The Economics of Land Use

Draft Final Report

Analysis of Development Impact Fees in Western Riverside County

Prepared for:

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1. INTRODUCTION AND FINDINGS

The Western Riverside Council of Governments (WRCOG) commissioned this Report to provide increased regional understanding of development impact fees on new development in Western Riverside County. More specifically, the purpose of this Report is to: (1) indicate the types and relative scale of the development impact fees placed on different land uses; and, (2) indicate the scale of fees relative to overall development costs and their relative degree of change through time. The Report is also intended to provide helpful background information to the current Transportation Uniform Mitigation Fee (TUMF) updating process by placing TUMF in the context of the broader development impact fee structure, overall development costs, and other regional dynamics.

This Report recognizes that there are substantive and ongoing debates about the appropriate levels of development impact fees in regions throughout California and elsewhere in the U.S. On the one hand, development impact fees provide revenue to support the construction of critical infrastructure and capital facilities (or in-kind capital facility development) that can generate development value, economic development, and quality of life benefits. On the other hand, development impact fees act as an additional development cost that can influence development feasibility and potentially the pace of new development. **In reality, each fee-adopting jurisdiction needs to weigh the costs and benefits of potential new/increased fee levels in the context of their goals, capital improvement needs, and economic and development dynamics**.

This Report considers development impact fees defined as one-time fees collected for the purposes of funding infrastructure and capital facilities.[1] Because of the broad variation in land use and development projects in Western Riverside County, prototype development projects for single family, multifamily, retail, Class A/B office and large industrial developments were all developed to support comparisons of fees in different jurisdictions. Key findings are provided below.

A summary of overall findings is provided below, followed by a description of the organization of this Report.

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[1] As used in this report and discussed further below, the phrase “development impact fee” includes all fees adopted pursuant to the Mitigation Fee Act and other monetary exactions due at the time of development.

Summary of Findings

FINDING #1: New development in Western Riverside County pays a wide range of one-time infrastructure/capital facilities associated fees with a number of different public agencies.

New development in Western Riverside County is required to pay development impact fees to help fund:

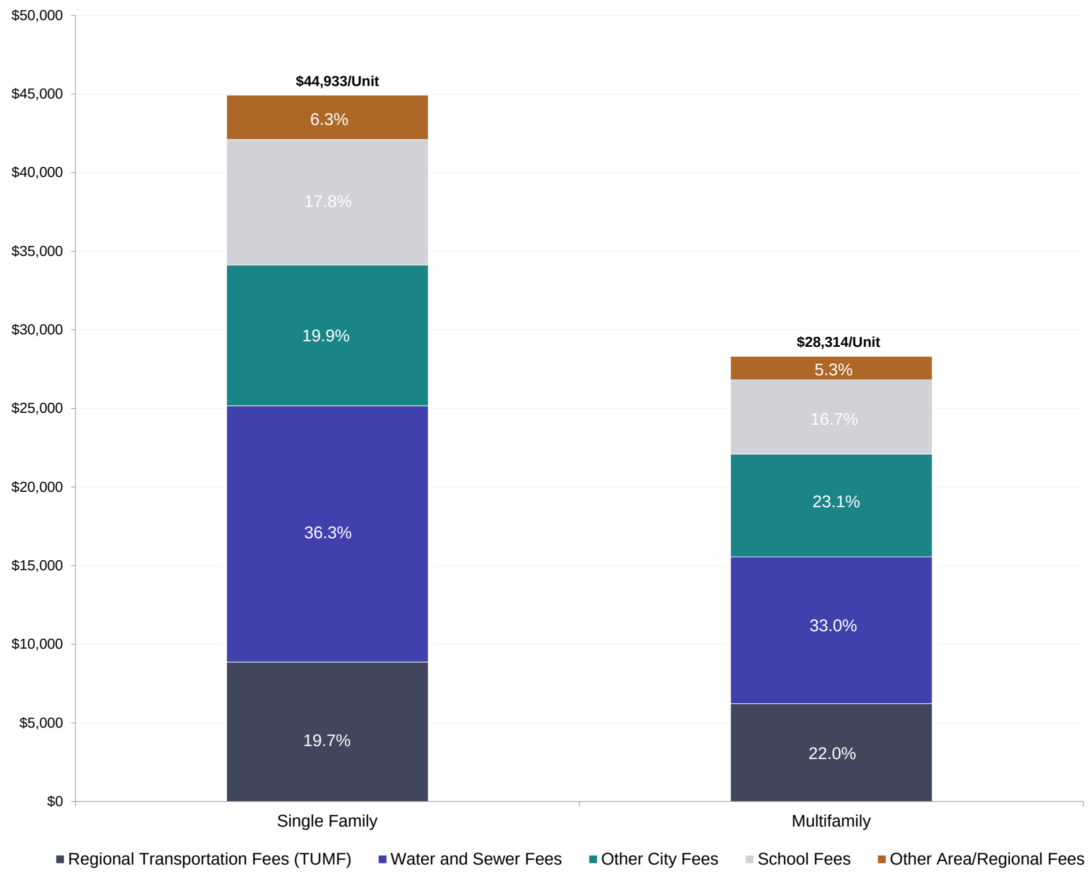
- Water and Sewer facilities
- School Facilities
- Regional Transportation Infrastructure
- Additional Local Infrastructure/Capital Facilities (local transportation, parks and recreation, public facility, community/civic facilities, and storm drain infrastructure).
- Subregional/Area Fees (habitat mitigation fees, Road and Bridge Benefit Assessment Districts, and other area-specific infrastructure/capital facilities fees).

These fees are set/administered by a combination of water districts, school districts, individual cities, the County, the Western Riverside Council of Governments, the Western Riverside County Resource Conservation Authority, and other special districts.

FINDING #2: With the exception of retail development, TUMF represents a modest proportion of total development impact fees in Western Riverside County.

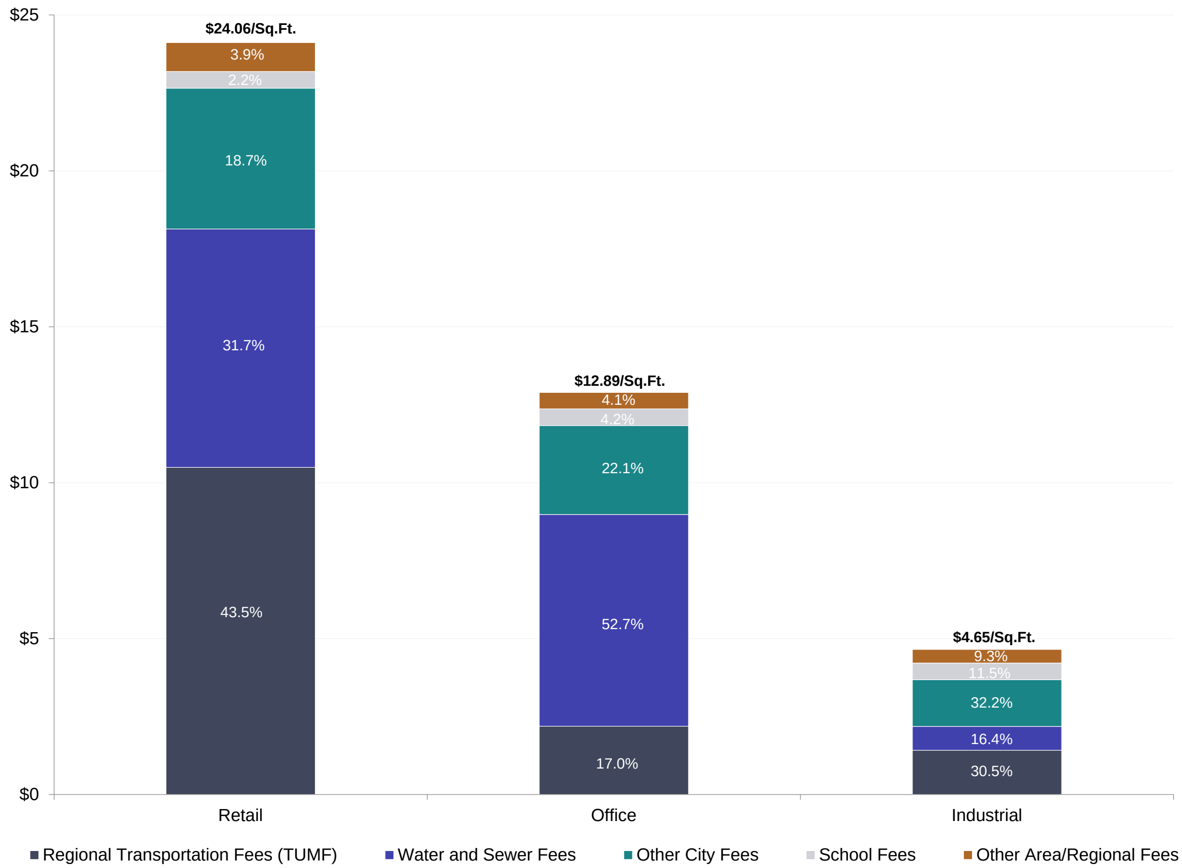
- **On average, TUMF on residential development represents about 20 percent of total development impact fees for both single family and multifamily development**. Water and sewer fees together represent the greatest proportion of residential development impact fees (33.0 percent/36.3 percent), followed by similar proportions from other City fees (19.9 percent/23.1 percent), TUMF (19.7 percent/22.0 percent), and school fees (17.8 percent/16.7 percent). A smaller proportion is associated with other subregional/area fees (6.3 percent/5.3 percent).

