

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

701 C



FROM: Executive Office

SUBMITTAL DATE:
June 10, 2014

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

RECOMMENDED MOTION: That the Board of Supervisors:

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

Continued on Page 2

Serena Chow

Serena Chow
Principal Management Analyst

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$ 0	Consent ☐ Policy ☒
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: FY 2014-2015	

C.E.O. RECOMMENDATION:

APPROVE

BY:

Ivan M. Chand
Ivan M. Chand

6/11/2014

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: All

Agenda Number:

9-1

BACKGROUND:

Summary

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

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

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

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

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

Impact on Citizens and Businesses

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

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

Additional Fiscal Information

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

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Public Hearing for Ordinance No. 659.13, Amending Ordinance No. 659 Establishing a
Development Impact Fee (DIF) Program; Approval of the Development Impact Fee Capital Improvement Plan
(DIF Capital Improvement Plan)
DATE: June 10, 2014
PAGE: Page 3 of 3

Proposed DIF Fees (at 100%)

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

Illustration is for the average Single Family Fee \$4,651 \$4,318 \$ (333)

"40-20-0" Ramp Up

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

2 **RESOLUTION NO. 2014-141**

3 **NOTICE OF INTENT TO CONDUCT A PUBLIC HEARING ON JULY 1, 2014 FOR THE**
4 **ADOPTION OF COUNTY ORDINANCE NO. 659.13 DEVELOPMENT IMPACT FEE**
5 **PROGRAM AND THE RIVERSIDE COUNTY DEVELOPMENT IMPACT FEE CAPITAL**
6 **IMPROVEMENT PLAN**

7
8 WHEREAS, on September 11, 2001, the Board of Supervisors of the County of Riverside, State
9 of California, adopted Ordinance No. 659.6, establishing a Development Impact Fee Program (DIF), and
10

11 WHEREAS, Section 14 of that ordinance provides that the Board of Supervisors may
12 periodically review and cause an adjustments and updates to be made to the DIF, including the fee
13 schedules, as a result to changes in the facilities needed and costs of those facilities required to be
14 constructed due to new development; and,
15

16 WHEREAS, the County of Riverside Development Impact Fee Study Update provides a basis
17 for the establishment of a new fee or the increase of an existing fee pursuant to the Mitigation Fee Act
18 (Commencing on Section 66000 through Section 66025 of the California Government Code); and,
19

20 WHEREAS, pursuant to California Government Code Sections 66004 and 66018, the County
21 shall hold a public hearing at a regularly scheduled meeting, at which oral or written presentations can
22 be made, prior to adopting Riverside County Ordinance No. 659.13, Establishing a Development Impact
23 Fee Program and such hearing must be noticed pursuant to Government Code Section 6062a; and,
24

25 WHEREAS, pursuant to California Government Code Section 66002, the County shall conduct a
26 public hearing prior to adopting, by resolution, a Riverside County Development Impact Fee Capital
27
28

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: 6/10/14
MARSHALL V. TORRES

1 Improvement Plan (DIF Capital Improvement Plan) and shall publish notice of such hearing pursuant to
2 Government Code Sections 65090 and 6061; and,
3

4 WHEREAS, the Board of Supervisors of the County of Riverside desire to conduct both hearings
5 on July 1, 2014 to effect the plan to adopt the Ordinance No. 659.13 and the Riverside County
6 Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan) concurrently to
7 consummate updating DIF; now therefore,
8

9 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
10 County of Riverside, State of California, in regular session assembled on June 17, 2014, that the public
11 hearing shall be set and held on July 1, 2014 at the County Administrative Center Board Chambers at
12 9:30 am, at which oral and written presentations can be made to the proposed changes to Riverside
13 County Ordinance No. 659.13 and the DIF CIP; and,
14

15 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is
16 hereby directed to give notice of the public hearing for the Adoption of Riverside County Ordinance No.
17 659.13 pursuant to Government Code Section 6062a and to give notice of the public hearing for the
18 Adoption of the Riverside County DIF Capital Improvement Plan pursuant to Government Code
19 Sections 65090 and 6061.
20
21
22
23
24
25
26
27
28

