



Americans with Disabilities Act - The County's building codes requires that new residential construction comply with the Federal American with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physically persons with disabilities. Provisions of fully accessible units may also increase the overall project development costs. Unlike the UBC, however, enforcement of ADA requirements is administered under federal law.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current standards. These regulations, however, provide minimum standards that must be complied with to ensure the development of safe and accessible housing.

Development Fees

Various fees and assessments are charged by the County and other agencies to cover the cost of processing development permits and providing services.

Development fees are passed on to renters and homeowners in the cost of housing, and thus affect housing affordability. Fees associated with the extension and installation of utilities can be particularly significant. Most agencies involved in the County's development review process obtain a majority of the revenue for their operations through development fees, and this trend is likely to continue in the future. These fees also help ensure quality development and the provision of adequate public services. As such, fee waivers as an incentive to produce affordable housing could adversely affect the General Fund. However, for high priority affordable housing projects, the County has used redevelopment housing set-aside funds to help pay application fees and other costs associated with the development review process. This method of reducing some of the processing costs associated with affordable housing projects will continue to be utilized in the future on a case by case basis to help address barriers to affordability.

The County of Riverside recently completed a Comprehensive Mitigation Fee Review study, which was approved by the Board of Supervisors on September 11, 2001. The ordinance contains exemptions for the following residential uses:

- reconstruction of a residential unit damaged or destroyed by fire or other natural causes;
- rehabilitation or remodeling of an existing residential building, and additions to an existing residential unit or building;
- the location or installation of a mobile home, without a permanent foundation, on any site;
- 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 (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board);
- detached second unit permits;
- construction of a single family residential unit on a property wherein a mobile home, installed pursuant to an installation permit, was previously located prior to January 22, 1989; and
- construction of a residential unit replacing a residential unit which has been acquired by MWD for purposes of constructing Diamond Valley Lake. In addition, the fees would be reduced by 33.3 % for senior citizens' residential units.



Planning, Surveyor and Building Fees

The County Planning Department has an established fee schedule, effective as of July 6, 2000, based on the permits and requirements of Ordinance No. 348, Ordinance No. 460, and CEQA.

The environmental review process add to housing development costs in the following ways (not all projects require all these costs):

- Environmental Assessment fees (with initial case submittal);
- Environmental Impact Report review fees;
- Consultants costs for preparing preliminary studies;
- Consultants costs for preparing EIR or other technical studies, if required;
- Increasing permit processing time, thereby increasing the total interest costs on borrowed money, property taxes, and other holding costs; and
- Costs of mitigation of potential environmental impacts.

The Surveyor's Office charges separate fees for surveyance, survey monument field inspection, Ordinance No. 653 (Record of Survey, Recording Fee and Corner Records), and hourly miscellaneous fees. In most cases the land development processing fees are on a deposit based, actual cost basis determined on an established base fee plus additional costs per number of units, acreage or other factors. All fees charged per acre are based on the gross acreage of the project site. All fees, with the exception of Fish and Game Fees, and selected miscellaneous fees, are subject to an additional 1.5% Land Management System Fee surcharge.

The Building and Safety Department does not have a published fee schedule. Deposits for residential building permits are valuation based. The County also has an established comprehensive mitigation fee schedule, which was reviewed for appropriateness in December 2000, and will be subsequently revised where applicable. The Mitigation Fees generally address the added demands of growth in population, housing and employment on the County's public facilities and infrastructure.

The County acknowledges that fees of various types and the requirements for conditional use permits are potential constraints to development of housing affordable to farmworkers and very low income households, as are any requirements for expenditures of funds by these persons or households. The fees for the processing of development applications are based on the average cost of these applications, but the fees are deposit-based. If a lower than average number of person-hours is needed to process the application, the applicant is provided with a refund at the end of the process. If an higher-than-average number of person-hours is required to process the application, additional funds are required from the applicant. The purpose of the deposit-based system is to establish a nexus between the resources used to process the application and the fee charged for its processing on an individualized basis. The only alternative would be for the fees to be subsidized by another entity (such as the Board of Supervisors, the Housing Authority, the Redevelopment Agency, or a non-profit entity such as the Coachella Valley Housing Coalition).

