

**ORDINANCE NO. 659
(AS AMENDED THROUGH 659.7)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE 659
AND CHAPTER 4.60 OF THE RIVERSIDE COUNTY CODE
ESTABLISHING DEVELOPMENT IMPACT FEES**

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

Section 1. TITLE. This ordinance shall hereafter be known as the Year 2001 Development Impact Fee ("DIF") Ordinance and Section 4.60 of the Riverside County Code will read in its entirety as follows:

Section 2. FINDINGS. The Board of Supervisors, having reviewed and considered the report entitled: "Final Report County of Riverside Comprehensive Mitigation Fee Review" and the Public Facilities Needs List finds and determines that:

- a. In order to effectively implement the Riverside County Comprehensive General Plan, manage new residential, commercial, and industrial development, and address impacts caused by such development, certain Facilities must be constructed or acquired and open space, wildlife, and their habitats must be preserved.
- b. In order for the County to construct or acquire the needed Facilities and preserve open space, wildlife, and their habitats, it is necessary to require that all new development bear its fair share cost of providing the Facilities, open, space and habitat reasonably needed to serve that development.
- 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, open space and habitat needed in order to effectively meet the needs created by new development. Additional revenues will be required from other 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 Public Facilities, Fire Facilities, Regional Park, Community Park/Center, Regional Multipurpose Trails, and Library Book Components of the Report and Public Facilities Needs List includes data compiled from information provided by various County departments and the Riverside County Regional Park and Open Space District; based on the anticipated needs of the County due to future development during the next ten (10) years.
- g. The Transportation and Flood Control Components of the Report and Public Facilities Needs List includes data compiled from information provided by various County departments and the Riverside County Regional Flood Control and Water Conservation District based on the anticipated needs of the County due to future development during the next twenty (20) years.

- h.** The Fees collected pursuant to this ordinance shall be used toward the construction and acquisition of Facilities identified in the Needs List and the acquisition of open space and habitat. The need for the Facilities is related to new residential, commercial, and industrial 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 Public Facilities Needs List are reasonable cost estimates for the Facilities, open space, and habitat; 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 acquire open space and habitat, and the Facilities, open space, and habitat are necessary for the health and welfare of the residential, commercial, and industrial 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, and industrial 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.** There is a reasonable relationship between the need to acquire open space and habitat within that portion of the County not subject to the provisions of Ordinance No. 810 and the type of development project on which the Fees are imposed because in order to ensure the continued viability of sensitive, rare, endangered, and threatened species of wildlife, vegetation, and their habitats it is necessary to acquire and preserve open space and habitat to address development related impacts.
- n.** The cost estimates set forth in the Report and the Public Facilities Needs List are reasonable cost estimates for constructing the Facilities and acquiring open space and habitat, and that portion of the Fees expected to be generated by new development will not exceed the total fair share of these costs.
- 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 and the acquisition of open space and habitat 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, the habitat and open space land preserves, and the regional parkland and recreational trails acquired by the DIF Program and shall include all of the facilities set forth in the Public Facilities Needs List 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. **PUBLIC FACILITIES NEEDS LIST.** The list entitled Riverside County Public Facilities Needs List Through the Year 2010, 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 “Final Report County of Riverside Comprehensive Mitigation Fee Review”
- 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 Public Facilities Needs Report, purchasing regional parkland, and preserving habitat and open space.
- 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.

Section 7. DEVELOPMENT IMPACT FEE. In order to assist in providing Revenue to acquire or construct the Facilities, purchase regional parkland, and preserve habitat and open space, Development Impact Fees shall be paid for each residential unit, development project, or a portion thereof to be constructed. Four categories of Fees are defined which are: Single Family Residential (“SFR”), Multi-Family Residential (“MFR”), Commercial, and Industrial. 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 November 11, 2006.