2 **RESOLUTION NO. 2014-142**

3 **NOTICE OF INTENT TO ADOPT A NEW DEVELOPMENT IMPACT FEE**

4 **CAPITAL IMPROVEMENT PLAN**

5
6 WHEREAS, on September 11, 2001, the Board of Supervisors of the County of Riverside, State
7 of California, adopted Ordinance No. 659.6, establishing a Development Impact Fee Program (DIF),
8 and,

9
10 WHEREAS, Section 14 of that ordinance provides that the Board of Supervisors may
11 periodically review and cause any adjustments and updates to be made to the DIF, including the fee
12 schedules, as a result to changes in the facilities needed and costs of those facilities required to be
13 constructed due to new development; and,

14
15 WHEREAS, the County of Riverside (County), in connection with DIF, may adopt, by
16 resolution, a capital improvement plan to provide the approximate location, size, time of availability and
17 estimated cost for all facilities needed due to any new development; and,

18
19 WHEREAS, the County desires to adopt the Riverside County Development Impact Fee Capital
20 Improvement Plan (DIF Capital Improvement Plan) which reflects the changes in the public facilities
21 capital projects needed and costs of the facilities required to be constructed as a result of new
22 development; and,

23
24 WHEREAS, the County desires to adopt the new DIF Capital Improvement Plan concurrently
25 with the adoption of Riverside County Ordinance No. 659.13 Establishing a Development Impact Fee
26 Program, to establish a connection between the two which includes the change in the facilities needed
27 and any new or adjusted fees; and,

1 WHEREAS, pursuant to California Government Code Section 66002, in adopting the DIF CIP,
2 the County shall have published notice to adopt a new DIF Capital Improvement Plan pursuant to
3 Government Code Sections 65090 and 6061; and,
4

5 WHEREAS, the new DIF CIP is planned to be adopted concurrently with the adoption of
6 Riverside County Ordinance 659.13, Establishing a Development Impact Fee Program at the close of the
7 public hearing scheduled to take place on July 1, 2014; now, therefore,
8

9 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
10 County of Riverside, State of California, adopts the new DIF Capital Improvement Plan at the close of
11 the 9:30 am public hearing held on or after July 1, 2014 and concurrently with the adoption of Riverside
12 County Ordinance No. 659.13, Establishing a Development Impact Fee Program at the County
13 Administrative Center Board Chambers; and,
14

15 BE IT FURTHER RESOLVED that the Clerk of the Board has given notice of the public
16 hearing, pursuant to Government Code Section 65090 and 6061.
17
18
19
20
21
22
23
24
25
26
27
28



Jay E. Orr
County Executive Officer

George A. Johnson
Assistant County Executive Officer

Riverside County Executive Office

NOTICE OF EXEMPTION

TO: ☒ County of Riverside County Clerk

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

Project Title/Case No.: Ordinance No. 659.13 - amending Ordinance No. 659 the Development Impact Fee Program

Project Location: In the unincorporated area of Riverside County, all Districts.

Project Description: Ordinance No. 659.13 amends Ordinance No. 659 to approve the Riverside County Development Impact Fee Study Update

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

Project Sponsor: Riverside County Executive Office

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

- ☐ Categorical Exemption (____)
☐ Statutory Exemption (____)
☒ Other: Section 15061 (b) 3

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

Serena Chow
County Contact Person

951-955-1110
Phone Number

Serena Chow
Signature

Principal Management Analyst
Title

June 17, 14
Date

Date Received for Filing and Posting at OPR: _____

Revised: 8-30-12

No fee, 6103 Government Code, Benefit of Riverside County

FOR COUNTY CLERK'S USE ONLY

1 ORDINANCE NO. 659.13

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

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

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

8 “Section 1. TITLE. This ordinance shall hereafter be known as the Year 2010-
9 2020 Development Impact Fee (“DIF”) Ordinance.”