Average WRCOG Residential Development Impact Fees by Fee Category



- **Average TUMF fees as a proportion of total fees show more variation for Nonresidential land uses, ranging from 43.6 percent for retail development to 17.0 percent for Class A/B office development**. Retail development impact fees are more dominated by the TUMF (43.5 percent) with an additional one-third associated with water and sewer fees. While the overall fees are lower, industrial development impact fees are dominated on a proportionate basis by other City fees (32.2 percent) and TUMF (30.5 percent) (for industrial buildings that are non-intensive water users). Office development impact fees show a different pattern with substantial water and sewer fees (52.7 percent) and lower TUMF (17.0 percent).

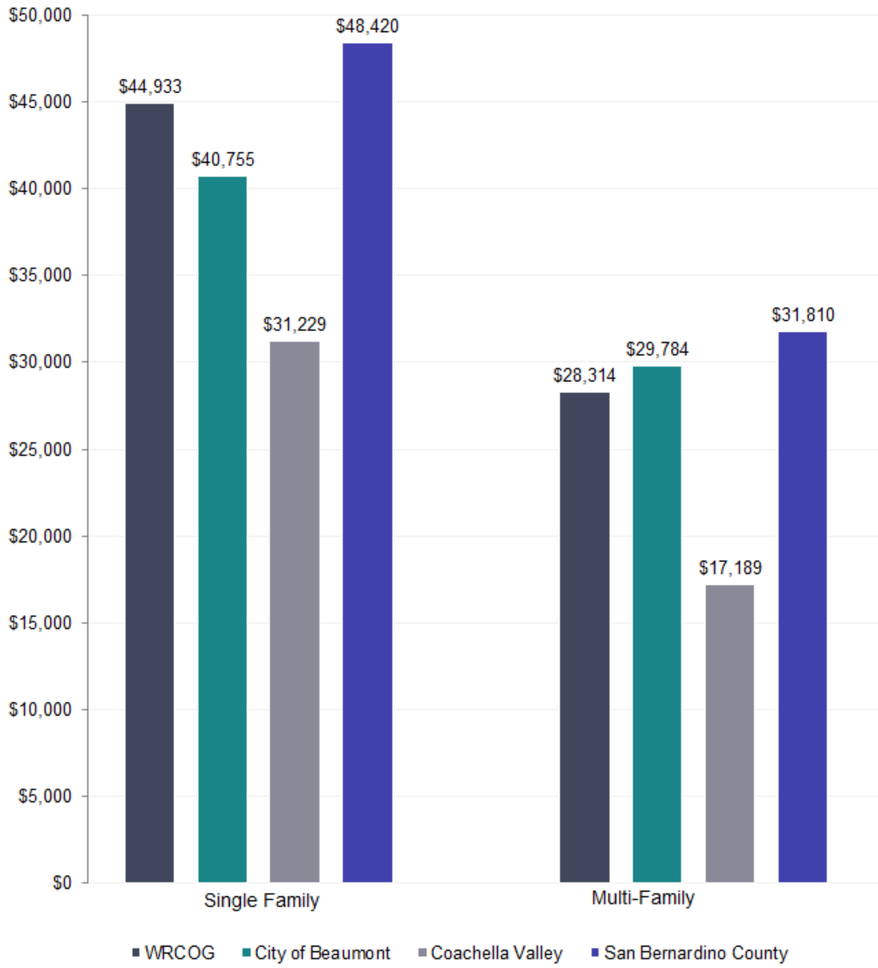
Average WRCOG Nonresidential Development Impact Fees



FINDING #3: Average development impact fees in WRCOG member jurisdictions are within the Inland Empire range.

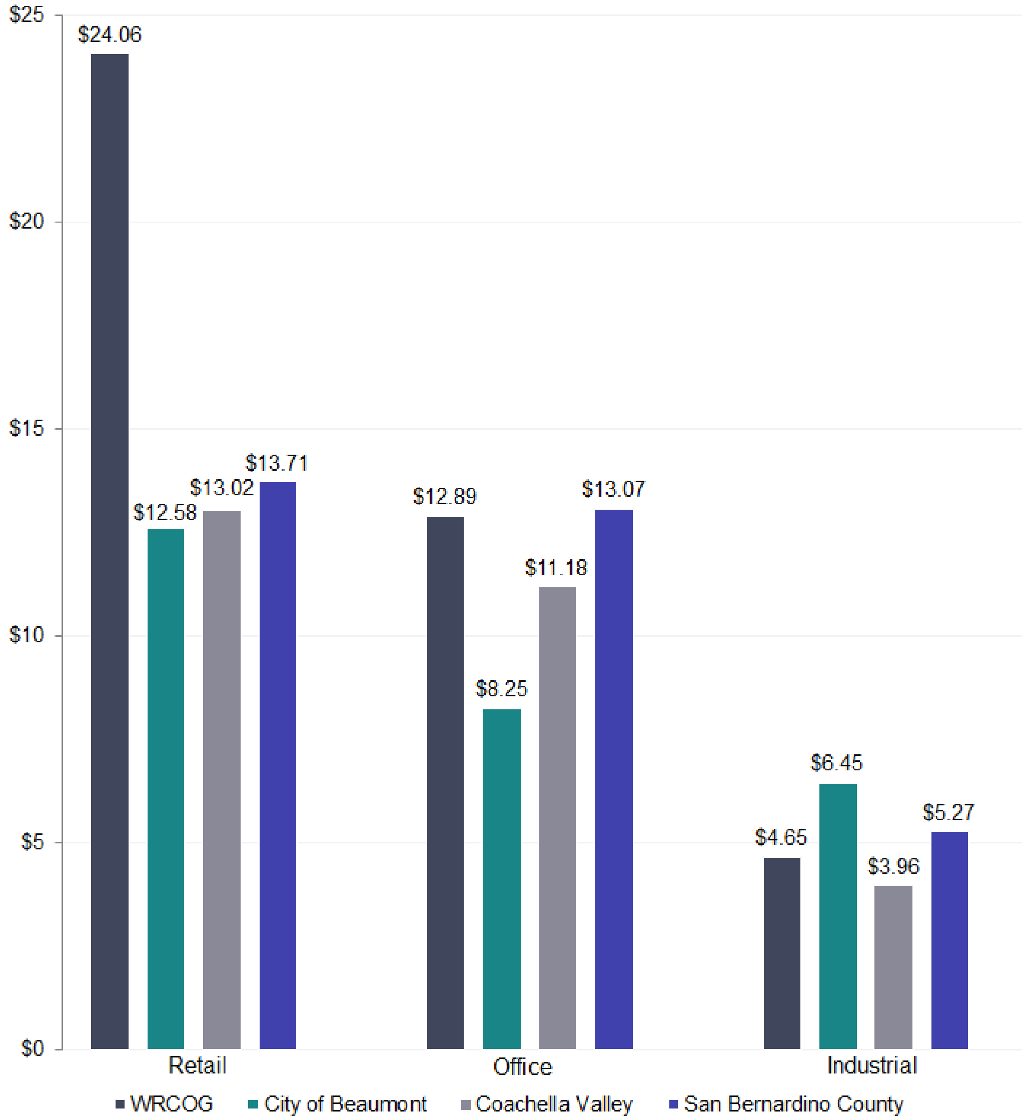
- **Average residential development impact fees for WRCOG jurisdictions are lower than the average of selected San Bernardino County cities and higher than the average of selected Coachella Valley cities.** When compared with the average of selected San Bernardino County cities (Fontana, Yucaipa, San Bernardino, Ontario, Chino, and Rialto), the WRCOG average is modestly lower for both single family and multifamily development. The average for selected Coachella Valley cities (Indio, Palm Desert, and Palm Springs) is substantially lower for single family and multifamily development. The City of Beaumont has lower single family fees but higher multifamily fees.