| | Area Plan | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|----|---|--|---|--------------------------|--------------------------|------------------------------|
| 1 | Jurupa | \$4,613 | \$3,842 | \$24,517 | \$12,552 | \$6,600 |
| 2 | Coachella - Western Highgrove / Northside / | \$6,481 | \$5,211 | \$33,026 | \$16,475 | \$8,347 |
| 3 | University City | \$3,628 | \$3,064 | \$20,850 | \$10,637 | \$4,195 |
| 4 | Reche Canyon / Badlands | \$3,628 | \$3,064 | \$20,850 | \$10,637 | \$4,195 |
| 5 | Eastvale | \$4,057 | \$3,413 | \$21,579 | \$11,017 | \$5,249 |
| 6 | Temescal Canyon | \$4,416 | \$3,700 | \$22,652 | \$11,578 | \$5,743 |
| 7 | Woodcrest / Lake Matthews | \$5,142 | \$4,262 | \$26,316 | \$13,492 | \$7,427 |
| 8 | March Air Force Base | \$3,598 | \$3,039 | \$20,737 | \$10,577 | \$4,862 |
| 9 | Desert Center / CV Desert | \$4,575 | \$3,855 | \$25,931 | \$12,769 | \$5,086 |
| 10 | Upper San Jacinto Valley | \$4,395 | \$3,810 | \$22,522 | \$12,166 | \$6,422 |
| 11 | REMAP | \$3,598 | \$3,039 | \$20,737 | \$10,577 | \$4,862 |
| 12 | Lakeview / Nuevo | \$3,847 | \$3,236 | \$21,665 | \$11,062 | \$5,289 |
| 13 | Mead Valley / Good Hope | \$6,265 | \$5,187 | \$29,143 | \$15,078 | \$8,851 |
| 14 | Palo Verde Valley | \$7,098 | \$5,658 | \$35,076 | \$17,548 | \$9,292 |
| 15 | Greater Elsinore | \$4,221 | \$3,536 | \$22,810 | \$11,661 | \$5,816 |
| 16 | Highway 74 / 79 | \$3,598 | \$3,039 | \$20,737 | \$10,577 | \$4,862 |
| 17 | Sun City / Menifee Valley | \$5,185 | \$4,293 | \$26,644 | \$13,664 | \$7,578 |
| 18 | Coachella - Eastern Southwest Area Plan (| \$7,280 | \$5,815 | \$34,873 | \$17,440 | \$9,197 |
| 19 | SWAP) | \$3,637 | \$3,071 | \$20,884 | \$10,654 | \$4,930 |
| 20 | San Gorgonio Pass | \$4,956 | \$4,238 | \$25,866 | \$14,001 | \$7,805 |

Section 8. FEE COMPONENTS. The Development Impact Fees within each Area Plan shall be comprised of the components set forth in Section 8.a and Section 8.b.

a. FEE COMPONENTS . The DIF amounts within each Area Plan commencing November 11, 2006, shall be comprised of the following components:

| Area Plan | | Single Family Residential | Multi-Family Residential | Commercial | Industrial | Surface Mining |
|-----------|---|---------------------------|--------------------------|-----------------|-----------------|----------------|
| 1 | Jurupa | (\$ per dwelling unit) | (\$ per dwelling unit) | (\$ per acre) | (\$ per acre) | (\$ per acre) |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$1,001 | \$791 | \$3,726 | \$1,946 | \$1,713 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$60 | \$50 | \$253 | \$111 | \$33 |
| | Total | \$4,613 | \$3,842 | \$24,517 | \$12,552 | \$6,600 |

| Area Plan | | Single Family Residential | Multi-Family Residential | Commercial | Industrial | Surface Mining |
|-----------|---|---------------------------|--------------------------|---------------|---------------|----------------|
| 2 | Coachella – Western | (\$ per dwelling unit) | (\$ per dwelling unit) | (\$ per acre) | (\$ per acre) | (\$ per acre) |
| a | Public Facilities | \$1,535 | \$1,284 | \$6,694 | \$2,789 | \$283 |
| b | Fire Facilities | \$1,053 | \$882 | \$7,307 | \$3,039 | \$304 |
| c | Transportation – Roads, Bridges, Major Improvements | \$1,879 | \$1,336 | \$6,992 | \$3,653 | \$3,214 |
| d | Transportation – Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$298 | \$249 | \$1,197 | \$498 | \$50 |
| f | Regional Parks | \$526 | \$440 | \$2,114 | \$879 | \$88 |

