	-	-	-	-	-
Surface Mining	-	-	-	-	-	-	-	20	-	-	3	-	-	-	-	-	-	-
Wineries	-	-	-	-	-	-	-	27	-	-	4	-	-	-	-	-	-	-
Warehouse	-	-	-	-	-	-	-	20	-	-	3	-	-	-	-	-	-	-
<u>Nonresidential - per Acre</u>																		
Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 648	\$ -	\$ -	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office	-	-	-	-	-	-	-	648	-	-	90	-	-	-	-	-	-	-
Industrial	-	-	-	-	-	-	-	328	-	-	45	-	-	-	-	-	-	-
Surface Mining	-	-	-	-	-	-	-	328	-	-	45	-	-	-	-	-	-	-
Wineries	-	-	-	-	-	-	-	446	-	-	61	-	-	-	-	-	-	-
Warehouse	-	-	-	-	-	-	-	328	-	-	45	-	-	-	-	-	-	-
PERCENT CHANGE																		
<u>Residential - per Dwelling Unit (Compared to Average Sized Dwelling Unit)</u>																		
Single Family	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	33%	0%	n/a	0%	0%	0%	0%	n/a
Multifamily	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	89%	0%	n/a	0%	0%	0%	0%	n/a
<u>Nonresidential - per Acre</u>																		
Commercial	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	747%	0%	n/a	0%	0%	0%	0%	n/a
Office	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	1086%	0%	n/a	0%	0%	0%	0%	n/a
Industrial	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	1739%	0%	n/a	0%	0%	0%	0%	n/a
Surface Mining	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	1739%	0%	n/a	0%	0%	0%	0%	n/a
Wineries	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	1800%	0%	n/a	0%	0%	0%	0%	n/a
Warehouse	0%	0%	0%	0%	0%	0%	0%	-100%	0%	0%	1739%	0%	n/a	0%	0%	0%	0%	n/a

Table 4: Maximum Justified Countywide Development Impact Fee Schedule - Public Review Draft

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Signals	Parks	Regional Trails	Library Books	Multi- Service Centers	Total ¹
Eastern Riverside County									
<u>Residential</u>	\$ 1,692	\$ 100	\$ 2,985	\$ 464	\$ 332	\$ 498	\$ 33	\$ 265	\$ 6,369
<u>Nonresidential - per 1,000 Sq. Ft.</u>									
Commercial	\$ 376	N/A	\$ 1,465	\$ 1,285	N/A	\$ 51	N/A	N/A	\$ 3,177
Office	376	N/A	1,465	677	N/A	51	N/A	N/A	2,569
Industrial	126	N/A	491	123	N/A	17	N/A	N/A	757
Surface Mining	126	N/A	491	123	N/A	17	N/A	N/A	757
Wineries	173	N/A	674	235	N/A	23	N/A	N/A	1,105
Warehouse	129	N/A	501	284	N/A	17	N/A	N/A	931
Western Riverside County									
<u>Residential</u>	\$ 1,692	\$ 133	\$ 2,023	\$ 464	\$ 763	\$ 265	\$ 33	\$ 66	\$ 5,439
<u>Nonresidential - per 1,000 Sq. Ft.</u>									
Commercial	\$ 376	N/A	\$ 993	\$ 1,285	N/A	\$ 29	N/A	N/A	\$ 2,683
Office	376	N/A	993	677	N/A	29	N/A	N/A	2,075
Industrial	126	N/A	333	123	N/A	9	N/A	N/A	591
Surface Mining	126	N/A	333	123	N/A	9	N/A	N/A	591
Wineries	173	N/A	457	235	N/A	13	N/A	N/A	878
Warehouse	129	N/A	340	284	N/A	10	N/A	N/A	763

Note: Fees shown per average sized residential dwelling unit for residential, but vary based on dwelling unit square footage. Fees per 1,000 building square feet for nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Excludes fees that vary by area plan: traffic facilities and flood control facilities.

Table 5: Current Countywide Development Impact Fee Schedule - November 25, 2014 Report