10 Section 2. Section 2. of Ordinance No. 659 is amended to read as follows:

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

- 15
16 a. In order to effectively implement the Riverside County Comprehensive
17 General Plan, manage new residential, commercial, industrial, surface
18 mining and winery development, and address impacts caused by such
19 development, certain Facilities must be constructed or acquired.
20
21 b. In order for the County to construct or acquire the needed Facilities, it is
22 necessary to require that all new development bear its fair share cost of
23 providing the Facilities reasonably needed to serve that development.
24 However, new development shall not be unfairly burdened with the cost of
25 facilities associated with serving the existing population.
26
27 c. Development Impact Fees (Fees) are hereby created for that purpose.
28

- 1 d. As indicated in the Report, the Fees set forth herein do not reflect the entire
2 cost of the Facilities needed in order to effectively meet the needs created
3 by new development. Additional revenues will be required from other non-
4 fee sources. The Board finds that the benefit to each development project is
5 greater than the amount of the Fees to be paid by that project.
- 6 e. Payment of the Fees does not necessarily mitigate to a level of
7 insignificance all impacts from new development. Whether impacts
8 associated with a particular development project have been mitigated to a
9 level of insignificance will be determined by the County on a case-by-case
10 basis. If the County determines that payment of the Fees, coupled with other
11 feasible mitigation measures, does not mitigate impacts to a level of
12 insignificance, an Environmental Impact Report will be required for the
13 development project in question.
- 14 f. The Criminal Justice Public Facilities, Library Construction, Fire Protection
15 Facilities, Traffic Signals, Regional Parks, Regional Trails, Flood Control,
16 Regional Multi-Service Centers, and Library Books/Media Components of
17 the Report and DIF Capital Improvement Plan includes data compiled from
18 information provided by various County departments and the Riverside
19 County Regional Park and Open Space District and the Riverside County
20 Flood Control and Water Conservation District; based on the anticipated
21 needs of the County due to future development during the next ten (10)
22 years.
- 23 g. The Transportation Improvement Facilities Component of the Report and
24 DIF Capital Improvement Plan includes data compiled from information
25
26
27
28

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

1 mining, and winery users of the development projects to have access to the
2 Facilities in order to use, inhabit, and have access to the development
3 projects. New development will benefit from the Facilities and the burden
4 of such new development will be mitigated in part by the payment of the
5 Fees.

6 m. The cost estimates set forth in the Report and the DIF Capital Improvement
7 Plan are reasonable cost estimates for constructing and/or acquiring the
8 Facilities and that portion of the Fees expected to be generated by new
9 development will not exceed the total fair share of these costs.

10 n. Even though second units and guest quarters on existing single family
11 lots may also contribute to the need for certain of the Facilities, the
12 Board refrains from imposing Fees on such development at this time,
13 and in this regard finds that second units and guest quarters: (1) provide
14 a cost-effective means of serving development through the use of
15 existing infrastructure, as contrasted to requiring the construction of new
16 costly infrastructure to serve development in undeveloped areas; (2)
17 provide relatively affordable housing for low and moderate income
18 households without public subsidy; and (3) provide a means for
19 purchasers of new or existing homes to meet payments on high interest
20 loans.

21 o. This Ordinance is for the purpose of promoting public health, safety,
22 comfort, and welfare and adopts means which are appropriate to
23 attaining those ends.”

24 Section 3. Section 4. of Ordinance No. 659 is amended to read as follows:
25
26
27
28

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

2 a. It establishes and sets forth policies, regulations, and Fees relating to the
3 funding and installation of the Facilities necessary to address the direct and
4 cumulative environmental effects generated by new development projects
5 described and defined in this ordinance.

6 b. It establishes the authorized uses of the Fees collected.”

7 Section 4. Subsection k. of Section 6. of Ordinance No. 659 is amended to read as
8 follows:
9

10 “k. FACILITIES. ‘Facilities’ shall mean the public facilities financed or
11 acquired by the DIF Program and shall include all of the facilities set forth
12 in the DIF Capital Improvement Plan and any subsequently approved
13 revision thereof.”

14 Section 5. Subsection t. of Section 6. of Ordinance No. 659 is amended to read as
15 follows:
16

17 “t. DEVELOPMENT IMPACT FEE CAPITAL IMPROVEMENT PLAN. The
18 list entitled Riverside County Development Impact Fee Capital
19 Improvement Plan, which list is on file with the Clerk of the Board.”

20 Section 6. Subsection x. of Section 6. of Ordinance No. 659 is amended to read as
21 follows:
22

23 “x. REPORT. Means the ‘County of Riverside Development Impact Fee Study
24 Update Draft Final Report.’”