Average Residential Development Impact Fees in Neighboring Jurisdictions



- **Average retail development impact fees are about twice as high as the relatively similar average fee levels for San Bernardino County, Coachella Valley, and City of Beaumont**. At $24.06 per square foot of retail space, the WRCOG average total fee is substantially higher than the equivalent fees in the other areas of study that ranged from $12.58 to $13.71 per square foot. This is predominantly due to the substantial TUMF fee, though the water/sewer fee average is also somewhat higher. For office and industrial development, the WRCOG average is below the average of the San Bernardino County cities evaluated and above the average for the Coachella Valley cities evaluated. The City of Beaumont has the highest industrial fee relative to the three other areas, but the lowest office fees.

Average Nonresidential Development Impact Fees in Neighboring Jurisdictions



FINDING #4: Average development impact fees among WRCOG member jurisdictions represent between 4.1 percent and 9.5 percent of total development costs/returns, with TUMF as a lower fraction of these proportions.

- **Total development impact fees represent between 4.1 percent and 9.3 percent of total development costs/returns for the prototype feasible projects.** Total development impact fees represent 9.2 percent and 9.3 percent of total development costs/returns respectively for the prototype single family and multifamily developments evaluated. As is common, Nonresidential development impact fees are lower as a percent of total development cost/return at 4.1 percent for industrial development and 4.7 percent for office development. For retail development, the fee level percentage is 8.0 percent, closer to the residential fee proportion than the other Nonresidential land uses.

- **TUMF represents between 0.8 percent and 3.5 percent of total development costs/returns for the prototype feasible projects. While changes in the TUMF can add or subtract from total development costs, it would take a substantial change to increase/decrease overall development costs/returns by more than 1 percent.** TUMF represents between 17.0 percent and 43.6 percent of total development impact fees with the highest ratios for retail and industrial development and lowest for office development. As a proportion of overall development costs, TUMF represents 2.0 percent or below for all development prototypes except for retail development where TUMF represents 3.5 percent of total development costs/return.

Development Impact Fees as % of Total Developments Costs/Returns

Development Imapct Fees	Single Family	Multifamily	Industrial	Retail	Office
TUMF	1.8%	2.0%	1.3%	3.5%	0.8%
Other Development Impact Fees	7.4%	7.3%	2.8%	4.5%	3.9%
Total Development Fees	**9.2%**	**9.3%**	**4.1%**	**8.0%**	**4.7%**

FINDING #5: Through its funding of key regional transportation infrastructure projects identified by WRCOG member jurisdictions, the TUMF supports substantial output, wages, and jobs in Western Riverside County.

- **TUMF revenues will support a total investment of $3.13 billion in infrastructure development activity over the next 30 years resulting in an overall regional impact of $4.56 billion in County economic output, $1.3 billion in labor income, and 28,900 job-years.** TUMF revenues are estimated to generate about $3.1 billion in revenues for investment in regional transportation infrastructure over the next thirty years. On an annual basis, taking into account "multiplier" effects, this will result in an annual economic output of $152.1 million, annual labor income of $43.2 million, and 970 annual jobs**.**

- **The total regional transportation infrastructure investment in TUMF-supported projects is estimated to be about $17.7 billion over the next thirty years. When considered in conjunction with the complementary funding, including other regional/local funding, such as Measure A, and the attracted State/federal funding, the overall economic impacts are even greater.** On an annual basis, taking into account "multiplier" effects, this will result in an annual economic output of $860 million, annual labor income of $244 million, and 5,400 annual jobs. Even when looking solely at funding flowing from outside of the County (State and federal funding), the annual economic impacts are about $505 million in economic output, $143 million in labor income, and 3,100 annual jobs.

Gross Economic Impacts of TUMF-related Transportation Investments

Category	Investment	Output	Labor Income	Employment (Job-Years)
TUMF Investment				
Total	$3,128,800,000	$4,562,700,000	$1,295,300,000	28,900
Annual	$104,293,000	$152,090,000	$43,176,000	970
State and Federal Investment				
Total	$10,382,700,000	$15,141,000,000	$4,298,400,000	95,900
Annual	$15,141,000,000	$504,700,000	$143,200,000	3,100
Total Investment				
Total	$17,681,300,000	$25,784,500,000	$7,319,900,000	163,300
Annual	$589,400,000	$859,500,000	$244,000,000	5,400

Organization of Report

After this initial chapter, this Report is divided into four other chapters and several appendices. **Chapter 2** describes the definitions, methodology, and results of the fee review and comparison for WRCOG and non-WRCOG jurisdictions. **Chapter 3** describes the overall development cost estimates for land uses/development prototypes evaluated and considers total development impact fees and the TUMF relative to all development costs. It also reviews available data on TUMF changes through time relative to other metrics, such as the construction cost index and inflation. **Chapter 4** describes the economic impact analysis of TUMF-funded transportation investments in Riverside County and provides metrics indicating the relative importance and scale of the goods movement industry in Riverside County. Finally, **Chapter 5** provides a brief conclusion on the purposes and goals of this and other development impact fee comparison studies.

The appendices provide a substantial amount of additional supporting detail and information, including:

- **Appendix A** provides detailed information on the Development Prototypes.
- **Appendix B** provides detailed development cost assumptions for all development prototypes.
- **Appendix C** provides a set of estimates of correlation coefficients between TUMF revenues and TUMF fee levels
- **Appendix D** provides average fee estimations for each non-WRCOG jurisdiction/area and each land use category.

Appendix E provides fee comparison summaries and detailed fee estimation information for each WRCOG jurisdiction/area and each land use category.

2. *Development Impact Fee Review and Comparisons*

This chapter describes the detailed development impact fee research conducted for WRCOG jurisdictions as well as for selected neighboring jurisdictions in Coachella Valley and San Bernardino County. The purpose of this research is to explore the typical composition of development impact fees in WRCOG member jurisdictions, to understand the scale of TUMF relative to other development impact fees, and to consider the development impact fees among WRCOG member jurisdictions relative to neighboring jurisdictions.

While every effort was made to provide an accurate comparison through the use of defined development prototypes and the latest jurisdictional fee schedules, the frequent adjustments to fee programs and the complex, project-specific calculations required for some fees mean that the numbers presented are planning-level approximations. All the development impact fee estimates shown are based on available fee schedules at the time the research was conducted (Spring/Summer 2016) and as applied to the particular land uses/development prototypes developed. The actual fees due from any particular project will depend on the specifications of the individual project and the fee schedule at the pertinent time.

The first section below provides some key definitions. The subsequent section provides a detailed description of the fee research methodology. The final section provides findings concerning development impacts fees in WRCOG member jurisdictions and relative to the other jurisdictions studied.

