

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



ITEM: 3.23
(ID # 26673)

MEETING DATE:

Tuesday, December 17, 2024

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TLMA: Adoption of amended Ordinance No. 671 (Fees) in its entirety. (CEQA Exempt per State CEQA Guidelines Section 15273 and 15061(b)(3)). All Districts. [\$0 Total Cost]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **Adopt** Ordinance 671.23 on December 17, 2024, an ordinance amending Ordinance No. 671 in its entirety; and
2. **Direct** the Transportation and Land Management Agency and County Counsel to prepare and process the ordinance amendment to take effect on February 17, 2025.

ACTION:Policy

Charissa Leach, TLMA Director

12/11/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 671.23 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: December 17, 2024
xc: TLMA, COBCF/DL/AB

Kimberly A. Rector
Clerk of the Board

By:
Deputy

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STATE OF CALIFORNIA**

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

On March 28, 1989, the Riverside County Board of Supervisors (Board) adopted the initial Land Use Fee Ordinance 671 on BOS 3.11. Since then, 22 minor amendments have occurred over the years.

The cost of providing services have increased over time but TLMA has not adjusted the initial deposits on their Deposit-Based Fee (DBF) cases in 30 years. In order to increase cost certainty on less complex process, TLMA is also proposing to convert seven (7) Deposit-Based Fee cases; two of Planning and five of Survey cases into Flat fee categories. These apply to cases that are usually not complex and can be delivered with a more predictable time frame.

The Ordinance was initiated on Board of Supervisor’s agenda item 3.37 on October 29, 2024. It was introduced and a public hearing was held on December 10, 2024. Ordinance No. 671.23 is exempt from CEQA pursuant to State CEQA Guidelines sections 15273 and 15061(b)(3). The project was deemed exempt as detailed on the staff report for the December 10, 2024, public hearing for the introduction of the ordinance.

As determined by the Board of Supervisors on December 10, 2024, Ordinance No. 671.23 is exempt according to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendment to Ordinance No. 671.23 may have a significant effect on the environment. In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines section 15061(b)(3). The use of this exemption is appropriate if it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The changes proposed to Ordinance No. 671 merely update the required fees to better represent the operating cost to process various planning permits and activities. As such, no impacts tied to the changes to the ordinance would apply. The Board has also determined that Ordinance No. 671.23 is statutorily exempt pursuant to State CEQA Guidelines section 15273, which exempts the establishment, modification, restructuring, or approval of rates or charges by a public agency to obtain funds for meeting operating expenses. As stated, the cost of providing services has increased over time, and yet TLMA has not adjusted the initial deposits for DBF cases for

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30 years. These fees are set to provide a more accurate cost to process various planning projects and better represent the operating cost of the department to process such projects. As such, the update to the ordinance fits within this statutory exemption.

Impact on Residents and Businesses

The proposed ordinance amendment will enable TLMA to collect appropriate initial deposit, alleviating collecting multiple supplemental deposits from the applicant. This will ensure timely and seamless service on projects without any interruption.

Additional Fiscal Information

There is adequate departmental funding for the cost of preparing, processing, implementing, noticing and public hearing for the ordinance amendment. No General Funds will be used.

ATTACHMENTS

Ordinance No. 671.23



Jason Farin, Principal Management Analyst 12/12/2024



Aaron Gettis, Chief of Deputy County Counsel 12/10/2024

1 3. The County will draw against deposited funds on regular payroll
2 accounting cycles and at the fully burdened hourly rates for each job
3 classification required to provide a specified service. Hourly rates for
4 services shall be established through the yearly budget process and
5 adopted by the Board of Supervisors as part of the County Budget
6 public hearings. Subject to all County procedures and all legal
7 requirements applicable to such contracts, the County may contract with
8 consultants to provide any specified service whenever it is determined
9 necessary to provide such service, and the County may thereafter draw
10 against deposited funds in the amount of the actual costs of such
11 contract services.

12 4. Deposits for applications will be collected upon submittal of the
13 application. Deposits will be monitored and, when 80% depleted, an
14 analysis of the project will be done to determine if the remaining portion
15 of the deposit will cover expected project completion costs. If costs are
16 expected to exceed the remaining deposit in an amount of \$100.00 or
17 more, supplemental deposits will be required to be submitted to recover
18 the estimated full cost for completion. Supplemental deposits will be
19 determined on a case-by-case basis based on the estimated cost to
20 complete the application.

21 5. A full accounting of each application will be made within 90 days of
22 application's decision - and provided to the applicant. Remaining
23 deposits of \$100.00 or more will be refunded to the applicant.

24 6. The Property Owner acknowledges that the Applicant is authorized to
25 submit this agreement and related application(s) for land use review or
26 permit on this property. The Property Owner also acknowledges that
27 should the Applicant not reimburse the County of Riverside for all costs
28 related to this application or permit; the Property Owner shall become

1 immediately liable for these costs which shall be paid within 15 days of
2 the service by mail of notice to said property Owner by the County.

- 3 7. When it is mutually agreed to by the applicant and the department or
4 agency to which a fee applies, any fee not designated as a "**Deposit-**
5 **based Fee:**" may be treated and accounted for as a deposit-based fee in
6 the manner established in paragraphs 1 through 6 of these subsections.