Ordinance No. 659 establishing Development Mitigation Fees already exempts:
(a) 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 (except any project or project applicant receiving a tax credit provided by the State of California Franchise Tax Board; (b) the location or installation of a mobile home, without a permanent foundation, on any site; and (c) construction of any residential units in the Palo Verde Valley. It should be noted that mobile home parks and recreational vehicle parks are the only major types of residential use that requires a conditional use permit; apartment projects are processed through a less costly plot plan review process and subdivisions are processed through the tract map process. However, except for the amount of the fee and the review body, the plot plan review process is similar to the conditional use permit review process in that CEQA review occurs and conditions are established that must be fulfilled before the project can be built or occupied.

County Mitigation Fees

In addition to the aforementioned fees, the County assesses five primary types of Mitigation Fees: (1) Development Mitigation Fee; (2) Traffic Signal Mitigation Fee; (3) Road and Bridge Benefit District Fee; (4) Fire Mitigation Fee; and (5) Community Plan Mitigation Fee. Each of these fees is discussed below.

Development Mitigation Fee - One of the primary purposes of the Development Mitigation Fee is to alleviate the impacts created by new residential development in unincorporated areas of the County for the following three basic types of facilities: public facilities; regional parkland and recreational trails; and habitat conservation and open space. Specific facilities impacted include: communication facilities; hospital facilities; health services; mental health facilities; libraries; regional parks; juvenile detention facilities; public social service facilities; transportation; sheriff and jail facilities; courts; County government facilities; and habitat conservation and open space. The Public Facilities Fee was determined by identifying specific facilities according to the areas served and levying fees for those areas based on the construction costs, revenue sources, and number of persons anticipated to be served. The Regional Parkland/Trails fee and Habitat Conservation/Open Space fees were set fees per unit at \$350 and \$260 respectively. Overall, the combined Development Mitigation Fees ranged from \$2,135 to \$2,883 per unit depending on location, physical terrain, level of service currently in the area, etc.

Traffic Signal Mitigation Fee - The Traffic Signal Mitigation program ordinance established a uniform fee, levied on the basis of land use, to finance traffic signals. Fees are adjusted annually. The 1999-2000 fee was \$240 per single family residential unit and \$224 per multi-family unit.

Road and Bridge Benefit District Fee - The County has created a program establishing areas of benefit and determining fees to be collected to finance the construction (and all preliminary design acquisition and contract administration costs) of bridges and major thoroughfares to serve each area. There are currently four "Districts" established. Fees range from \$638 per single family unit in the Highland Springs District to \$2,336 per single family unit in the Mira Loma District, with the average fee at \$1,041 in the Southwest Area, \$1,484 in the Mira Loma District and \$1,849 in the Menifee Valley. Fees per multi-family residential unit apply only in the Mira Loma District, and range from \$293 to \$662 per unit depending on the zone within the District.

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Fire Mitigation Fee - The Fire Mitigation Fee funds the acquisition of land, capital improvements and equipment for fire prevention, suppression and emergency medical services. The County is divided into 12 Fire Management areas, with fees ranging from \$240 to \$1,600 per dwelling unit.

Community Plan Mitigation Fees - Two Community Plan areas require payment of these fees - \$100 within the Jurupa Community Plan and the Mead Valley Community Plan, which varies.

Other Mitigation Fees - In addition to the mitigation fees summarized in the previous sections, other environmental and localized fees may be imposed upon a project. Some of these fees are associated with a particular area or jurisdiction of the County and are not applicable to all projects. These fees are summarized in Table H-38.