Study Definitions

Development impact fees have become an increasingly used mechanism among California jurisdictions to require new development to fund the demands it places on local and regional infrastructure and capital facilities. This Report defines development impact fees as one-time fees collected for the purposes of funding infrastructure and capital facilities. [2] This includes fees for the funding of a broad range of capital improvements, including water, sewer, storm drain, transportation, parks and recreation, public safety, and numerous other types of civic/community facilities. The majority of these fees are adopted under or consistent with the Mitigation Fee Act, though the analysis also includes other one-time capital facilities fees, such as parkland in-lieu fees under the Quimby Act and one-time charges through Community Facilities Districts or Benefit Assessment Districts among others.

There are a number of smaller permitting, planning, and processing fees that are charged on new development, but that do not fund capital facilities/infrastructure. Due to the large number of more modest charges typically associated with such fees and their relative modesty compared to development impact fees (most studies find them to be in the 5 to 15 percent range of development impact fees, between 1 and 2 percent of total development costs), these smaller fees were not tracked as part of this study.

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[2] As used in this report and discussed further below, the phrase “development impact fee” includes all fees adopted pursuant to the Mitigation Fee Act and other monetary exactions due at the time of development. The term “fee,” as used in this report, means “development impact fee.”

Methodology

In order to provide a fee comparison that was as close as possible to an "apples-to-apples" comparison, WRCGOG staff and the Consulting Team identified the following parameters to guide the study:

- Jurisdictions to be studied.
- Land uses to be evaluated and associated development prototypes.
- Selection of service providers where there are multiple service providers in same jurisdiction.
- Organization of development impact fee data.

This section describes these study parameters as well as the process of review with the jurisdictions/relevant service providers.

Selection of Jurisdictions

Jurisdictions selected for this analysis include all seventeen (17) WRCOG member cities. WRCOG staff and the Consulting Team also identified three additional member areas to study, including the March JPA and two unincorporated areas in the County. The selected unincorporated areas included Temescal Valley and Winchester, two areas where substantial growth is occurring/planned.

For the comparison of WRCOG jurisdictions to neighboring/peer areas, the jurisdictions selected included: (1) the City of Beaumont, the non-WRCOG member city in Western Riverside County, (2) selected Coachella Valley communities in eastern Riverside County, and (3) selected San Bernardino County communities. These jurisdictions were selected by WRCOG staff and the Consulting Team and refined based on feedback from the WRCOG Planning Directors' Committee and WRCOG Public Works Committee. The San Bernardino County communities selected were those likely to compete for development with neighboring WRCOG jurisdictions.

Figure 1 shows the cities/communities evaluated, including the twenty (20) WRCOG cities/communities and the ten (10) non-WRCOG comparison communities.

Figure 1 Jurisdictions included in Fee Study

WRCOG Jurisdictions		Coachella Valley	San Bernardino County	Other
Banning	Murrieta	Indio	Fontana	Beaumont
Canyon Lake	Norco	Palm Desert	Yucaipa	
Calimesa	Perris	Palm Springs	San Bernardino	
Corona	Riverside		Ontario	
Eastvale	San Jacinto		Chino	
Hemet	Temecula		Rialto	
Jurupa Valley	Wildomar			
Lake Elsinore	Temescal Valley			
Menifee	Winchester			
Moreno Valley	March JPA			

Land Uses and Development Prototypes

Land Uses

The TUMF is levied on a variety of residential and Nonresidential land uses with variations for certain product types built into the fee program. TUMF includes fees on the following land uses:

- **Single-Family Residential Development** – Per unit basis.
- **Multifamily Residential Development** – Per unit basis.
- **Retail Development** – Per gross building square foot basis.
- **Industrial Development** – Per gross building square foot basis. The industrial fee includes a base fee on square footage up to 200,000 square feet and then, where the building meets the definition of a "high cube" building, an effective discount of 73 percent in the base fee for all additional development above 200,000 square feet.[3] "High Cube" is defined as warehouses/distribution centers with a minimum gross floor area of 200,000 square feet, a minimum ceiling height of 24 feet and a minimum dock-high door loading ratio of 1 door per 10,000 square feet.
- **Service (including Office) Development** – Per gross building square foot basis. There is a per-building square foot fee for Service Development. Office development is a sub-category within Service Development. Class A and B office development was provided a $2.00 TUMF discount relative to other Service Development, a reduction of almost 50 percent.

For the purposes of this study, five (5) land use types were selected, including the single family residential, multifamily residential, and retail development categories in addition to a large "high-cube" industrial building, and a Class A/B office building. The large industrial building land use was selected based on current industrial development trends in Western Riverside County, while the Class A/B office building was selected due to its reduced fee level.

Development Prototype Selection

Within each of the five (5) general land uses types selected, it is necessary to select specific development prototypes. Because development impact fees vary based on a number of development characteristics, the definition of development prototype improves the extent to which the fee comparison will be "apples-to-apples".

In order to identify appropriate development prototypes for the five land uses, the Consulting Team reviewed data on the general characteristics of new single family, multifamily, office, retail, and industrial development among Western Riverside County communities in recent years.

Information on multifamily, retail, office, and industrial developments developed since 2010 were reviewed as was information on single family developments since 2014. A smaller time period was used for single family developments as there are substantially more single family developments. The characteristics of the median development for each of the land use types

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[3] The square footage above 200,000 square feet is multiplied by 0.27 and then the base fee is applied resulting in an effective increment fee of about $0.47 per square foot.

was identified and used as the selected development prototype. For single-family development, the median home and lot size characteristics were identified, while for multifamily residential, office, retail, and industrial buildings the average building sizes were identified.

Based on this analysis, the following development prototypes were developed for each of the selected land uses and reviewed with the WRCOG Planning Directors' Committee, Public Works Committee, and Technical Advisory Committee (images represent examples of projects that matched the development prototypes):

Single-Family Residential Development
50-unit residential subdivision; 2,700 square foot homes and 7,200 square foot lots

Example Prototype Single-Family Home, City of Riverside

Multifamily Residential Development
200-unit market-rate, 260,000 gross square foot apartment building

Example Prototype Multi-Family Development, City of Temecula

Retail Development
10,000-gross square foot retail building

Example Prototype Retail Development, City of Hemet

Office Development
20,000-gross square foot, Class A or Class B office building

Example Prototype Office Development, City of Hemet

Industrial Development
265,000 gross square foot "high cube" industrial building[4]

Example Prototype Industrial Development, City of Perris

In addition to development scale, there are a number of other development characteristics that can affect development impact fees. For example, many water facilities fees are tied to the number and size of meters associated with a new development. Other fees are tied to the gross site area or other characteristics that will vary for each development. The Consulting Team developed a set of additional development prototypes assumptions to use in the fee estimates (see **Appendix A**). These assumptions were based on a review of the equivalent assumptions used in other regional fee studies (e.g., in the San Joaquin Valley and the Sacramento Valley) and were refined based on feedback, when provided, from Western Riverside County service providers. In some cases, the formula for fee calculation required even more assumptions. In these cases, service providers typically conducted their own fee estimates and provided the results to WRCOG Staff/the Consulting Team.

Service Provider/Subarea Selection

In some cities, there were multiple service providers providing the same type of facilities in different parts of the city. For example, some cities were served by two or more distinct School Districts, while many cities were served by two or more Water Districts. For the purposes of the fee comparison one set of service providers was assumed based on the following approach:

- Suggestions from the City.
- Commonality of service provider between multiple cities; for example, Eastern Municipal Water District serves many cities.

[4] "High Cube" is defined as warehouses/distribution Centers with a minimum gross floor area of 200,000 square feet, a minimum ceiling height of 24 feet and a minimum dock-high door loading ratio of 1 door per 10,000 square feet.

- Scale/nature of service areas was also considered; for example, in some cases the majority of a City was served by one service provider and/or the majority of the growth areas were served by a particular service provider.
- In some cases, there was one service provider – e.g., the City – with different fees by City subarea (e.g., storm drain). In these cases, an effort was made to select the area expected to see the most growth based on discussions with City and WRCOG staff.
- In other cases, area-specific one-time fees/assessments/special taxes were in place to cover the costs of capital facilities in a new growth area. Where substantial in scale, these areas and the associated area fees were used in the fee comparison.