7 B. APPEAL PROCEDURE

- 8 1. Within 10 calendar days of receipt of the full accounting of the
9 application costs or request for supplemental deposits, the applicant may
10 request a review of the matter by the appropriate department head, or
11 his/her designee, who shall along with the responsible staff
12 representative, review the cost of processing the application. The
13 department head may, in his or her sole discretion, determine that the
14 costs were or were not appropriate and may then reduce the costs
15 charged. The department head shall, in writing, notify the appealing
16 person of his or her decision within five working days from the date of
17 when the appeal was submitted or from the conclusion of his or her
18 review.
- 19 2. Any responsible party aggrieved by the decision of the department head
20 may, within ten (10) calendar days after the date of mailing of the
21 department head's decision, file a written appeal of the decision with
22 TLMA Administration.
- 23 3. The TLMA Director/Assistant County Executive Officer (Asst. CEO)
24 will review the cost of processing the application and shall consider all
25 information relevant to the issue of costs that is provided, either orally
26 or in written form, by the applicant and staff. The TLMA Director/Asst.
27 CEO may determine that the costs were or were not appropriate and
28 may then reduce the costs charged. The TLMA Director/ Asst. CEO

1 shall, in writing, notify the appealing person of its decision within five
2 working days from the conclusion of his or her review.

- 3 4. Any responsible party aggrieved by the decision of the TLMA
4 Director/Asst. CEO may, within ten (10) calendar days after the date of
5 mailing of the TLMA Director/Asst. CEO's decision, file a written
6 appeal of the decision with the Board of Supervisors. The appeal shall
7 be on the form(s) provided by the Clerk of the Board of Supervisors and
8 shall be accompanied by a filing fee of \$50. Upon receipt of the
9 completed appeal, with filing fees, the Clerk of the Board shall set the
10 matter for hearing before the Board of Supervisors not less than ten (10)
11 nor more than thirty (30) calendar days thereafter and shall give written
12 notice of the hearing to the applicant and the TLMA Director/Asst CEO
13 or other department head. The Board of Supervisors shall render its
14 decision within thirty (30) calendar days following the close of the
15 hearing of the appeal.
- 16 5. Unless appealed, the decision of the department head or TLMA
17 Director/Asst. CEO is final. If the decision of the department head is
18 appealed, then the decision of the TLMA Director/Asst. CEO is final
19 unless appealed. If the decision of the TLMA Director/Asst. CEO is
20 appealed, then the decision of the Board of Supervisors is final.
- 21 6. Unless appealed, the decision of the department head or TLMA
22 Director/Asst. CEO is final. If the decision of the department head is
23 appealed, then the decision of the TLMA Director/Asst. CEO is final
24 unless appealed. If the decision of the TLMA Director/Asst. CEO is
25 appealed, then the decision of the Board of Supervisors is final.

26 Section 1.3 PROCEDURES

27 Except as otherwise expressly provided below, the provisions of this Section shall apply to fees or
28 charges subject to either Government Code Sections 66016 and 66017 (as now adopted or

1 hereafter amended), or to Government Code Section 54985 et seq. (as now adopted or hereafter
2 amended).

3 A. NOTICE AND PUBLIC MEETINGS. Prior to either adopting a new fee or
4 charge or approving an increase in an existing fee or charge, the Board of
5 Supervisors shall hold at least one public meeting, at which oral or written
6 presentations may be made, as part of a regularly scheduled meeting. Notice
7 of the time and place of the meeting, including a general explanation of the
8 matter to be considered, and a statement that the data required by this
9 section is available, shall be mailed at least 14 calendar days prior to the
10 meeting to any interested party who files a written request with the Clerk of
11 the Board of Supervisors for mailed notice of meetings on new or increased
12 fees or charges. Any written request for such mailed notices shall be valid
13 for one year from the date on which it is filed unless a renewal request is
14 filed. Renewal requests for such mailed notices shall be filed on or before
15 April 1st of each year. The annual fee for sending such notices shall be
16 determined by and shall be paid to the Clerk of the Board. At least 10
17 calendar days prior to the meeting, the Clerk of the Board shall post and
18 make available to the public data indicating the amount of cost, or estimated
19 cost, required to provide the service for which the fee or charge is levied,
20 and the revenue sources anticipated to provide the service, including general
21 fund revenues. Any costs incurred by the County in conducting the meeting
22 or meetings required pursuant to this subsection may be recovered from the
23 fees charged for the services which were the subject of the meeting.

24 B. ACTION BY ORDINANCE OR RESOLUTION. Any action to adopt a
25 new fee or charge or to approve an increase in an existing fee or charge
26 shall be taken only by ordinance or resolution; provided, however, that any
27 such action shall be taken only by ordinance for any fees subject to
28 Government Code Section 54985 et seq. (as now adopted or hereafter

1 amended.) The Board of Supervisors shall not delegate the authority to
2 adopt a new fee or charge or to increase a fee or service charge.

3 C. EFFECTIVE DATE. Any action adopting a new fee or charge, or
4 increasing a fee or charge adopted, upon a development project, as defined
5 in Government Code Section 66000, which applies to the filing, accepting,
6 approving, or issuing of an application, permit, or entitlement to use shall be
7 enacted in accordance with Government Code Section 54986 (as now
8 adopted or hereafter amended) or Section 66016 (as now adopted or
9 hereafter amended) and shall be effective 60 days following the final action
10 on the adoption of the fee or charge or the increase in the fee or charge.

11 D. URGENCY MEASURES. Notwithstanding any provision of this ordinance,
12 the Board of Supervisors may adopt an interim authorization for a new fee
13 or charge, or increase in a fee or charge, as an urgency measure in
14 accordance with the procedures set forth in subdivision (b) of Government
15 Code Section 66017, as now adopted or hereafter amended.