25 Section 7. Subsection z. of Section 6. of Ordinance No. 659 is amended to read as
26 follows:
27
28

1 “z. REVENUE or REVENUES. Any funds received by the County pursuant to
2 the provisions of this ordinance for the purpose of defraying all or a portion
3 of the cost of the facilities set forth in the DIF Capital Improvement Plan.”

4 Section 8. A new subsection bb. is added to Section 6. of Ordinance No. 659 to read as
5 follows:

6 “bb. WINERY. An agricultural facility with an established on-site vineyard
7 designed and used to crush, ferment, and process grapes into wine.”

8 Section 9. A new subsection cc. is added to Section 6. of Ordinance No. 659 to read as
9 follows:

10 “cc. INTENSIVE USE AREA – WINERY. The ‘intensive use area’ means, for
11 purposes of a winery, that project area which includes but is not limited to the
12 roadways, parking areas, all buildings associated with the winery including wine
13 production and storage areas, tasting room, office and administration space, retail sales,
14 indoor and outdoor special occasion facilities, and food service space.”

15 Section 10. A new subsection dd. is added to Section 6. of Ordinance No. 659 to read as
16 follows:

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

20 Section 11. A new subsection ee. is added to Section 6. of Ordinance No. 659 to read as
21 follows:

22 “ee. RECREATIONAL VEHICLE. A recreational trailer as defined in
23 Ordinance No. 348.”

24 Section 12. A new subsection ff. is added to Section 6. of Ordinance No. 659 to read as
25 follows:

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

Section 13. Section 7. of Ordinance No. 659 is amended to read as follows:

“Section 7. DEVELOPMENT IMPACT FEE. In order to assist in providing Revenue to acquire or construct the Facilities, Development Impact Fees shall be paid for each residential unit, development project, or a portion thereof to be constructed. Seven categories of Fees are defined which are: Single Family Residential (“SFR”), Multi-Family Residential (“MFR”), Commercial, Office (applicable to Transportation Improvement Projects and Traffic Signals only), Industrial, Surface Mining, and Wineries. For each of these categories, the amount of the DIF will vary depending upon the location of the property upon which the development unit or a portion thereof will be constructed. Within each Area Plan, the following DIF amounts shall be paid for each Development Project within each Area Plan:

Area Plan	Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
1 Jurupa	4,069	2,828	21,786	19,217	10,279	5,132	7,560
2 Coachella - Western	4,096	2,847	29,460	26,592	12,464	6,717	9,784
3 Highgrove / Northside / University City	4,720	3,285	37,337	30,690	20,715	7,398	11,567
4 Reche Canyon / Badlands	4,634	3,224	35,279	29,172	19,334	7,098	11,036
5 Eastvale	4,069	2,828	21,786	19,217	10,279	5,132	7,560
6 Temescal Canyon	4,681	3,258	36,422	30,015	20,101	7,265	11,331
7 Woodcrest / Lake Matthews	4,873	3,392	40,996	30,390	23,171	7,931	12,509
8 March Air Force Base	4,069	2,828	21,786	19,217	10,279	5,132	7,560

9	Desert Center / CV Desert	4,048	2,813	28,317	25,748	11,697	6,550	9,489
10	Upper San Jacinto Valley	4,459	3,100	24,950	21,073	12,295	5,827	8,654
11	REMAP	4,251	2,956	26,131	22,423	13,195	5,765	8,679
12	Lakeview / Nuevo	4,098	2,848	22,472	19,723	10,739	5,232	7,737
13	Mead Valley / Good Hope	4,559	3,172	32,624	27,147	17,537	6,743	10,390
14	Palo Verde Valley	4,105	2,853	29,689	26,760	12,618	6,750	9,843
15	Greater Elsinore	4,232	2,942	25,674	22,085	12,888	5,699	8,562
16	Harvest Valley / Winchester	4,069	2,828	21,786	19,217	10,279	5,132	7,560
17	Sun City / Meniffee Valley	4,069	2,828	21,786	19,217	10,279	5,132	7,560
18	Coachella - Eastern	4,785	3,330	45,926	38,740	23,515	9,116	14,026
19	Southwest Area Plan (SWAP)	4,069	2,828	21,786	19,217	10,279	5,132	7,560
20	San Geronio Pass	4,385	3,050	29,333	24,785	15,344	6,232	9,504

a. DIF AMOUNTS. The DIF amounts below shall be paid for each Development Project within each Area Plan commencing September 1, 2014.