Organization of Fee Information/Categories

The primary focus of the fee research is to develop estimates of existing development impact fees charged on new development in the selected jurisdictions. While there is some conformance in fee categories (e.g., School District fees), there is also variation in the naming and facilities included in water and sewer facilities fees and substantial variation in the capital facilities fees that different cities charge. The fee review sought to obtain all the development impact fees charged from all the jurisdictions studied and then compiled them into normalized set of categories to allow for comparisons. The key fee categories are as follows:

- **Regional Transportation Fees**. This category includes the respective TUMFs in Western Riverside County and Coachella Valley. It also included regional transportation impact fees in other subregions/jurisdictions where they were clearly called out. The lines between regional transportation fees and local transportation fees are harder to discern in San Bernardino County where cities are required to contribute towards regional transportation funding, but do not necessarily separate out those fees from the other, local transportation fees.
- **Water/Sewer Connection and Capacity Fees**. All jurisdictions charged some form of water and sewer development impact fee and these were combined together into one aggregate water/sewer category. In several cases, the County, city, or water district provided their own calculations due to the complexity of fee calculation.
- **City/County Capital Facilities Fees**. Beyond any water/sewer fees that in some cases might be charged by individual jurisdictions (cities/County), these jurisdictions frequently adopt a large number of additional citywide fees. Such fees often include local transportation fees, parks and recreation facilities fees, Quimby Act requirements in-lieu parkland fees, storm drain fees, public safety facilities fees, other civic/community facilities fees, and, on occasion, affordable housing fees. This category captures all of these local development impact fees.
- **School Development Impact Fees**. School facilities fees are governed by State law and therefor show more similarity between jurisdictions than most fees. Under State law, School Districts can charge specified Level 1 development impact fees. If School Districts go through the process of identifying and estimating required capital improvement costs, higher Level 2 fees can be charged to fund up to 50 percent of the School District's capital

improvement costs. At present, about eight of the fourteen School Districts studied (that serve WRCOG member jurisdictions) appear to charge Level 2 fees.[5]

- **Other Area/Regional Fees**. A final category was developed to capture other fees not included in the above categories, typically other sub-regional fees as well as area-specific fees. For example, this category includes the Western Riverside County MSHCP mitigation fee, relevant Road and Bridge Benefit Districts (RBBD) fees, as well as other one-time CFD charges/impact fees for infrastructure/capital facilities applied in particular growth areas.

Data Compilation and Review Process

For WRCOG member jurisdictions, the following data collection and review process was followed:

- Identify set of service providers and development impact fees charged in jurisdiction.
- Obtain development impact fee schedules from City, County, and other service provider online sources.
- Review available mitigation fee nexus studies, Ordinances, and Resolutions.
- Where sufficient data was not available, contact City, County, or other service provider to obtain appropriate fee schedules.
- Develop initial estimates of development impact fees for each jurisdiction for each development prototype.
- Share PowerPoint document noting development prototypes specifications and initial fee estimates with each jurisdiction and selected other service providers (e.g., Eastern Municipal Water District).
- Receive feedback, corrections, and refinements (and in some cases actual fee calculations).
- Refine fee estimates based on feedback.
- Share revised fee estimates with jurisdictions.

For other non-WRCOG jurisdictions, fee information was obtained either on-line or by contacting cities directly. Fee information was then compiled in a similar structure to the WRCOG jurisdictions.

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[5] At the time of writing this Report, there has been uncertainty over the potential for jurisdictions to begin charging Level 3 fees (typically double Level 2 fees) The State Allocation Board recently indicated that State funds are not currently available setting in motion a process whereby jurisdictions may be able to charge Level 3 fees. However, the recent passage of Proposition 51 by State voters has provided new funding for school construction and is expected to remove the possibility of Level 3 school impact fees for the time being.

Findings from WRCOG Member Jurisdiction Fee Review

General findings from fee research concerning WRCOG member jurisdictions are summarized below and in **Figures 2** to **4**. **Appendix E** provides more detailed summary tables for the WRCOG jurisdictions studied along with detailed information for each jurisdiction.

On average, WRCOG TUMF residential fees represent about 20 percent of total development impact fees for both single family and multifamily development. Single family TUMF and multifamily TUMF both represent about 20 percent of the respective total development impact fees of about $44,900 per unit and $28,300 per unit. Due to the variation in overall development impact fees – from $32,900 per unit to $59,400 per unit for single family development and from $19,200 per unit to $40,600 per unit for multifamily development – and the fixed nature of the TUMF across jurisdictions, TUMF as a percent of total development impact fees ranges from 14.9 percent to 26.9 percent for single family development and 15.4 percent to 32.3 percent for multifamily development (see **Figures 2 and 3**).

Figure 2 TUMF as a Proportion of Total Fees

Item	Average	Range	
		Low	High
Single Family			
Total Fees per Unit	$44,933	$32,935	$59,366
TUMF as a % of Total Fees	19.7%	26.9%	14.9%
Multifamily			
Total Fees per Unit	$28,314	$19,262	$40,573
TUMF as a % of Total Fees	22.0%	32.3%	15.4%
Retail			
Total Fees per Sq.Ft.	$24.06	$14.88	$33.20
TUMF as a % of Total Fees	43.6%	70.5%	31.6%
Industrial			
Total Fees per Sq.Ft.	$4.65	$3.05	$9.60
TUMF as a % of Total Fees	30.5%	54.9%	14.8%
Office			
Total Fees per Sq.Ft.	$12.89	$6.53	$19.07
TUMF as a % of Total Fees	17.0%	33.6%	11.5%

* Average and ranges as shown encompass 20 jurisdictions, including 17 cities, the unincorporated cities of Temescal Valley and Winchester, and March JPA

On average, WRCOG Nonresidential TUMF show more variation in level and in proportion of overall development impact fees (between 17 percent and 44 percent) than for the residential fee categories. Average retail development impact fees are about $24 per square foot and represents 43.6 percent of the average total fees on new retail development. Due to the variation in the total development impact fees on retail development among jurisdictions from $14.90 to $33.20 per square foot, the TUMF as a percent of the total fees ranges from 31.6 percent to 70 percent. Average industrial development impact fees are substantially lower at $4.65 per square foot with a range from $3.05 per square foot to $9.60 per square foot. TUMF still represents about 30.5 percent of the average total industrial fees, with a range from 14.8 percent to 54.9 percent. Total development impact fees on office development fall in between the retail and industrial fees at an average of $12.90 per square foot and a range from $6.50 to $19.10 per square foot. The discounted TUMF means that TUMF represents a relatively low 17.0 percent of average overall fees on office development with a range from 11.5 percent to 33.6 percent (see **Figure 2** to **Figure 4**).

Water and sewer fees together represent the greater proportion of residential development impact fees followed by similar proportions from other City fees, TUMF, and school fees. Single family and multifamily development both show that about 34 percent of their development impact fees are associated with water and sewer fees, about 22 percent with other City capital facilities fees, about 21 percent with regional transportation fees, about 17 percent with school facilities fees, and the remaining 5 percent associated with other regional fees or area-specific fees (see **Figure 3** and **Figure 4**).

Nonresidential development impact fees show more variation in terms of the distribution between fee categories. Retail development impact fees are more dominated by the regional transportation fee (43.6 percent) with an additional one-third associated with water and sewer fees. While the overall fees are lower, industrial development impact fees are more dominated on a proportionate basis by other City fees (32 percent) and TUMF (31 percent), for non-intensive water using industrial buildings. Office development impact fees show a different pattern with substantial water and sewer fees at 52.7 percent (see **Figure 3** and **Figure 4**).

Estimated statistical correlations between the level of development impact fees and a range of metrics for development activity and development value showed no significant correlation. A range of statistical correlation coefficients (r) between the development impact fee levels in the seventeen (17) WRCOG cities and proxies for new development activity (TUMF revenues collected) and development value (average home prices) were estimated. When comparing TUMF revenues and total fees per unit/square feet, all correlation coefficients fell between -0.16 and 0.28 (on a range of -1 to 1) indicating no or very weak correlation with the exception of retail (see **Appendix B** for correlation estimates).[6] Retail indicated a modest positive correlation between TUMF revenues and total fees per square feet with a correlation coefficient of 0.44. Correlation between total fees per unit and average home sale prices reflect a modest positive relationship. When looking at the 20 jurisdictions/areas evaluated, one differential stood out – fees in the unincorporated areas evaluated (Temescal

[6] A value of r=-1 or 1 is a perfect linear relationship, while a value of r=0 indicates that there is no correlation between two variables. A value of r=-0.5 to -0.3 and 0.3 to 0.5 reflect modest correlation. A value of r=-0.3 to 0.3 indicates weak correlation.