16 E. FLAT FEES: Flat fees are subject to change based on Board Approved
17 Hourly Rate (see Fee Schedule A).

18 F. REFUND OF FEES OF ORDINANCE NO. 671 FOR NON-DEPOSIT-
19 BASED FEES.

20 1. Whenever any application, fee or permit is voided or withdrawn for any
21 reason, the Planning Department or other applicable Department may, in
22 accordance with the Refund Policy Statement adopted by the Board of
23 Supervisors, refund fees paid, upon the written request of the applicant.
24 If any portion of the application fees has been paid by the Department to
25 another jurisdiction, agency, or department for the performance of
26 services related to the application, the Department will not refund any
27 such portion of fees until the other jurisdiction, agency, or department
28 authorizes the Department to do so. In the absence of such

1 authorization, it will be the applicant's responsibility to contact the other
 2 jurisdiction, agency, or department for a refund of the fees paid to it, in
 3 accordance with the Refund Policy Statement.

4 G. ONE-TIME FEES AND SURCHARGES

- 5 1. At the time of an initial deposit on any application, certain cases may
 6 require a one-time fee that shall be deducted from the initial deposit and
 7 shall be dedicated to the funds as indicated.
- 8 2. The following surcharges will be placed on all initial deposits on a
 9 project, as well as any supplemental deposits that may be made on a
 10 project:
- 11 a. Administration Fee (BOS 12.1 dated 9/4/1998) 1.5%
 - 12 b. Land Management System (LMS) (now PLUS) Fee (BOS 9.4 dated
 13 4/26/2004 2.0%
 - 14 c. Geographical Information System (GIS) Fee (Administrative
 15 Action) dated 6/15/1989 4.0%
- 16 3. All surcharges shall be deducted from the total of any deposit on the
 17 project.

18 Section 2. ORDINANCE NO. 348 FEES

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SECTION 2 - ORDINANCE NO. 348 FEES		
A. The fees for Ordinance No. 348, relating to land use shall be paid as follows:		
1. Appeal to Planning Commission or Board of Supervisors	Flat-Fee:	\$1,200
2. Change of Zone – Map	Deposit-based Fee:	\$5,000
3. Change of Zone – Text	Deposit-based Fee:	\$10,000
4. Conditional Use Permit – General (includes Hazardous Waste Facility Siting Permit & Class IV Kennel)	Deposit-based Fee:	\$10,000
5. Conditional Use Permit - Cannabis	Deposit-based Fee:	\$25,000
6. Conditional Use Permit - Alcohol License, Free-Standing	Deposit-based Fee:	\$7,500
7. Extension of Time	Flat Fee:	\$1,923
8. General Plan Amendment	Deposit-based Fee:	\$7,500
9. Revised Permit (CUP, PUP, PPT, PPW)	Deposit-based Fee:	\$10,000
10. Outdoor Advertisement Display (Billboard)	Deposit-based Fee:	\$7,500
11. Plot Plan, Transmitted	Deposit-based Fee:	\$15,000
12. Plot Plan, Administrative (Including Landscape LSP/LPP cases)	Deposit-based Fee:	\$1,500

1	13. Public Use Permit	Deposit-based Fee:	\$10,000
2	14. Setback Adjustment	Deposit-based Fee:	\$270
3	15. Specific Plan of Land Use	Deposit-based Fee:	\$30,000
4	16. Specific Plan Amendment	Deposit-based Fee:	\$15,000
5	17. Substantial Conformance, Administrative (No Hearing)	Deposit-based Fee:	\$1,500
6	18. Substantial Conformance, Public Hearing	Deposit-based Fee:	\$5,000
7	19. Temporary Use Permit	Deposit-based Fee:	\$3,500
8	20. Variance	Deposit-based Fee:	\$1,500
9	21. WECS, Accessory Permit	Deposit-based Fee:	\$5,000
10	22. WECS, Commercial Permit	Deposit-based Fee:	\$20,000
11	23. Large Family Day Care Permit	Deposit-based Fee:	\$255
12	24. Minor Temporary Event, less than 500 people	Deposit-based Fee:	\$500
13	25. Minor Temporary Event, equal to or greater than 500 people	Deposit-based Fee:	\$5,000
14	26. Pre-Existing Nonconforming Use	Deposit-based Fee:	\$1,000
15	27. Transportation Department Plan Check for any application under Ordinance No. 348 which requires road work design or improvements not otherwise provided for under Ordinance No. 460.		
16	Greater of \$500 or 6.5% of estimated cost of construction	Deposit-based Fee:	\$500
17	28. Flood Control Plan Check for any application under Ordinance No. 348 which requires flood control design or improvements.		
18	Lot or site fee	Deposit-based Fee:	\$50
19	plus 3% of the estimated cost of flood control and drainage facilities using the latest Plan Check Deposit Based Fee worksheet (as approved by the Chief Engineer) but not less than \$15,000, payable at the Flood Control District. (Maximum deposit not to exceed total estimated plan check fees)		\$15,000
20	29. Planning Intake Fee	Deposit-based Fee:	\$250

SECTION 3 - ORDINANCE NO. 431 FEES

A. The fees for Ordinance No. 431, regulating and controlling the location and operation of hog ranches, shall be paid as follows:

21	1. New Permit Application Fee	Deposit-based Fee:	\$1,874
22	2. Annual Inspection Fee (\$17 per 100 hogs with minimum fee required regardless of the number of hogs allowable)		\$18
23	3. Late fee 25% of the required inspection fee		25%
24	4. Amendment of Permit (Change in the number of hogs at Permittee's Option Under Section 10(a)) of Ordinance No.431	Deposit-based Fee:	\$34
25	5. Amendment of Permit (Increase in Maximum Allowable Number of Hogs Under Section 10(b)) of Ordinance No. 431	Deposit-based Fee:	\$187

SECTION 4 - ORDINANCE NO. 458 FEES

A. The fees for Ordinance No. 458, relating to the regulation of flood hazard areas and implementing the National Flood Insurance Program, shall be as follows:

26	1. Application Involving Land Which Lies Within the Boundaries of the Maps Described in Section 5 of Ordinance No. 458 (Excluding Paragraph E thereof)		
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	Deposit-based Fee:	\$1,100
1		
2		
3	plus a fee for each building shown on application	\$200
4	2. Application Involving Land Which Lies Within the Boundaries of the Maps Described in Section 5, Paragraph E of Ordinance No. 458	Deposit-based Fee: \$570
5	plus a fee for each building shown on the application	\$200
6	3. Application involving Land previously conditioned, proposing an attached deck or enclosed patio cover or other criteria specified in Ordinance No. 458 eligible for reduced application fee	Deposit-based Fee: \$358
7	4. Application for Appeal or Variance	
8	a. Clerk of the Board of Supervisors	\$63

SECTION 5 - ORDINANCE NO. 460 FEES

9	SECTION 5 - ORDINANCE NO. 460 FEES	
10	A. The fees for Ordinance No. 460, relating to the division of land shall be paid as follows:	
11	1. Appeal to Planning Commission or Board of Supervisors	Flat Fee: \$1,200
12	2. Residential Tentative Tract Map	Deposit-based Fee: \$15,000
13	plus per lot fee	\$100
14	3. Revised Residential Tentative Tract Map	Deposit-based Fee: \$10,000
15	4. Tentative Commercial or Industrial Parcel Map	Deposit-based Fee: \$15,000
16	5. Revised Tentative Commercial or Industrial Parcel Map	Deposit-based Fee: \$7,500
17	6. Tentative Residential Parcel Map	Deposit-based Fee: \$10,000
18	7. Revised Tentative Residential Parcel Map	Deposit-based Fee: \$5,000
19	8. Extension of Time – Tract Map/Parcel Map	Flat Fee: \$1,866
20	9. Land Division Unit Phasing Map	Deposit-based Fee: \$500
21	10. Minor Change –Tract Map	Deposit-based Fee: \$1,500
22	11. Minor Change –Parcel Map	Deposit-based Fee: \$750
23	12. Reversion to Acreage	Deposit-based Fee: \$5,000
24	13. Amendment of Final Tract Map	Deposit-based Fee: \$15,000
25	14. Amendment of Final Parcel Map	Deposit-based Fee: \$5,400
26	B. Survey Fees:	
27	1. Tract No. or Unit No. (Non-refundable)	Flat Fee: \$26
28	2. Certificate of Correction Plus recordation fee	Deposit-based Fee: \$277
	Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.	\$14
	3. Certificate of Land Division Compliance Plus Recordation Fee	Flat Fee: \$843
	4. Certificate of Land Division Compliance, Conditional Plus Recordation Fee	Deposit-based Fee: \$918
	5. Certificate of Land Division Compliance with Waiver of Final Parcel Map (Fee Per Parcel) (Does not include Recordation Fee) Plus Recordation Fee	Deposit-based Fee: \$312

1	6. Lot Line Adjustment	Flat Fee:	\$2,122
2	a. 1 to 10 Pages		\$1,416
3	Additional Fee for 11 and up Pages Plus Recordation Fee		
4	7. Merger of Contiguous Parcels Plus Recordation Fee	Flat Fee:	\$1,352
5	8. Right-of-Way Dedication/Acceptance Plus Recordation Fee	Flat Fee:	\$2,641
6	9. Final Statutory Condominium Subdivision Map Filing	Deposit-based Fee:	\$1,655
7	Plus per acre (\$4,500 maximum)		\$50
8	10. Final Parcel Map Filing	Deposit-based Fee:	\$3,700
9	a. Schedule "E", "I" & "J"		
10	Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.		\$14
11	b. Schedules "F" through "H" & "K"	Deposit-based Fee:	\$2,200
12	Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.		\$14
13	11. Final Subdivision Map Filing	Deposit-based Fee:	\$3,700
14	a. Schedules "A" - "D"		
15	Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.		\$14
16	12. Reversion to Acreage Map Filing (All Schedules)		\$3,200
17	Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.		\$14
18	13. Monument Field Inspection	Deposit-based Fee:	\$3,500
19	Schedule "A" - "I"		
20	C. Transportation Department Fees		
21	1. Plan Checking by the Transportation Department as follows:		
22	a. At the Time of Filing of Improvement Plans for Checking.		
23	i. Transportation Department: For Schedule A through D Tract Maps, and Statutory Condominiums, the fee shall be whichever is greater.	Deposit-based Fee:	\$2,000
24	or 2% of the estimated street construction cost;		2%
25	Plus 1% of water and sewer utility construction cost (as approved by the Director of Transportation).		1%
26	ii. For Schedule "E" through "I" Maps the fee shall be whichever is greater.	Deposit-based Fee:	\$2,000
27	or 6% of the estimate street construction cost;		6%
28	Plus 1% of water and sewer utility construction cost (as approved by the Director of Transportation).		1%
29	b. At the Time of Filing of Improvement Plans for Signature	Deposit-based Fee:	2%
30	2% of any estimated street construction cost plus 1% of any estimated water and sewer utility construction costs added during plan check (as approved by the Director of Transportation).		
31	2. Field Inspection, Payable to the Transportation Department prior to Recordation.		
32	a. Field Inspection Fee	Deposit-based Fee:	3%
33	i. Transportation Department 3% of road and public facility improvements.		