**Table H-38
Other Mitigation Fees**

Fee Name	Conditioning Entity	Fee Amount/Basis	Purpose of Fee
Transportation Uniform Mitigation Fee	CVAG	Fee is based on an equation involving the number of average weekday trips generated by a particular facility.	Engineering, construction and purchasing right-of-way for transportation improvements required by the year 2010 in the Coachella Valley
Temecula Library	County of Riverside Planning Department	\$100 per residential unit	Construction and book purchases for a public library in Temecula
School District	Each of Riverside County's 23 School districts	Fee amount based on square footage of structures	Construction and improvement of school facilities
Quimby Act/Park Fees	County Service Area 145,143 and 85. Park and Recreational District fees identified by Parks Districts. All conditioned by Planning Department.	Fee is based on an equation of: dwelling units X park ratio. Fees vary by CSA region and park district.	Purchase or improvement of recreation and park service lands for area residents.
Stephen's Kangaroo Rat Habitat	County of Riverside Planning Department	Where lot size is greater than ½ acre, fees are assessed on a per unit basis. Where lots are less than ½ acre, fee is based on gross acreage.	Development and implementation of Habitat Conservation Plan for the Stephen's Kangaroo Rat.
Coachella Valley Fringe Toed Lizard Habitat	County of Riverside Planning Department	\$600 per disturbed acre	Acquisition of land for Fringe-Toed Lizard habitat in two preserves.
Development Agreement	Contractual agreement conditioned by Planning Department.	Based on contractual agreement between the developer and the County. As of 1995, fee was \$5,271 per residential unit.	Fee intended to pay for unfunded portions of public facilities, public services, parks and habitat costs incurred by new growth.
Air Quality Fee	County of Riverside Planning Department	\$12.00 per lot (residential tract/parcel maps)	Funds staffing for Air Quality Element of County General plan and implementing ordinances

Note: Fees in table reflect conditions as of 1994. These fees may have been restructured or revised in the interim. The table is provided to identify potential additional cost sources to development. It is not to be used as a means of calculating development fee costs for a project.



Infrastructure Fees

The County, along with various agencies, charge fees for the provision of drainage, water and sewer services. The fees are generally established based on regional service areas, and vary according to type and level of service provided by each agency and/or the County. The Riverside County Flood Control and Water Conservation District has established 17 Area Drainage Plans (ADP), with fees ranging from \$131 per unit in the Winchester/North Hemet ADP to \$9,262 in the Day Creek ADP. The average fee is approximately \$5,500 per unit.

There are numerous water and sewer providers in Riverside County, the largest being EMWD, WMWD, and Coachella Valley Water District. Each service provider charges different fee amounts for service, usually as a per unit fee. A complete inventory of fees by individual agency is too extensive to itemize in this document. As an example, however, EMWD, which serves a large proportion of the County's geographic area, charges fees on a sliding scale according to zone for water backup service, a water deposit, a water equity fee, and water meter fees. Sewer services typically entail a sewer equity fee and a sewer connection fee averaging around \$1,200 per unit. Coachella Valley Water District typically assess \$1,500 per single family unit for water service, and \$9,600 for a multi-family unit.

Local Processing and Permit Procedures

A lengthy development review process can add to the cost of an affordable housing project through increased loan carrying charges, potentially increasing the cost per unit and correspondingly reducing profit margins and the incentive to develop affordable housing. Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1% and 1.8% to the cost of a dwelling unit for each month of delay. Historically, the length of time it has taken to process housing and other types of projects in the County has varied according to the number of projects submitted and the amount of staff available to administer the processing tasks, as well as the complexity of the project.

Approval for an individual single family home and other minor tenant improvements can usually be processed within weeks of submittal to the County. Other projects requiring Conditional Use Permits, General Plan Amendments, Specific Plans, Planned Development approvals or other discretionary actions necessitate a higher level of review, resulting in a longer processing timeline, particularly if Environmental Impact Reports are required. Table H-39 provides a list of the average processing times for various procedures from application to Board of Supervisors approval of a project.