Section 14. Section 8. of Ordinance No. 659 is amended to read as follows:

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

a. FEE COMPONENTS. The DIF amounts within each Area Plan commencing September 1, 2014 shall be comprised of the following components.

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
1	Jurupa							
a	Criminal Justice Public Facilities	1,669	1,158	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	6,575	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	4,069	2,828	21,786	19,217	10,279	5,132	7,560

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
2	Coachella - Western							
a	Criminal Justice Public Facilities	1,669	1,158	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	767	167	295
e	Traffic Signals	410	288	9,797	7,228	6,575	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	4,096	2,847	29,460	26,592	12,464	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	1,669	1,158	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	10,436	2,266	4,007
e	Traffic Signals	410	288	9,797	7,228	6,575	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		4,720	3,285	37,337	30,690	20,715	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	1,669	1,158	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	9,055	1,966	3,476
e	Traffic Signals	410	288	9,797	7,228	6,575	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		4,634	3,224	35,279	29,172	19,334	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	1,669	1,158	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	6,575	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	4,069	2,828	21,786	19,217	10,279	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	1,669	1,158	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	9,822	2,133	3,771
e	Traffic Signals	410	288	9,797	7,228	6,575	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	4,681	3,258	36,422	30,015	22,250	7,265	11,331

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
7	Lake Mathews / Woodcrest							
a	Criminal Justice Public Facilities	1,669	1,158	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	12,892	2,799	4,949
e	Traffic Signals	410	288	9,797	7,228	6,575	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	4,873	3,392	40,996	33,390	23,171	7,931	12,509

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
8	March Air Force Reserve Base Policy Area							
a	Criminal Justice Public Facilities	1,669	1,158	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	6,575	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	4,069	2,828	21,786	19,217	10,279	5,132	7,560

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
9	Desert Center							
a	Criminal Justice Public Facilities	1,669	1,158	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	6,575	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	4,048	2,813	28,317	25,748	11,697	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	1,669	1,158	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	1,688	367	648
e	Traffic Signals	410	288	9,797	7,228	6,575	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	4,459	3,100	24,950	21,073	12,295	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	1,669	1,158	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	2,916	633	1,119
e	Traffic Signals	410	288	9,797	7,228	6,575	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	4,251	2,956	26,131	22,423	13,195	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							

1	a	Criminal Justice Public Facilities	1,669	1,158	3,798	3,798	1,925	1,925	2,617
2	b	Library Construction	115	80	-	-	-	-	-
3	c	Fire Protection	694	481	8,191	8,191	1,779	1,779	2,418
4	d	Traffic Improvement Facilities	29	20	686	506	460	100	177
5	e	Traffic Signals	410	288	9,797	7,228	6,575	1,428	2,525
6	f	Regional Parks	852	591	-	-	-	-	-
7	g	Regional Trails	197	137	-	-	-	-	-
8	h	Flood Control	-	-	-	-	-	-	-
9	i	Library Books/Media	57	40	-	-	-	-	-
10	j	Regional Multi-Service Centers	75	53	-	-	-	-	-
11		Total	4,098	2,848	22,472	19,723	10,739	5,232	7,737

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
13	Mead Valley							
a	Criminal Justice Public Facilities	1,669	1,158	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	7,213	1,566	2,769
e	Traffic Signals	410	288	9,797	7,228	6,575	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	4,559	3,172	32,624	27,147	17,537	6,743	10,390

Area Plan		Single Family Residential \$ per dwelling unit	Multi-Family Residential \$ per dwelling unit	Commercial \$ per acre	Office \$ per acre	Industrial \$ per acre	Surface Mining \$ per acre	Wineries \$ per acre
14	Palo Verde Valley							
a	Criminal Justice Public Facilities	1,669	1,158	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	921	200	354