1	3. Center Line Profile Plan Check	Deposit-based Fee:	\$800
2	D.		
3	1. Plan Checking by Flood Control District as follows:		
4	a. Flood Control District: Lot or site Fee;	Deposit-based Fee:	\$50
5	i. 3% of the estimated cost of flood control and drainage facilities using the latest Plan Check Deposit Based Fee worksheet (as approved by the Chief Engineer) but not less than \$15,000, payable at the Flood Control District. (Maximum deposit not to exceed total estimated plan check fees)		3%
6	b. At the Time of Filing of Improvement Plans for Signature:		
7	i. 3% of the estimated cost of flood control and drainage facilities using the latest Plan Check Deposit Based Fee worksheet (as approved by the Chief Engineer) but not less than \$15,000, payable at the Flood Control District. (Maximum deposit not to exceed total estimated plan check fees)	Deposit-based Fee:	3%
8	Field Inspection, Payable to Flood Control District prior to construction.		
9	i. Inspection - Original construction period. For inspection service rendered during the specified construction period (determined by the Chief Engineer), the inspection fee shall be 3% of the bonded value of maintained flood control facilities.		3%
10	ii. Inspection - Time Extensions		
11	If work is complete after the expiration of the specified construction period, a fee of 1% of the bonded value of maintained flood control facilities will be imposed for a three-month time extension and each multiple thereof. A portion of the fee may be refunded on a prorate time based upon the portion of the three-month extension that was unused		1%
12	2. a. Flood Control Special Studies:	Deposit-based Fee:	\$5,000
13	If special hydrologic/hydraulic studies are required (as determined by the Chief Engineer) the review fee shall be based upon the District's actual direct cost plus administrative overhead. Initial deposit shall be required and payable at the Flood Control District.		
14	b. Federal Emergency Management Agency (FEMA) studies	Deposit-based Fee:	\$5,000
15	i. Conditional Letter of Map Revision (CLOMR) Processing fee shall be based upon the District's actual direct cost plus administrative overhead. Initial deposit shall be required payable at the Flood Control District.		
16	ii. CLOMR to LOMR (Letter of Map Revision) Conversion fee shall be paid at the Flood Control District prior to recordation.	Deposit-based Fee:	\$2,582
17	3. Nothing contained in this subsection shall be construed to prevent or prohibit the imposition of additional or different conditions on the new tentative map. The filing fees contained in the subsection shall be applicable if any changes or alternatives are required to be made to the tentative or final/parcel maps or to the improvement plans as a direct result of the imposition by the County of additional or different conditions; however, if the land divider makes any changes or alterations to the tentative or final/parcel maps or to the improvement plans which are not the direct result of the imposition of additional or different conditions by the County, the land divider shall be required to pay all the filing fees specified in this Section.		

28

SECTION 6 - ORDINANCE NO. 547 FEES

The fees for Ordinance No. 547 relating to the implementation of the Alquist-Priolo Special Studies Zones Act, shall be paid to the Planning Department as follows:

4. Filing of a Geologic Report for Approval	Deposit-based Fee:	\$800
for a parcel 10 acres in size or less plus a fee for each additional acre		\$20
to a maximum fee for additional acreage		\$770
5. Waiver of Geologic Report	Deposit-based Fee:	\$135
Plus an additional fee upon submission to State Geologist of recommendation of approval of wavier by County Geologist		\$344

SECTION 7 - ORDINANCE NO. 555 FEES

The fees for Ordinance No. 555, relating to the implementation of the Surface Mining and Reclamation Act of 1975, shall be paid to the Planning Department as follows:

1. Surface Mining Permit, Revised Permit, Revised Reclamation Plan, or stand-alone Reclamation Plan	Deposit-based Fee:	\$21,000
2. Appeal Filing Fee		\$1,000
3. Mine Inspection Fee	Deposit-based Fee:	\$3,500
4. Substantial Conformance to a Permit, Reclamation Plan or Interim Management Plan		\$5,000
	Deposit-based Fee:	
5. Mine Administration Fee	Deposit-based Fee:	\$2,000

SECTION 8 - ORDINANCE NO. 559 FEES

The fees for Ordinance No. 559, relating to the removal of trees, shall be paid to the Planning Department as follows:

1. Application for a Permit to Remove one or more Native Living Trees	Deposit-based Fee:	\$250
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SECTION 9 - ORDINANCE NO. 578 FEES

The fees for Ordinance No. 578, providing for the establishment of historic preservation districts shall be paid to the Planning Department as follows:

1. Historic District Alteration Permit	Deposit-based Fee:	\$700
1. Appeal		\$120

SECTION 10 - ORDINANCE NO. 653 FEES

The fees for Ordinance No. 653, establishing fees for examination of Records of Survey and corner Records by the County Surveyor shall be as follows:

1. Filing a Record of Survey	Flat Fee:	\$854
Plus recording fee		
Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.		\$14
a. Amended Record of Survey	Flat Fee:	\$809
i. Plus recording fee		

1	Additional Fee for purposes of financing the costs of maintaining the index of the documents per CA Government Code 66466 Subdivision F.	\$14
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2	2. Filing a Corner Record	Flat Fee: \$17
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SECTION 11 – ORDINANCE NO. 752

The fees for Ordinance No. 752, relating to the establishment of a Pre-Application Review (PAR) Procedure, shall be paid to the Planning Department and shall be as follows:

7	a. Pre-Application Review	Deposit-based Fee: \$5,000
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SECTION 12 - ORDINANCE NO. 787 FEES

The fees for Ordinance No. 787, relating to fire protection regulations shall be paid to the Fire Department as follows:

11	A. Construction, Development & New or Modified/Expanded Use	Deposit-based Fee
12	1. Commercial Building	\$485
13	2. Commercial Site Plan Review	\$354
14	3. Commercial Building Tenant Improvement	\$354
15	4. Commercial/Multi-Family Fire Sprinkler System (NFPA 13/13R)	\$701
16	5. Commercial/Multi-Family Fire Sprinkler Tenant Improvement (NFPA 13/13R)	\$397
17	6. Commercial/Multi-Family Fire Sprinkler Tenant Improvement with Modification of 20 or Less Fire Sprinkler Heads (NFPA 13/13R)	\$266
18	7. Commercial/Multi-Family Fire Sprinkler Water Flow Monitoring	\$308
19	8. Residential Site Plan Review	Flat Fee: \$138
20	9. Residential Building/Site Inspection	Flat Fee: \$170
21	10. Residential Fire Sprinkler NFPA 13D (or equivalent) System	\$478
22	11. Residential Fire Sprinkler Tract Production Home NFPA 13D or equivalent) System Rough & Final Inspection	Flat Fee: \$128
23	12. Residential Fire Sprinkler Tract Production Home NFPA 13D (or equivalent) System Reinspection	\$85
24	13. Fire Alarm (New and Modification)	Flat Fee: \$439
25	14. Fire Alarm Communications Module Modification	Flat Fee: \$308
26	15. Commercial Cooking Fire Suppression System	\$397
27	16. Fire Protection Water Supply (New and Modification)	\$609
28	17. Hazardous Materials Review including HMIS/HMMP	\$492
	18. High Piled Combustible Storage	\$354
	19. Storage Rack Configuration Review	\$354
	20. Technical Report/Alternate Materials and Methods/Modification	\$368
	21. Cell Tower Site/Structures	\$308
	22. Cell Tower Modification	Flat Fee: \$138
	23. Fire Protection Plan/Fuel Modification Plan	\$538
	24. Emergency Radio Repeater Coverage System	\$446
	25. Tract Water/Access Inspection	\$354
	26. Fire Pump	\$708
	27. Other Building Systems (including CO ₂ Systems, Refrigeration, Medical Gas, Standpipes,	\$354

1	Gas Detection)	
2	28. Fuel Dispensing	\$354
3	29. Smoke Control System	\$708
4	30. Change of Tenant Permit	Flat Fee: \$262
5	31. Special Event/Tent Structures	\$184
6	32. Pyrotechnic Outdoor Display	\$524
7	33. Special Effects for Filming	\$864
8	34. Stage Pyrotechnics	\$524
9	35. Fireworks Retail Booth	\$524
10	36. On-Demand Mobile Fueling Area	\$354
11	37. Polanco Park / Agricultural Worker Housing	\$531
12	38. Alternative Automatic Fire Extinguishing System	\$531
13	39. Above Ground Flammable/Combustible Liquid Tank	\$354
14	40. Fire Will Serve Letter	Flat Fee: \$138
15	41. Energy Storage Systems	\$354
16	42. Solar Photovoltaic System	\$354
17	43. Model Rocketry	\$138
18	44. Traffic Calming Device Review	\$184
19	45. Other Regulated Systems and Equipment	\$354
20	46. Fire and Life Safety Conceptual Project Review	\$184
21	47. Phasing Maps	\$92
22	48. Environmental Constraint Maps	\$92
23	49. Certificate of Compliance	\$276
24	50. All Other Required/Requested Plan Reviews	\$184
25	51. All Other Required/Requested Inspections	\$170
26	52. Expedite Plan Review Fee - As Available	Double Fee
27	53. Work Done Without Approved Permit	Double Fee
28	B. Fire Code Operational Permits	Flat Fee:
29	1. Additive Manufacturing	\$85
30	2. Aerosol Products	\$85
31	3. Amusement Building	\$128
32	4. Aviation Facilities	\$170
33	5. Cellulose Nitrate Film	\$85
34	6. Combustible Dust-Producing Operations	\$85
35	7. Combustible Fibers	\$128
36	8. Compressed Gases	\$170
37	9. Covered and Open Mall Buildings	\$213
38	10. Cryogenic Fluids	\$170
39	11. Cutting and Welding	\$85
40	12. Dry Cleaning	\$170
41	13. Energy Storage Systems	\$255
42	14. Exhibits and Trade Shows	\$170
43	15. Explosives	\$340
44	16. Fire Hydrants and Valves	\$85

1	17. Flammable and Combustible Liquids	\$128
	18. Floor Finishing	\$85
2	19. Hazardous Materials	\$170
3	20. HPM Facilities	\$128
	21. High Piled Combustible Storage <12,000 Square Feet	\$128
4	22. High Piled Combustible Storage 12,001-50,000 Square Feet	\$340
	23. High Piled Combustible Storage 50,001-500,000 Square Feet	\$595
5	24. High Piled Combustible Storage >500,000 Square Feet	\$765
6	25. Hot Work Operation	\$85
	26. Industrial Ovens	\$85
7	27. Lumber Yard and Woodworking Plants	\$170
	28. Liquid- or Gas-Fueled Vehicles or Equipment in Assembly Buildings	\$85
8	29. LP-gas	\$128
9	30. Magnesium	\$85
	31. Miscellaneous Combustible Storage	\$170
10	32. Mobile Fueling of Hydrogen-Fueled Vehicles	\$128
11	33. Motor Fuel-Dispensing Facilities	\$128
	34. Open Burning	\$85
12	35. Open Flames and Torches	\$85
	36. Open Flames and Candles	\$85
13	37. Organic Coatings	\$128
14	38. Outdoor Assembly Event	\$340
	39. Places of Assembly	\$128
15	40. Plant Extraction Systems	\$170
16	41. Private Fire Hydrant	\$85
	42. Pyrotechnic Special Effects Material	\$340
17	43. Pyroxylin Plastics	\$85
	44. Refrigeration Equipment	\$170
18	45. Repair Garages and Motor Fuel-Dispensing Facilities	\$298
19	46. Rooftop Heliports	\$128
	47. Spraying or Dipping Operations	\$85
20	48. Storage of Scrap Tires and Tire Byproducts	\$85
21	49. Temporary Membrane Structures and Tents	\$255
	50. Tire-Rebuilding Plants	\$85
22	51. Waste Handling	\$128
	52. Wood Products	\$128
23	53. Lithium Batteries	\$128
24	54. Other Operational Permits	\$128
	C. Fire & Life Safety Inspections (Includes Initial and One Re-Inspection) Flat Fee:	
25	1. All Occupancies/Facilities other than R, High Rise, Mobile Home Parks, or Day Care	
26	a. 3,600 Square Feet	\$170
	b. 3,600 - 25,000 Square Feet	\$255
27	c. 25,001 - 50,000 Square Feet	\$340
	d. 50,001 - 350,000 Square Feet	\$510
28	e. 350,001 - 750,000 Square Feet	\$765
	f. >750,000 Square Feet	\$1,105
	2. R-1 Occupancies (Ex. Hotels & Motels) Flat Fee:	

