

**ORDINANCE NO. 659
(AS AMENDED THROUGH 659.13)
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 2010-2020 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.
- 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, from the adjacent road right of way line to the limits of project improvements. Project Area shall include all project improvements and areas of intensive use on applicant’s Gross Acreage, 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 acres upon which the development will be assessed DIF Fees.

- t. **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. **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. **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. **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. **REPORT.** Means the 'County of Riverside Development Impact Fee Study Update Draft Final Report.'
- y. **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. **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. **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. **WINERY.** An agricultural facility with an established on-site vineyard designed and used to crush, ferment, and process grapes into wine.
- cc. **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. 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. RECREATIONAL VEHICLE. A recreational trailer as defined in Ordinance No. 348.

ff. 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”), Commercial, Office (applicable to Transportation Improvement Projects and Traffic Signals only), Industrial, Surface Mining, and Wineries. For each of these categories, the amount of the DIF will vary depending upon the location of the property upon which the development unit or a portion thereof will be constructed. Within each Area Plan, the following DIF amounts shall be paid for each Development Project within each Area Plan:

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

Residential Construction

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

Multi-Family Construction

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

Commercial/Retail Construction

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

Office Construction

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

Industrial Construction

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

Surface Mining Construction

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

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

Winery Construction

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

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

Section 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. 659.13 shall be comprised of the following components:

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

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

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

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

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

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

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

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

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

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

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

Area Plan		Single Family Residential** \$ per dwelling unit	Multi-Family Residential*** \$ per dwelling unit	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**	Multi-Family Residential***	Commercial	Office	Industrial	Surface Mining	Wineries
13	Mead Valley/Good Hope	\$ per dwelling unit	\$ per dwelling unit	\$ per acre	\$ per acre	\$ per acre	\$ per acre	\$ per acre
a	Criminal Justice Public Facilities	1,269	1,015	3,798	3,798	1,925	1,925	2,617
b	Library Construction	115	80	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	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**	Multi-Family Residential***	Commercial	Office	Industrial	Surface Mining	Wineries
14	Palo Verde 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	-	-	-	-	-
c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d	Traffic Improvement Facilities	57	40	1,372	1,012	200	200	354
e	Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f	Regional Parks	300	208	-	-	-	-	-
g	Regional Trails	185	129	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	-	-	-	-	-	-	-
Total		3,705	2,710	29,689	26,760	6,750	6,750	9,843

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

Area Plan		Single Family Residential** \$ 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
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	-	-	-	-	-
c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
d	Traffic Improvement Facilities	-	-	-	-	-	-	-
e	Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f	Regional Parks	852	591	-	-	-	-	-
g	Regional Trails	197	137	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	75	53	-	-	-	-	-
Total		3,669	2,685	21,786	19,217	5,132	5,132	7,560

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

Area Plan		Single Family Residential**	Multi-Family Residential***	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	-	-	-	-	-
c	Fire Protection	1,248	866	14,722	14,722	3,197	3,197	4,347
d	Traffic Improvement Facilities	737	517	17,609	12,992	2,566	2,566	4,537
e	Traffic Signals*	410	288	9,797	7,228	1,428	1,428	2,525
f	Regional Parks	300	208	-	-	-	-	-
g	Regional Trails	185	129	-	-	-	-	-
h	Flood Control	-	-	-	-	-	-	-
i	Library Books/Media	57	40	-	-	-	-	-
j	Regional Multi-Service Centers	-	-	-	-	-	-	-
Total		4,385	3,187	45,926	38,740	9,116	9,116	14,026

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

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

*Traffic Signals charged at less than nexus maximum fee

**Includes a \$400 jail fee component reduction

***Includes a \$143 jail fee component reduction

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

Section 10. 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 11. 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 12. 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 13. ACREAGE-BASED FEES. Development Impact Fees for commercial, office, industrial, surface mining and winery projects are based on units of developed acreage and shall be computed on the basis of the Project Area in accordance with the following:

- a. The Project Area shall be determined or verified by county staff based upon the applicant's development plot plan as submitted to the Planning Department.
- 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 14. 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 15. REDUCTION FOR SENIOR CITIZEN'S RESIDENTIAL UNITS. The Fees required pursuant to Section 8. 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 16. 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 17. 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 18. 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 19. 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 20. 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 21. 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 22. 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)