Valley and Winchester) and in the March JPA were, on average, consistently lower than the overall average for all 20 jurisdictions/areas. As shown in **Figure 5**, the average for these three areas ranged from 66.5 percent to 82.8 percent of the average of all 20 jurisdictions/areas for the five (5) land uses evaluated.

Figure 3 Average Development Impact Fee Costs by Category in WRCOG Jurisdictions

Fee	Single Family (per Unit)	Multi-Family (per Unit)	Industrial (per Sq.Ft.)	Retail (per Sq.Ft.)	Office (per Sq.Ft.)
Regional Transportation Fees (TUMF)	$8,873	$6,231	$1.42	$10.49	$2.19
Water and Sewer Fees	$16,292	$9,331	$0.76	$7.65	$6.79
Other City Fees	$8,955	$6,540	$1.50	$4.51	$2.85
School Fees	$7,985	$4,718	$0.54	$0.54	$0.54
Other Area/Regional Fees	$2,829	$1,493	$0.43	$0.93	$0.53
Total	**$44,933**	**$28,314**	**$4.65**	**$24.11**	**$12.89**

Figure 4 Average Development Impact Fee Costs in WRCOG Jurisdictions

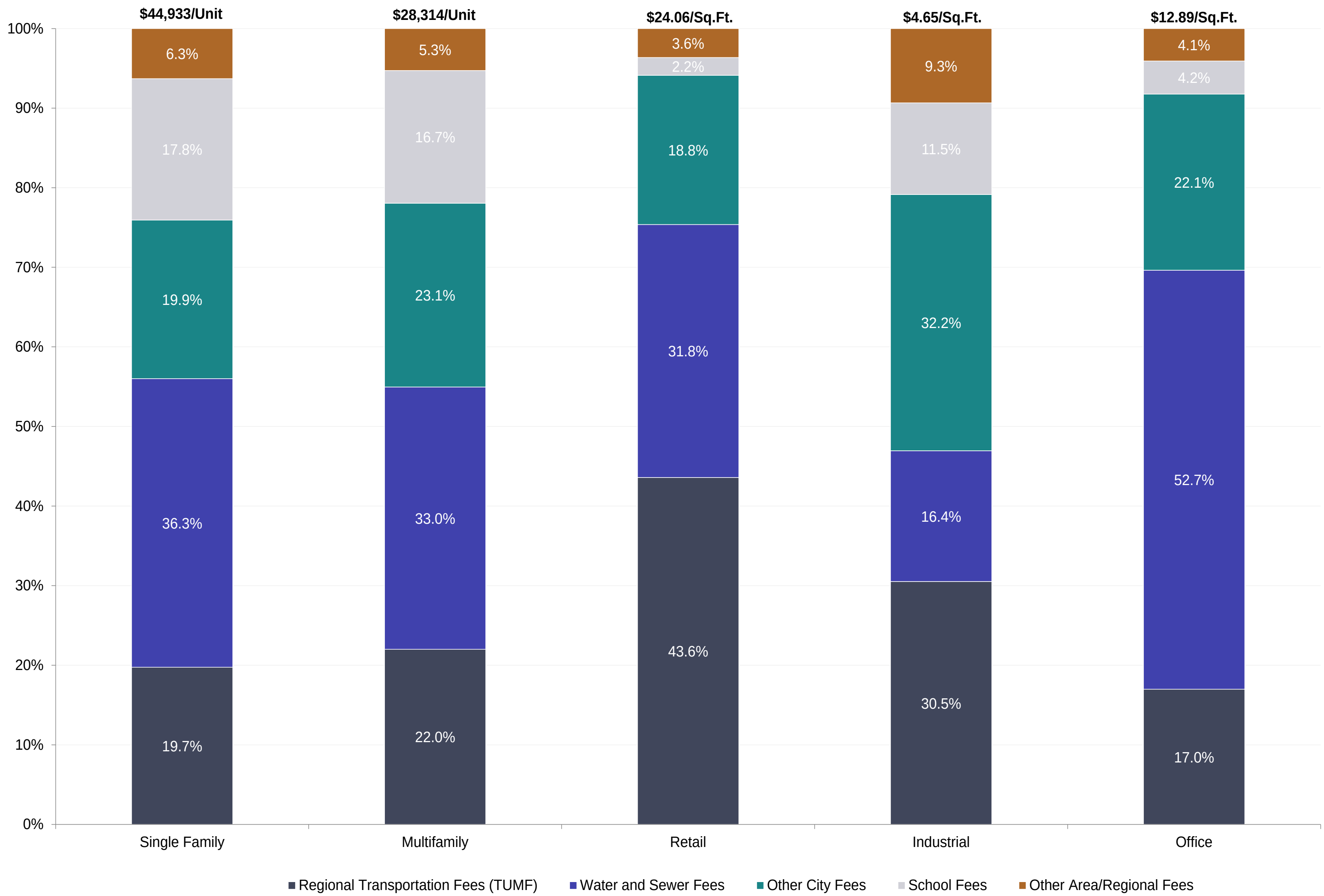


Figure 5 Unincorporated Jurisdictions/March JPA and Total Jurisdictions Comparison

Item	Single Family	Multifamily	Retail	Industrial	Office
Unincorporated Jurisdictions and March JPA	$34,069	$23,434	$19.77	$3.09	$9.19
Total Jurisdictions	$44,933	$28,314	$24.06	$4.65	$12.89
Unincorporated Jurisdictions and March JPA/ Total Jurisdictions	75.8%	82.8%	82.2%	66.5%	71.3%

Findings from Fee Comparison with Non-WRCOG Jurisdictions

Figures 6 through **10** compare the average overall WRCOG development impact fees (and their proportionate distributions between the five major fee categories) with other cities/group of cities for all five land uses/development prototypes studied. The comparative cities/subregions include selected jurisdictions in the Coachella Valley, in San Bernardino County, and the City of Beaumont. Appendix D includes specific information on the average fees for all the non-WRCOG jurisdictions/groups evaluated.

Average development impact fees for WRCOG jurisdictions are modestly lower than the average of selected San Bernardino County cities, with the exception of the retail development impact fees. When compared with the average of selected San Bernardino County cities (Fontana, Yucaipa, San Bernardino, Ontario, Chino, and Rialto), the WRCOG average is modestly lower for all land uses with the exception of retail development where it is substantially higher. New development in San Bernardino County cities is required to make payments towards regional transportation infrastructure, though the distinction between the regional and local transportation fees is often unclear. Overall, the combination of regional transportation fees, other City fees, and area/other regional fees is higher in San Bernardino County than in Riverside County for single-Family and multifamily development.

The average development impact fees for selected Coachella Valley cities is below that of the WRCOG average for single family, multifamily, and retail land uses. The average for selected Coachella Valley cities (Indio, Palm Desert, and Palm Springs) is substantially lower for single family, multi family, and retail development, and modestly lower for office and industrial development. For residential development, there are substantial differences in regional transportation fees, water and sewer fees, and other City fees. Regional transportation fees are set at an equal rate for both office and retail in Coachella Valley resulting in higher regional transportation fees for office development in Coachella Valley but lower fees for retail development.

The City of Beaumont has lower fees than the average for WRCOG for single family residential development, substantially lower fees for office and retail development, but higher fees for multifamily development and industrial development. On average for the City of Beaumont, new residential development pays approximately $40,800 per single family dwelling unit in development impact fees, lower than the WRCOG average of $44,900 per unit. Fees on office and retail development are between 60 and 100 percent higher on average for WRCOG than in the City of Beaumont. While the City of Beaumont does not participate in the TUMF program, with the exception of retail development, this is not the reason for the lower fee levels for single family residential and office development (difference is driven by lower other City fees and/or water/sewer fees). The City of Beaumont shifted substantial transportation impact fees to its local fee program, placing transportation fees on single family and multifamily development at a similar level to WRCOG jurisdictions. The exception is for fees on retail development, where the City of Beaumont’s fees are substantially lower.