e	Traffic Signals	410	288	9,797	7,228	6,575	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		4,105	2,853	29,689	26,760	12,618	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	Elsinore							
a	Criminal Justice Public Facilities	1,669	1,158	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	2,609	567	1,002
e	Traffic Signals	410	288	9,797	7,228	6,575	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		4,232	2,942	25,674	22,085	12,888	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	1,669	1,158	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	6,575	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		4,069	2,828	21,786	19,217	10,279	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
17	Sun City / Menifee Valley							
a	Criminal Justice Public Facilities	1,669	1,158	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	6,575	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		4,069	2,828	21,786	19,217	10,279	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
18	Eastern Coachella Valley							
a	Criminal Justice Public Facilities	1,669	1,158	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	11,818	2,566	4,537
e	Traffic Signals	410	288	9,797	7,228	6,575	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		4,785	3,330	45,926	38,740	23,515	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	1,669	1,158	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	6,575	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	4,069	2,828	21,786	19,217	10,279	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	1,669	1,158	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	5,065	1,100	1,944
e	Traffic Signals	410	288	9,797	7,228	6,575	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	4,385	3,050	29,333	24,785	15,344	6,232	9,504

Section 15. Section 9. of Ordinance No. 659 is amended to read as follows:

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

4 Section 16. Section 13. of Ordinance No. 659 is amended to read as follows:

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

- 8
- 9 a. The Project Area shall be determined or verified by county staff
10 based upon the applicant's development plot plan as submitted to the
11 Planning Department.
- 12 b. If the difference between the net acreage, as exhibited on the plot
13 plan, and the Project Area is less than one-quarter acre, the fees shall
14 be charged on the full gross acreage.
- 15 c. The applicant may elect, at his or her own expense, to have the
16 Project Area evaluated, dimensioned, and certified by a registered
17 civil engineer or a licensed land surveyor. The engineer or land
18 surveyor shall prepare a wet-stamped letter of certification of the
19 Project Area dimensions and a plot plan exhibit that clearly
20 delineates the Project Area. Upon receipt of the letter of certification
21 and plot plan exhibit, County staff will review and if accepted,
22 approve the new Project Area. The fees will be established based
23 upon the newly certified Project Area.
- 24 d. Areas of legally restricted construction, such as Federal Emergency
25 Management Agency designated floodways, open space lots, and
26
27
28

1 areas dedicated to a public entity for public use within Project Areas
2 shall be excluded for the purpose of computing acreage-based Fees.”

3 Section 17. A new subsection a. is added to Section 14. of Ordinance No. 659 to read as
4 follows:

5 “a. Development Impact Fees are adjusted annually to reflect inflationary
6 changes. The annual adjustment occurs on July 1st of each year to coincide
7 with the fiscal year. The annual adjustment is calculated for the twelve-
8 month period ending March 31 prior to the July1 adjustment date. The
9 application of the cost indices follows:
10 Engineering News Record Construction Cost Index shall be used to adjust:
11 Criminal Justice Public Facilities, Library Construction, Fire Protection
12 Facilities, Transportation Improvement Facilities, Traffic Signals Regional
13 Parks, Regional Trails, Multi-Service Centers, and Flood Facilities; US
14 Department of Labor Statistics Consumer Price Index, All Urban
15 Consumers, Los Angeles-Riverside-Orange County shall be used to adjust
16 Library Books/Media.”

17
18
19 Section 18. Section 15 of Ordinance No. 659 is amended to read as follows:

20 “Section 15. TEMPORARY REDUCTION OF FEES. Pursuant to the fee
21 adjustment authority set for in Section 14 of this ordinance and notwithstanding Section 7, or any
22 other provision of this ordinance, DIF amounts in effect on the effective date of Ordinance 659.13
23 shall be temporarily reduced by forty percent (40%) until December 31, 2014. Commencing on
24 January 1, 2015, the DIF amounts in effect on the effective date of Ordinance 659.13 shall be
25 temporarily reduced by twenty percent (20%) until June 30, 2015. The full DIF fee amounts,
26
27
28

1 without any reduction, will be charged and collected on and after July 1, 2015 without further
2 action.

3 a. Application. The temporary fee reductions described in this section shall
4 not apply to or affect fees owed under any development agreement or other
5 contractual arrangement in effect on or before the effective date of
6 Ordinance 659.13. If reduced fees are paid at the time application is made
7 for a building permit and either the application or the building permit issued
8 on the application expires, subsequent building permit applications on the
9 same parcel shall be subject to the full DIF amount, unless the temporary
10 fee reductions are still in effect at the time of the subsequent application.