| | | | | | | |
|---|------------------------------|---------|---------|----------|----------|---------|
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$342 | \$286 | \$1,375 | \$572 | \$57 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$87 | \$70 | \$376 | \$167 | \$58 |
| | Total | \$6,481 | \$5,211 | \$33,026 | \$16,475 | \$8,347 |

| Area Plan 3 | Highgrove / Northside / University City | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------------------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$30 | \$24 | \$112 | \$59 | \$52 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$46 | \$39 | \$200 | \$83 | \$9 |
| | Total | \$3,628 | \$3,064 | \$20,850 | \$10,637 | \$4,915 |

| Area Plan 4 | Reche Canyon / Badlands | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------------------|--|---|--|-----------------------------|-----------------------------|---------------------------------|
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major | \$30 | \$24 | \$112 | \$59 | \$52 |

Improvements

| | | | | | | |
|---|------------------------------|---------|---------|----------|----------|---------|
| d | Transportation – Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$46 | \$39 | \$200 | \$83 | \$9 |
| | Total | \$3,628 | \$3,064 | \$20,850 | \$10,637 | \$4,915 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 5 | Eastvale | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$223 | \$176 | \$830 | \$433 | \$381 |
| d | Transportation – Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$230 | \$192 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$52 | \$44 | \$211 | \$89 | \$14 |
| | Total | \$4,057 | \$3,413 | \$21,579 | \$11,017 | \$5,249 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 6 | Temescal Canyon | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$507 | \$401 | \$1,888 | \$986 | \$868 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$299 | \$250 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$58 | \$48 | \$226 | \$97 | \$21 |
| | Total | \$4,416 | \$3,700 | \$22,652 | \$11,578 | \$5,743 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 7 | Woodcrest / Lake Matthews | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$1,477 | \$1,167 | \$5,499 | \$2,873 | \$2,528 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$45 | \$38 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |

| | | | | | | |
|---|----------------------------|---------|---------|----------|----------|---------|
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$68 | \$56 | \$279 | \$124 | \$45 |
| | Total | \$5,142 | \$4,262 | \$26,316 | \$13,492 | \$7,427 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 8 | March Air Force Base | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| d | Transportation – Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$46 | \$38 | \$199 | \$82 | \$8 |
| | Total | \$3,598 | \$3,039 | \$20,737 | \$10,577 | \$4,862 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 9 | Desert Center / CV Desert | | | | | |
| a | Public Facilities | \$1,535 | \$1,284 | \$6,694 | \$2,789 | \$283 |
| b | Fire Facilities | \$1,053 | \$882 | \$7,307 | \$3,039 | \$304 |
| c | Transportation – Roads, Bridges, Major Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$298 | \$249 | \$1,197 | \$498 | \$50 |

| | | | | | | |
|---|------------------------------|----------------|----------------|-----------------|-----------------|----------------|
| f | Regional Parks | \$526 | \$440 | \$2,114 | \$879 | \$88 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$342 | \$286 | \$1,375 | \$572 | \$57 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$60 | \$50 | \$273 | \$114 | \$11 |
| | Total | \$4,575 | \$3,855 | \$25,931 | \$12,769 | \$5,086 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 10 | Upper San Jacinto Valley | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$125 | \$99 | \$467 | \$244 | \$215 |
| d | Transportation – Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$661 | \$661 | \$1,322 | \$1,322 | \$1,322 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$57 | \$49 | \$225 | \$105 | \$31 |
| | Total | \$4,395 | \$3,810 | \$22,552 | \$12,166 | \$6,422 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|-------------------|---|--|-----------------------------|-----------------------------|---------------------------------|
| 11 | REMAP | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |

| | | | | | | |
|---|---|---------|---------|----------|----------|---------|
| c | Transportation – Roads, Bridges, Major Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$46 | \$38 | \$199 | \$82 | \$8 |
| | Total | \$3,598 | \$3,039 | \$20,737 | \$10,577 | \$4,862 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 12 | Lakeview / Nuevo | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$246 | \$194 | \$915 | \$478 | \$421 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$49 | \$41 | \$212 | \$89 | \$14 |
| | Total | \$3,847 | \$3,236 | \$21,665 | \$11,062 | \$5,289 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 13 | Mead Valley / Good Hope | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$2,165 | \$1,710 | \$8,058 | \$4,209 | \$3,704 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$350 | \$293 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$114 | \$114 | \$227 | \$227 | \$227 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$84 | \$69 | \$320 | \$147 | \$66 |
| | Total | \$6,265 | \$5,187 | \$29,143 | \$15,078 | \$8,851 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 14 | Palo Verde Valley | | | | | |
| a | Public Facilities | \$1,535 | \$1,284 | \$6,694 | \$2,789 | \$283 |
| b | Fire Facilities | \$1,053 | \$882 | \$7,307 | \$3,039 | \$304 |
| c | Transportation – Roads, Bridges, Major Improvements | \$2,422 | \$1,722 | \$9,016 | \$4,710 | \$4,145 |
| d | Transportation – Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$298 | \$249 | \$1,197 | \$498 | \$50 |
| f | Regional Parks | \$526 | \$440 | \$2,114 | \$879 | \$88 |
| g | Community Centers/Parks | \$66 | \$55 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$342 | \$286 | \$1,375 | \$572 | \$57 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |

| | | | | | | |
|---|----------------------------|---------|---------|----------|----------|---------|
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$96 | \$76 | \$402 | \$183 | \$72 |
| | Total | \$7,099 | \$5,658 | \$35,076 | \$17,548 | \$9,292 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 15 | Greater Elsinore | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$549 | \$434 | \$2,044 | \$1,068 | \$940 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$65 | \$55 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$55 | \$46 | \$228 | \$98 | \$22 |
| | Total | \$4,221 | \$3,536 | \$22,810 | \$11,661 | \$5,816 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 16 | Highway 74 / 79 | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |

| | | | | | | |
|---|------------------------------|---------|---------|----------|----------|---------|
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$46 | \$38 | \$199 | \$82 | \$8 |
| | Total | \$3,598 | \$3,039 | \$20,737 | \$10,577 | \$4,862 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 17 | Sun City / Menifee Valley | | | | | |
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$1,564 | \$1,236 | \$5,823 | \$3,042 | \$2,677 |
| d | Transportation – Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$69 | \$56 | \$284 | \$127 | \$47 |
| | Total | \$5,185 | \$4,293 | \$26,645 | \$13,664 | \$7,578 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|----------------------------|---|--|-----------------------------|-----------------------------|---------------------------------|
| 18 | Coachella - Eastern | | | | | |
| a | Public Facilities | \$1,535 | \$1,284 | \$6,694 | \$2,789 | \$283 |
| b | Fire Facilities | \$1,053 | \$882 | \$7,307 | \$3,039 | \$304 |

| | | | | | | |
|---|---|---------|---------|----------|----------|---------|
| c | Transportation – Roads, Bridges, Major Improvements | \$2,368 | \$1,683 | \$8,813 | \$4,604 | \$4,051 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$298 | \$249 | \$1,197 | \$498 | \$50 |
| f | Regional Parks | \$526 | \$440 | \$2,114 | \$879 | \$88 |
| g | Community Centers/Parks | \$298 | \$249 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$342 | \$286 | \$1,375 | \$572 | \$57 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$99 | \$78 | \$402 | \$181 | \$71 |
| | Total | \$7,280 | \$5,815 | \$34,873 | \$17,440 | \$9,197 |

| Area Plan 19 | Southwest Area Plan (SWAP) | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| a | Public Facilities | \$1,207 | \$1,011 | \$5,163 | \$2,112 | \$211 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$39 | \$31 | \$145 | \$76 | \$67 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$0 | \$0 | \$0 | \$0 | \$0 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$46 | \$39 | \$201 | \$83 | \$9 |
| | Total | \$3,637 | \$3,071 | \$20,884 | \$10,654 | \$4,930 |