Figure 6 Average Single-Family Development Impact Fee Costs and Proportions in Neighboring Jurisdictions

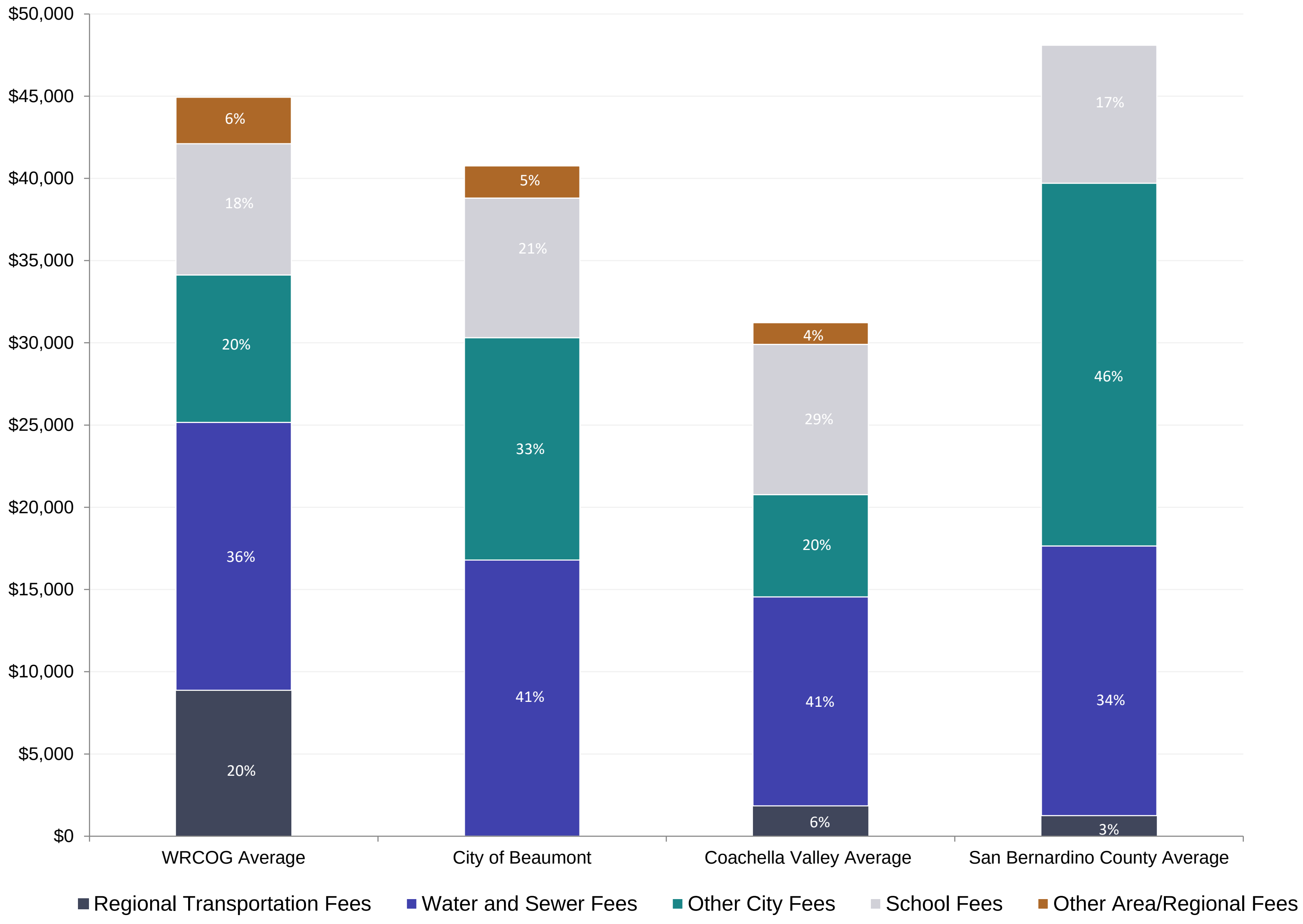


Figure 7 Average Multifamily Development Impact Fee Costs and Proportions in Neighboring Jurisdictions

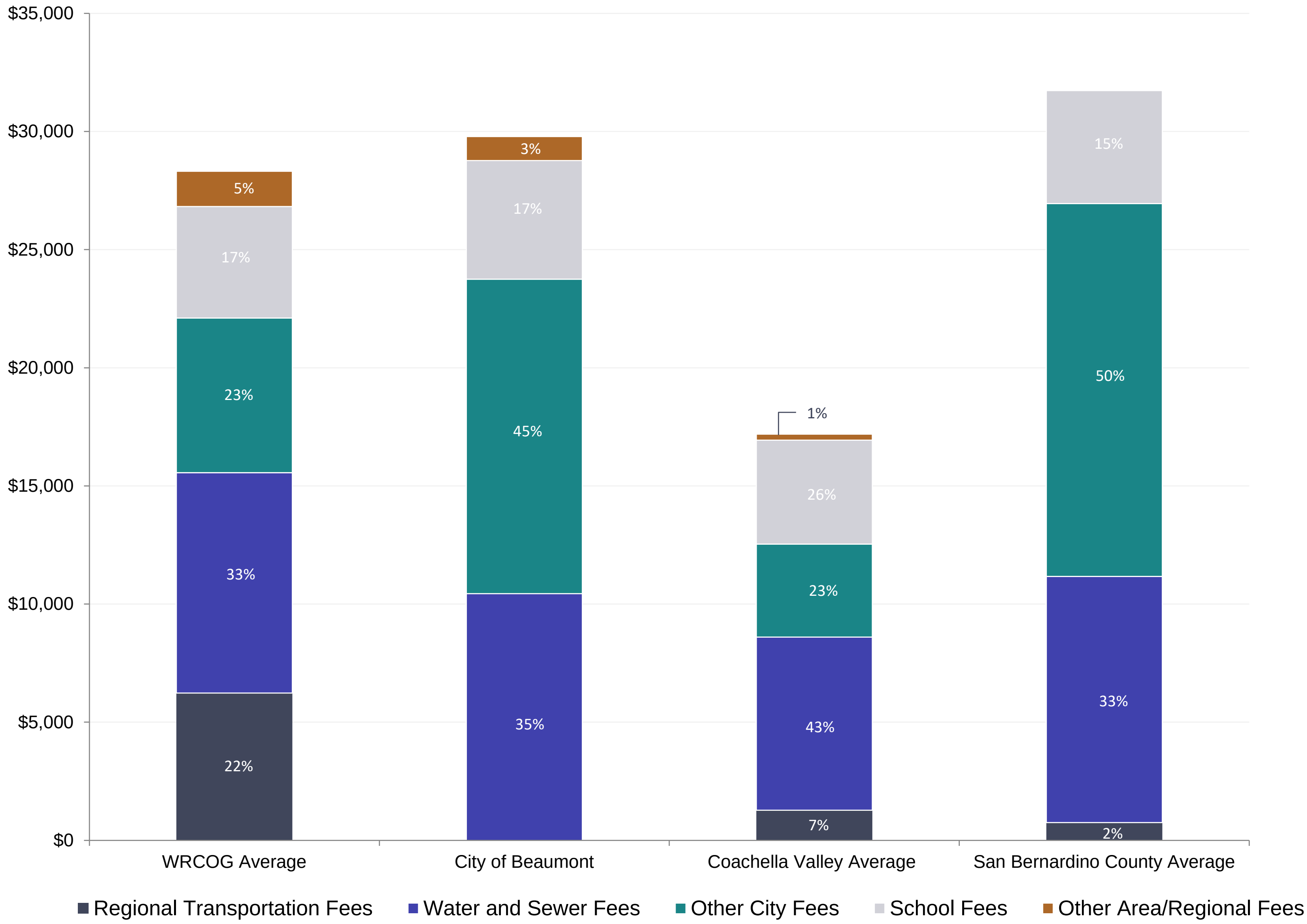


Figure 8 Average Retail Development Impact Fee Costs and Proportions in Neighboring Jurisdictions