1	a.	<25 units	\$170
2	b.	26-50 units	\$255
3	c.	51-75 units	\$340
4	d.	76-100 units	\$425
5	e.	>100 units	\$510
6		Per additional 10 units	\$26
7		3. R-2 (Ex. Apartments)	Flat Fee:
8	a.	3-16 units	\$170
9	b.	17-25 units	\$255
10	c.	26-50 units	\$340
11	d.	51-75 units	\$425
12	e.	76-100 units	\$510
13	f.	>100 units	\$595
14		Per additional 10 units	\$26
15		4. R-2.1/R-4 Occupancies	Flat Fee:
16	a.	Care Facility Commercial 0-50 Clients	\$255
17	b.	Care Facility Commercial 51-99 Clients	\$340
18	c.	Care Facility Commercial 100-150 Clients	\$425
19	d.	Care Facility \geq 151 Clients	\$510
20		5. Other Occupancies	Flat Fee:
21	a.	High Rise Building	\$1,360
22	b.	Mobile Home Park	Deposit-based Fee: \$170
23	c.	Day Care Facility Residential 9-14 Clients Fire Clearance	\$128
24	d.	Day Care Facility Commercial 0-50 Clients	\$128
25	e.	Day Care Facility Commercial 51-100 Clients	\$187
26	f.	Day Care Facility Commercial 101-150 Clients	\$247
27	g.	Day Care Facility Commercial >150 Clients	\$306
28		6. Miscellaneous Inspection Fees	Deposit-based Fee:
29	a.	Pre-Inspection Fee	\$170
30	b.	State License Application Update	\$170
31	c.	On-Demand Mobile Fueling Fleet Inspection	\$170
32	d.	Defensible Space Inspection Flat Fee:	\$170
33	e.	3rd+ Inspection/Follow Up Fee (After Initial and First Re-Inspection)	\$170
34		D. Other Fees	Deposit-based Fee:
35		Other Requested/Required Inspection	\$170
36		Other Requested/Required Plan Review	\$184
37		Fire Planning Review (Partner City)	Hourly: Hourly per Adopted Productive Hourly Rate

SECTION 13 - ORDINANCE NO. 847 FEES

The fees for Ordinance No. 847, relating to the Regulation of Noise and shall be paid to the Planning Department, and shall be as follows:

1.	Single Event or Continuous Event	16	Deposit-based Fee:	\$1,000
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SECTION 14 - ORDINANCE NO. 927 FEES

The fees for Ordinance No. 927, relating to the registration fee and annual renewal fee of Short-Term Rentals, shall be paid as follows:		
1. Short-Term Rental Registration Fee	Flat Fee:	\$740
2. Short-Term Rental Renewal Registration Fee	Flat Fee:	\$540

SECTION 15 - Rules for Riverside County Implementing the California Environmental Quality Act (CEQA)

The fees and EIR deposits for environmental review pursuant to the "Rules for Riverside County Implementing the California Environmental Quality Act" shall be as follows:

A. No Fee Shall Be Required for The Following Projects:		
1. Projects which are categorically exempt from environmental review by the State Guidelines of the Rules for Riverside County Implementing the California Environmental Quality Act (CEQA), unless an Initial Study is conducted to determine if the project is exempt. 2. County projects when the fee will be paid into the same fund into which it is deposited. 3. Requests to improve and accept a road into the County Maintained Road System. 4. Preparation of an Initial Study on an application to change the zoning classification on a parcel when the application is required to be filed as a condition of approval on a previously approved application.		
B. The fees required for requests to conduct an Initial Study relating to the following application shall be paid to the Planning Department as follows:		
1. Applications for Stand-Alone Projects	Deposit-based Fee:	\$5,000
C. The fees for the preparation of the following environmental report shall be paid to the Planning Department as follows:		
1. Geologic Report Review	Deposit-based Fee:	\$800
D. The fees for the preparation of the following special studies shall be paid to the Flood Control District as follows:		
1. Flood Control Special Studies	Deposit-based Fee:	\$750
If special hydrologic/hydraulic studies are required (as determined by the Chief Engineer) the review fee shall be based upon the District's actual direct cost plus administrative overhead. Initial deposit shall be required for a minor case, payable at the Flood Control District.		
2. Flood Control Special Studies	Deposit-based Fee:	\$3,000
If special hydrologic/hydraulic studies are required (as determined by the Chief Engineer) the review fee shall be based upon the District's actual direct cost plus administrative overhead. Initial deposit shall be required for a major case, payable at the Flood Control District.		
3. Federal Emergency Management Agency (FEMA) studies		
a. Conditional Letter of Map Revision (CLOMR)	Deposit-based Fee:	\$5,000
Processing fee shall be based upon the District's actual direct cost plus administrative overhead. Initial deposit shall be required, payable at the Flood Control District.		
b. CLOMR to LOMR (Letter of Map Revision)		
Conversion fee shall be paid at the Flood Control District prior to recordation.		
	Deposit-based Fee:	\$2,582
E. The fees for the preparation of the following special studies shall be paid to the Transportation Department as follows:		