| Area Plan | | Single Family Residential (\$ per dwelling unit) | Multi-Family Residential (\$ per dwelling unit) | Commercial (\$ per acre) | Industrial (\$ per acre) | Surface Mining (\$ per acre) |
|-----------|---|---|--|-----------------------------|-----------------------------|---------------------------------|
| 20 | San Gorgonio Pass | | | | | |
| a | Public Facilities | \$1,265 | \$1,070 | \$5,828 | \$2,442 | \$244 |
| b | Fire Facilities | \$705 | \$590 | \$4,879 | \$2,035 | \$203 |
| c | Transportation – Roads, Bridges, Major Improvements | \$757 | \$598 | \$2,820 | \$1,473 | \$1,296 |
| d | Transportation - Signals | \$420 | \$378 | \$6,971 | \$4,878 | \$4,293 |
| e | Conservation and Land Bank | \$0 | \$0 | \$0 | \$0 | \$0 |
| f | Regional Parks | \$563 | \$472 | \$2,259 | \$942 | \$94 |
| g | Community Centers/Parks | \$0 | \$0 | \$0 | \$0 | \$0 |
| h | Regional Multipurpose Trails | \$316 | \$264 | \$1,266 | \$528 | \$53 |
| i | Flood Control | \$524 | \$524 | \$1,571 | \$1,571 | \$1,571 |
| j | Library Books | \$341 | \$286 | \$0 | \$0 | \$0 |
| k | Fee Program Administration | \$65 | \$56 | \$272 | \$132 | \$51 |
| | Total | \$4,956 | \$4,238 | \$25,866 | \$14,001 | \$7,805 |

Section 9. AREA PLAN BOUNDARIES. The boundaries of each Area Plan are as set forth in that document entitled Riverside County DIF Program Area Plan Maps – Year 2000, 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 or industrial 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, the Fees will be established based upon the 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.

Section 15. REDUCTION FOR SENIOR CITIZEN'S RESIDENTIAL UNITS. The Fees required pursuant to Section 7 of this ordinance shall be reduced by 33.3 percent of the applicable SFR Fee Amount for Senior Citizen's Residential Units. No reductions will be applied to the MFR Rates,

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. Development Impact Fees required for any Development Project shall be reduced by the following Credits:

- a. The Conservation and Land Bank fee shall be reduced by the amount paid as a Coachella Valley Fringe-Toed Lizard mitigation fee. The applicant shall provide the Building Director with evidence of such payment for the property on which a building permit or other entitlement is sought and the amount thereof. The Building Director shall not require the payment of the Conservation and Land Bank fee for development units to be constructed on such property until the available Credit has been exhausted.
- b. An individual fee component shall be reduced by the amount paid for similar facilities fee pursuant to the terms of a Development Agreement.
- c. The County may grant to owners or developers of real property, a Credit against the specific components of Development Impact Fees that would otherwise be charged pursuant to this ordinance, for the dedication of land or the construction of facilities identified in the Public Facilities Needs List. The amount of the Credit granted shall be determined by an estimate of the costs of constructing such facilities or by an estimate of the fair market value of the land dedicated. The County shall review and determine the actual construction costs allowable or the actual value of the land dedicated. No Credit shall be given against the Fees for the cost of improvements not defined herein as "Facilities." Any Credit granted by the County shall be given in stated dollar amounts only. An applicant for development approval may apply for Credit to reduce the amount of the Fees required to be paid at the time of development approval by the County. Any Credit granted and the amount of the Fees to be paid shall be included as a condition of approval for development. If an applicant has received development approval from the County and has not previously applied for a Credit to reduce the amount of the Fees required to be paid, an applicant may apply for such Credit with the County Executive Officer prior to the issuance of a building permit and the County Executive Officer shall make a recommendation thereon to the Board. The Board shall determine the amount of any Credit to be allowed. The applicant shall be given notice of the County Executive Officer's recommendation and the time when the Board will consider the matter. The applicant may appear and present evidence with regard to the requested Credit.
- d. The Fire Facilities Component of the DIF shall be reduced by the amount paid for fire mitigation prior to the effective date of this ordinance.

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 and additions to an existing residential unit or commercial or industrial building.

- 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 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 for a mobile home without a permanent foundation and a site preparation permit or installation 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. "Publicly subsidized projects," as the term is used herein, shall not include any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board.
- e. Detached Second Units pursuant to Section 18.28a 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, installed pursuant to an installation permit, was previously located prior to January 22, 1989.
- g. Construction of a Residential Unit replacing a Residential Unit which has been acquired by the Metropolitan Water District for purposes of constructing its Diamond Valley Lake.

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)