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Signals	Parks	Regional Trails	Library Books	Multi-Service Centers	Total ¹
Eastern Riverside County									
<i>Residential</i>									
Single Family	\$ 1,669	\$ 179	\$ 1,248	\$ 459	\$ 300	\$ 185	\$ 57	-	\$ 4,097
Multi Family	1,158	124	866	322	208	129	40	-	2,847
<i>Nonresidential - Equivalent Fee per 1,000 Square Feet</i>									
Commercial	\$ 349	N/A	\$ 1,352	\$ 1,007	N/A	N/A	N/A	N/A	\$ 2,708
Office	249	N/A	966	531	N/A	N/A	N/A	N/A	1,746
Industrial	116	N/A	193	96	N/A	N/A	N/A	N/A	405
Surface Mining	116	N/A	193	96	N/A	N/A	N/A	N/A	405
Wineries	158	N/A	263	171	N/A	N/A	N/A	N/A	592
Warehouse	116	N/A	193	96	N/A	N/A	N/A	N/A	405
<i>Nonresidential - per Acre</i>									
Commercial	\$ 3,798	N/A	\$ 14,722	\$ 10,963	N/A	N/A	N/A	N/A	\$ 29,483
Office	3,798	N/A	14,722	8,089	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	6,719
Surface Mining	1,925	N/A	3,197	1,597	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	9,788
Warehouse	1,925	N/A	3,197	1,597	N/A	N/A	N/A	N/A	6,719
Western Riverside County									
<i>Residential</i>									
Single Family	\$ 1,669	\$ 115	\$ 694	\$ 459	\$ 852	\$ 197	\$ 57	75	\$ 4,118
Multi Family	1,158	80	481	322	591	137	40	53	2,862
<i>Nonresidential - Equivalent Fee per 1,000 Square Feet</i>									
Commercial	\$ 349	N/A	\$ 752	\$ 1,007	N/A	N/A	N/A	N/A	\$ 2,108
Office	249	N/A	537	531	N/A	N/A	N/A	N/A	1,317
Industrial	116	N/A	107	96	N/A	N/A	N/A	N/A	319
Surface Mining	116	N/A	107	96	N/A	N/A	N/A	N/A	319
Wineries	158	N/A	146	171	N/A	N/A	N/A	N/A	475
Warehouse	116	N/A	107	96	N/A	N/A	N/A	N/A	319
<i>Nonresidential - per Acre</i>									
Commercial	\$ 3,798	N/A	\$ 8,191	\$ 10,963	N/A	N/A	N/A	N/A	\$ 22,952
Office	3,798	N/A	8,191	8,089	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	5,301
Surface Mining	1,925	N/A	1,779	1,597	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	7,859
Warehouse	1,925	N/A	1,779	1,597	N/A	N/A	N/A	N/A	5,301

Note: Fees per residential dwelling unit or per acre for nonresidential development. All fees include a two percent (2%) administrative charge.
 1. Includes fees that vary by area plan: traffic facilities and flood control facilities.

Table 7: Fee Change by Component - Countywide Fees

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Signals	Parks	Regional Trails	Library Books	Multi- Service Centers	Total ¹
Eastern Riverside County									
<u>Residential</u>									
Single Family	\$ 23	\$ (79)	\$ 1,737	\$ 5	\$ 32	\$ 313	\$ (24)	\$ 265	\$ 2,272
<u>Nonresidential</u>									
Commercial	\$ 27	\$ -	\$ 113	\$ 278	\$ -	\$ 51	\$ -	\$ -	\$ 469
Office	127	-	499	146	-	51	-	-	823
Industrial	10	-	298	27	-	17	-	-	352
Surface Mining	10	-	298	27	-	17	-	-	352
Wineries	15	-	411	64	-	23	-	-	513
Warehouse	13	-	308	188	-	17	-	-	526
Western Riverside County									
<u>Residential</u>									
Single Family	\$ 23	\$ 18	\$ 1,329	\$ 5	\$ (89)	\$ 68	\$ (24)	\$ (9)	\$ 1,321
<u>Nonresidential</u>									
Commercial	\$ 27	\$ -	\$ 241	\$ 278	\$ -	\$ 29	\$ -	\$ -	\$ 575
Office	127	-	456	146	-	29	-	-	758
Industrial	10	-	226	27	-	9	-	-	272
Surface Mining	10	-	226	27	-	9	-	-	272
Wineries	15	-	311	64	-	13	-	-	403
Warehouse	13	-	233	188	-	10	-	-	444

Note: Compares fees per averaged sized residential unit in the draft fee schedule to fees per residential dwelling unit in the current fee schedule; equivalent fee per 1,000 building square feet for non-residential. All fees include a two percent (2%) administrative charge.

¹ Excludes fees that vary by area plan: traffic facilities and flood control facilities.