1.	Traffic Study Analysis	Deposit-based Fee:	\$3,000
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SECTION 16- Rules and Regulations Governing Agricultural Preserves in Riverside County Fees

The fees for Agricultural Preserve Applications pursuant to the Rules and Regulations Governing Agricultural Preserves in Riverside County shall be paid to the Planning Department as follows:

A. The appropriate fee, as listed below, shall accompany the application and is not refundable:

1.	Establishment or Enlargement of an Agricultural Preserve (Applicant Initiated)	Deposit-based Fee:	\$5,000
2.	Execution of a Land Conservation Contract for Land Within an Established Agricultural Preserve	Deposit-based Fee:	\$750
3.	Disestablishment or Diminishment of an Agricultural Preserve (Applicant Initiated)	Deposit-based Fee:	\$5,000
4.	Disestablishment or Diminishment of an Agricultural Preserve (Board of Supervisors Initiated) - no fee		
5.	Notice of Non-Renewal	Deposit-based Fee:	\$750

SECTION 17 - RESOLUTION NO. 85-330 FEES

The fees for Resolution No. 85-330, fixing procedures to vacate and accept County highways and property offered for dedication, shall be paid to the County Surveyor as follows

A.	Vacation of Public Streets, Highways and Service Easements Pursuant to Streets and Highways Code Section 8300, et. seq.		
1.	General Vacation	Deposit-based Fee:	\$4,000
2.	Summary Vacation	Deposit-based Fee:	\$2,500
B.	Street Names	Deposit-based Fee:	\$4,000
1.	Change Requiring Public Hearings		
	Plus per additional street name fee		
2.	Street Name Adoption (Naming Un-Named Easements	Deposit-based Fee:	\$2,500

SECTION 18- RESOLUTION NO. 1993-131 FEES

The fees for Resolution No. 93-131, a Resolution of the Board of Supervisors of Riverside County Regarding School Facilities Impact Mitigation, shall be paid to the County of Riverside and deposited into the General Fund, and shall be as follows:

A.	Decision of the Planning Director regarding certification of any school district mitigation plan.		
1.	Appeals	Deposit-based Fee:	\$743

SECTION 19- RESOLUTION NO. 2019-037 FEES

The fees for Resolution No. 2019-037 Establishing Procedures and Requirements for the Consideration of Development Agreements, as now adopted or hereafter amended, shall be paid to the Transportation and Land Management Agency or the Planning Department as provided herein. The fees shall be as follows:

A. Each application for a development agreement shall be accompanied by the following fees. The following fees shall also apply to any application to amend or cancel, in whole or in part, a development agreement. **Deposit-based Fee: \$5,000**


SECTION 20 - MISCELLANEOUS FEES

The following fees are hereby established to defray the estimated reasonable cost of providing searches of county archives, performing research on planning, flood control, parks, and environmental health information, providing consultation services related to land use matters, as and when requested, reviewing various legal documents, certifying, and checking concrete batch plants and design mixes, and survey services. The fees shall be paid to the Department as indicated herein.		
A.	1. Deposit for Planning Research Per hour fee of staff time expended computed at each 1/4 hour, or fraction thereof, for information or documents which are not readily available and accessible. a. Planning Department	Hourly rates as set through the annual budget process.
B.	1. Flood Control Research/Consultation Fee No fee will be imposed for the first half hour of service; thereafter, however, per hour fee of staff time expended, computed at \$16.25 per each ¼ hour, or fraction thereof, for information or documents which are not readily available and accessible.	\$65/hr.
C.	1. Environmental Health Department Consultation Fee per hour	See Ord. No. 640 for the current rate.
D.	1. Miscellaneous Survey Case a. County Surveyor	Deposit-based Fee: \$1,000
E.	1. Preparation of agreements pursuant to Chapter 6.5 (Section 21178 et seq.) of the California Environmental Quality Act. a. Planning Department	Deposit-based Fee: \$5,000
F.	1. Graffiti Sales a. License b. License Renewal c. Annual Inspection based on fully burdened rate, Building Inspector II ½ hr.	\$45 \$30
G.	1. Preparation of a real property interest agreement for a project involving a solar power plant. a. Transportation and Land Management Agency	Deposit-based Fee: \$25,000
H.	Special Multiple Family Development	19

1.	Design Review	Deposit-based Fee: \$5,000
2.	Streamline Review	Deposit-based Fee: \$5,000

Section 2. This ordinance shall take effect 60 days after the date of adoption.


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

By: 
Chair, Board of Supervisors
Chuck Washington

ATTEST:
KIMBERLY RECTOR
Clerk of the Board

By: 
Deputy
(SEAL)

APPROVED AS TO FORM
November 21, 2024

By: 
AARON C. GETTIS
Chief Deputy County Counsel

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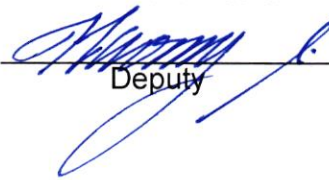
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 17, 2024, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

DATE: December 17, 2024

KIMBERLY A. RECTOR
Clerk of the Board

BY:  _____
Deputy

SEAL