11 b. Effect. This ordinance only effects a temporary reduction in the DIF fee
12 amounts in the time periods and amounts described in this Section 15.”
13

14 Section 19. Section 16 of Ordinance No. 659 is amended to read as follows:

15 “Section 16. REDUCTION FOR SENIOR CITIZEN’S RESIDENTIAL UNITS.

16 The Fees required pursuant to Section 8 of this ordinance shall be reduced by 33.3 percent of the
17 applicable SFR Fee Amount for Senior Citizen’s Residential Units and the applicable MF Fee
18 Amount for Recreational Vehicle (RV) Parks. Reduction will be applied upon review and
19 approval of the project’s eligibility for reduction. The applicant will be requested to submit
20 documentation proving eligibility. ”
21

22 Section 20. Section 18 of Ordinance No. 659 is amended to read as follows:

23 “Section 18. CREDITS. If an owner or developer of real property dedicates land or
24 constructs facilities identified in the DIF Capital Improvement Plan, the County may grant the
25 owner or developer a Credit in one or more of the Fee Components described in this ordinance
26 against the Development Impact Fees required. No Credit shall be granted for the cost of
27
28

1 improvements not defined herein as "Facilities." An owner or developer may request a Credit
2 from the Transportation and Land Management Agency at the time of development approval. A
3 Credit granted at the time of development approval shall be included as a condition of that
4 approval. After development approval, but before the issuance of a building permit, an owner or
5 developer may request a Credit from the Executive Office. If the Transportation and Land
6 Management Agency or the Executive Office determines that a Credit is appropriate, the owner or
7 developer shall enter into a Credit Agreement which shall be approved by the Board of
8 Supervisors. The Credit amount shall be initially calculated by estimating the fair market value of
9 the land dedicated or by estimating the cost of constructing Facilities. The County shall
10 subsequently review and determine the actual value of the land dedicated and the actual
11 construction costs allowable. Any Credit granted shall not exceed the allocated cost for the
12 Facilities. Any Credit granted shall be given in stated dollar amounts only. “

14 Section 21. Section 19. of Ordinance No. 659 is amended to read as follows:

15 “Section 19. EXEMPTIONS. The following types of construction shall be exempt
16 from the provisions of this ordinance:
17

- 18 a. Reconstruction of a residential unit or commercial or industrial
19 building damaged or destroyed by fire or other natural causes;
- 20 b. Rehabilitation or remodeling of an existing residential, commercial,
21 or industrial building; or additions to an existing residential,
22 commercial or industrial building constructed after 2001.
- 23 c. The location or installation of a mobile home, without a permanent
24 foundation on any site. The Fees required under this ordinance shall
25 not be applicable to a site preparation permit or an installation
26 permit for a mobile home without a permanent foundation. No site
27
28

1 preparation permit or installation permit for a mobile home with a
2 permanent foundation shall be issued after January 22, 1989, except
3 upon the condition that the Development Impact Fees required by
4 this ordinance be paid; provided, however, in those instances where
5 a site preparation permit or an installation permit has been
6 previously issued and subsequently finalized for a site, and the
7 Development Impact Fees have been paid, the Fees required under
8 this ordinance shall not be applicable to a site preparation permit or
9 an installation permit for a mobile home with a permanent
10 foundation. Further, in those instances where an installation permit
11 was issued prior to January 22, 1989, and subsequently finalized for a
12 mobile home without a permanent foundation and a permit is
13 subsequently requested for the construction of a permanent
14 foundation for said existing mobile home, the Fees required under
15 this ordinance shall not be applicable to the permit subsequently
16 issued for the construction of said permanent foundation.

- 17
18
19 d. Residential Units in publicly subsidized projects constructed as housing
20 for low-income households as such households are defined pursuant to
21 section 50079.5 of the Health and Safety Code. Exemption shall be
22 applied upon review and approval of the project's eligibility for the
23 exemption. The applicant will be required to provide documents
24 proving eligibility.
25
26 e. Detached Second Units or guest quarters pursuant to Section 18.28a
27 and Section 21.35a, respectively, of Riverside County Ordinance No.
28

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

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

By: _____
Chairman

ATTEST:

CLERK OF THE BOARD:

By: _____
Deputy

(SEAL)

County of Riverside Development Impact Fee Study Capital Improvement Plan

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

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

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

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

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

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

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

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

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

Sources: Riverside County TLMA; Willdan Financial Services.