Table 8: Percent Change by Component - Countywide Fees

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Signals	Parks	Regional Trails	Library Books	Multi- Service Centers	Total ¹
Eastern Riverside County									
<i>Residential</i>									
Single Family	1%	-44%	139%	1%	11%	169%	-42%	No current fee	55%
<i>Nonresidential</i>									
Commercial	8%	n/a	8%	28%	n/a	n/a	n/a	n/a	17%
Office	51%	n/a	52%	27%	n/a	n/a	n/a	n/a	47%
Industrial	8%	n/a	154%	28%	n/a	n/a	n/a	n/a	87%
Surface Mining	8%	n/a	154%	28%	n/a	n/a	n/a	n/a	87%
Wineries	9%	n/a	156%	37%	n/a	n/a	n/a	n/a	87%
Warehouse	11%	n/a	160%	196%	n/a	n/a	n/a	n/a	130%
Western Riverside County									
<i>Residential</i>									
Single Family	1%	16%	191%	1%	-10%	35%	-42%	-12%	32%
<i>Nonresidential</i>									
Commercial	8%	n/a	32%	28%	n/a	n/a	n/a	n/a	27%
Office	51%	n/a	85%	27%	n/a	n/a	n/a	n/a	58%
Industrial	8%	n/a	211%	28%	n/a	n/a	n/a	n/a	85%
Surface Mining	8%	n/a	211%	28%	n/a	n/a	n/a	n/a	85%
Wineries	9%	n/a	213%	37%	n/a	n/a	n/a	n/a	85%
Warehouse	11%	n/a	218%	196%	n/a	n/a	n/a	n/a	139%

Note: Compares fees per averaged sized residential unit in the draft fee schedule to fees per residential dwelling unit in the current fee schedule; equivalent fee per 1,000 building square feet for non-residential. All fees include a two percent (2%) administrative charge.

¹ Excludes fees that vary by area plan: traffic facilities and flood control facilities.

Table 9: Fee per Residential Square Foot

Fee Category	Coachella -		Reche Canyon / Badlands	Temescal Canyon	Lake Mathews / Woodcrest	March Air Force Reserve Base Policy Area	Desert Center	San Jacinto Valley	REMAP	Lakeview / Nuevo	Mead Valley	Palo Verde Valley	Elsinore	Harvest Valley / Winchester	Sun City / Menifee Valley	Eastern Coachella Valley	Southwest Area	The Pass
	Western	Highgrove																
Criminal Justice Facilities	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.51	\$ 0.510	\$ 0.51	\$ 0.51
Libraries	0.03	0.04	0.04	0.04	0.04	0.04	0.03	0.04	0.04	0.04	0.04	0.03	0.04	0.04	0.04	0.03	0.04	0.04
Fire Protection	0.90	0.61	0.61	0.61	0.61	0.61	0.90	0.61	0.61	0.61	0.61	0.90	0.61	0.61	0.61	0.90	0.61	0.61
Traffic	0.003	0.26	-	0.02	0.15	0.03	-	-	-	-	0.06	-	0.09	-	-	0.07	0.01	0.01
Signals - Per ADT	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14
County Parks	0.10	0.23	0.23	0.23	0.23	0.23	0.10	0.23	0.23	0.23	0.23	0.10	0.23	0.23	0.23	0.10	0.23	0.23
Trails	0.15	0.08	0.08	0.08	0.08	0.08	0.15	0.08	0.08	0.08	0.08	0.15	0.08	0.08	0.08	0.15	0.08	0.08
Flood Control	-	-	-	-	-	-	-	-	-	-	0.02	-	0.02	-	-	-	-	0.05
Library Books	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Regional Multi-Service Centers	0.08	0.02	0.02	0.02	0.02	0.02	0.08	0.02	0.02	0.02	0.02	0.08	0.02	0.02	0.02	0.08	0.02	0.02
Total - per Square Foot	\$ 1.92	\$ 1.90	\$ 1.64	\$ 1.66	\$ 1.79	\$ 1.67	\$ 1.92	\$ 1.64	\$ 1.64	\$ 1.64	\$ 1.72	\$ 1.92	\$ 1.75	\$ 1.64	\$ 1.64	\$ 1.99	\$ 1.65	\$ 1.70
Total per Average Sized DU	6,379	6,306	5,440	5,500	5,934	5,549	6,369	5,440	5,440	5,440	5,705	6,369	5,801	5,440	5,440	6,598	5,480	5,629
Current per Single Family Change	\$ 4,145 54%	\$ 4,769 32%	\$ 4,683 16%	\$ 4,730 16%	\$ 4,922 21%	\$ 4,118 35%	\$ 4,097 55%	\$ 4,508 21%	\$ 4,300 27%	\$ 4,147 31%	\$ 4,608 24%	\$ 4,154 53%	\$ 4,281 36%	\$ 4,118 32%	\$ 4,118 32%	\$ 4,834 36%	\$ 4,118 33%	\$ 4,434 27%

Note: Assumes average dwelling unit size of 3,317 square feet and 2.80 residents per dwelling unit.