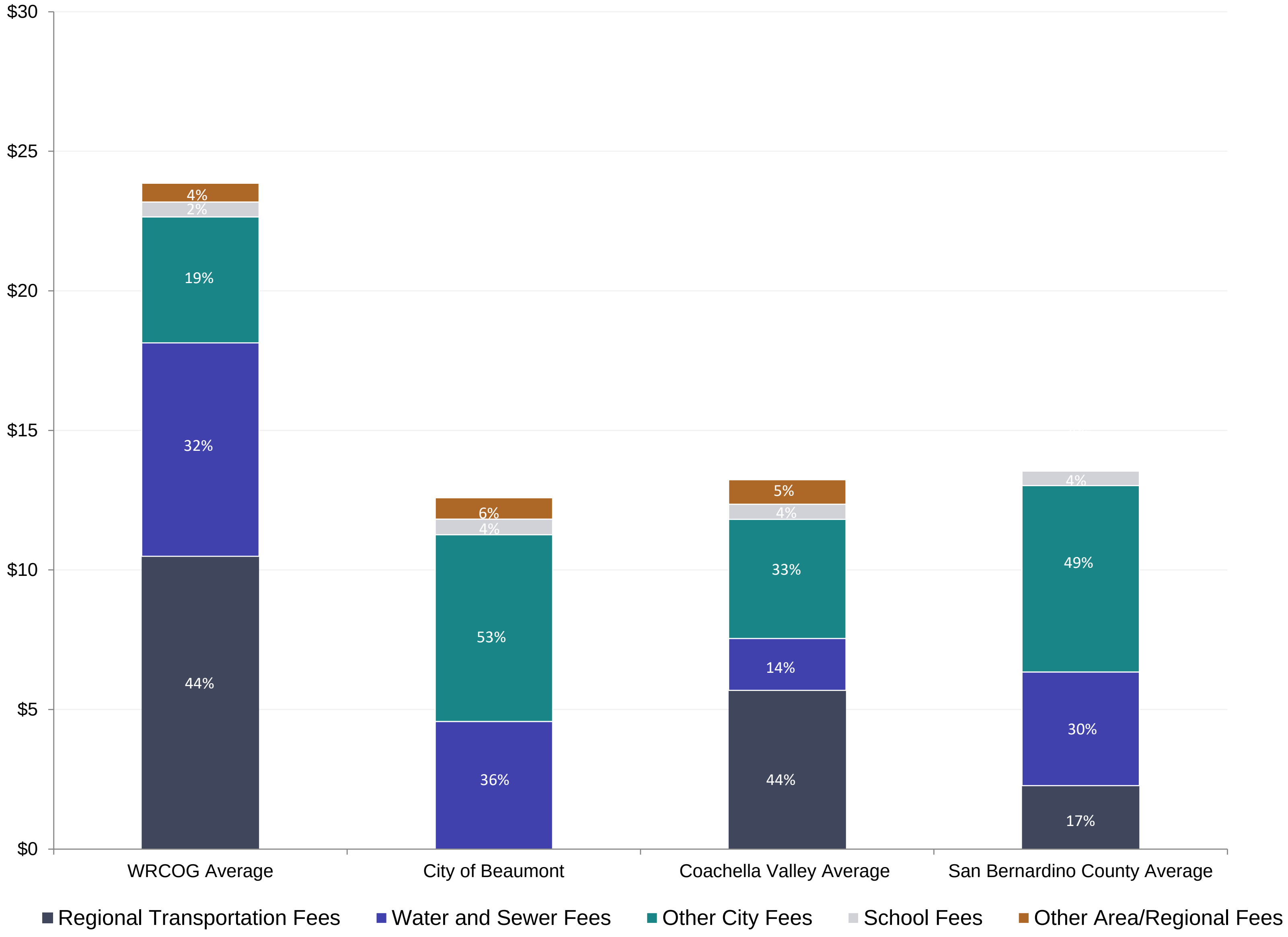


Figure 9 Average Industrial Development Impact Fee Costs and Proportions in Neighboring Jurisdictions

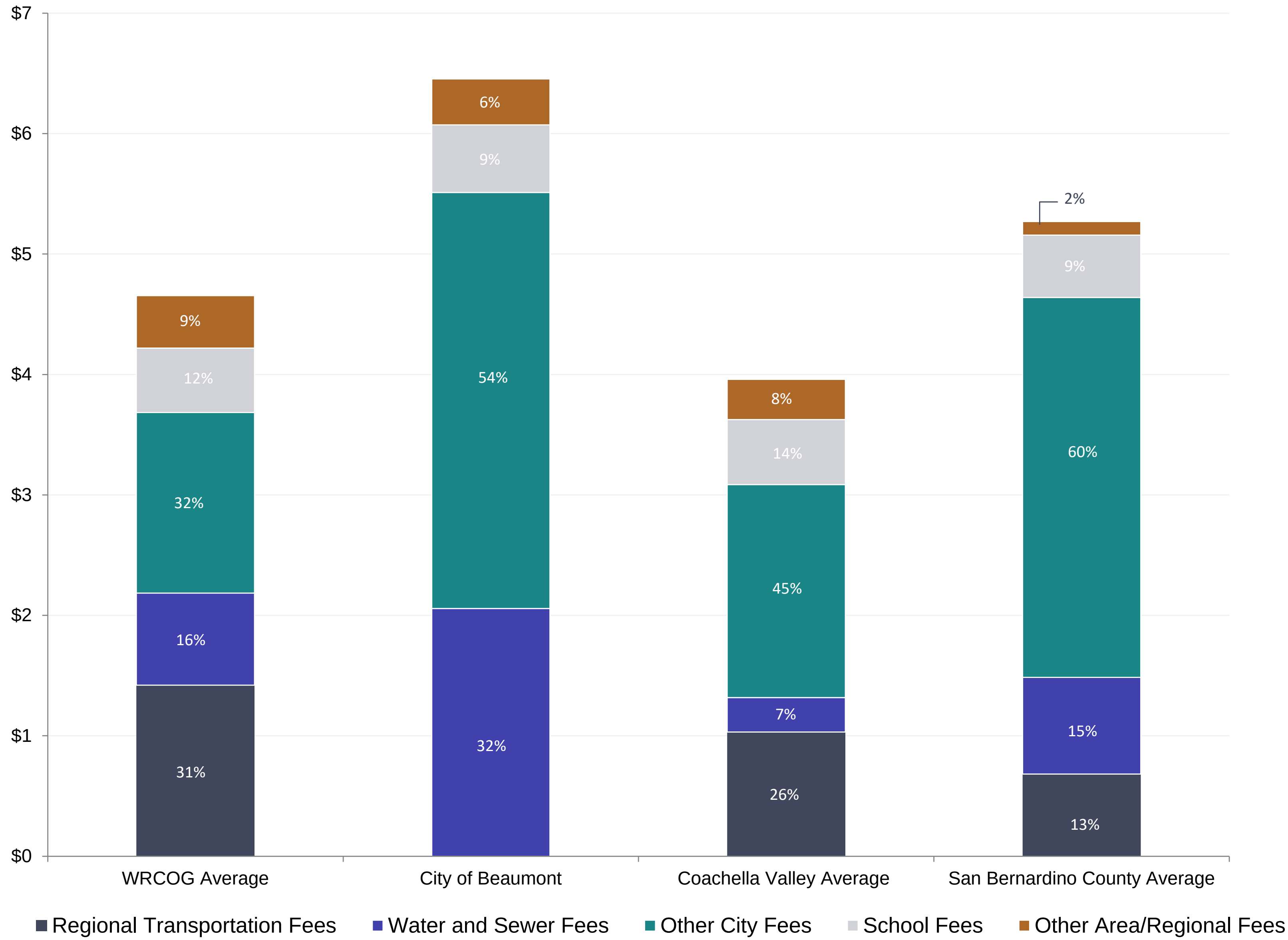
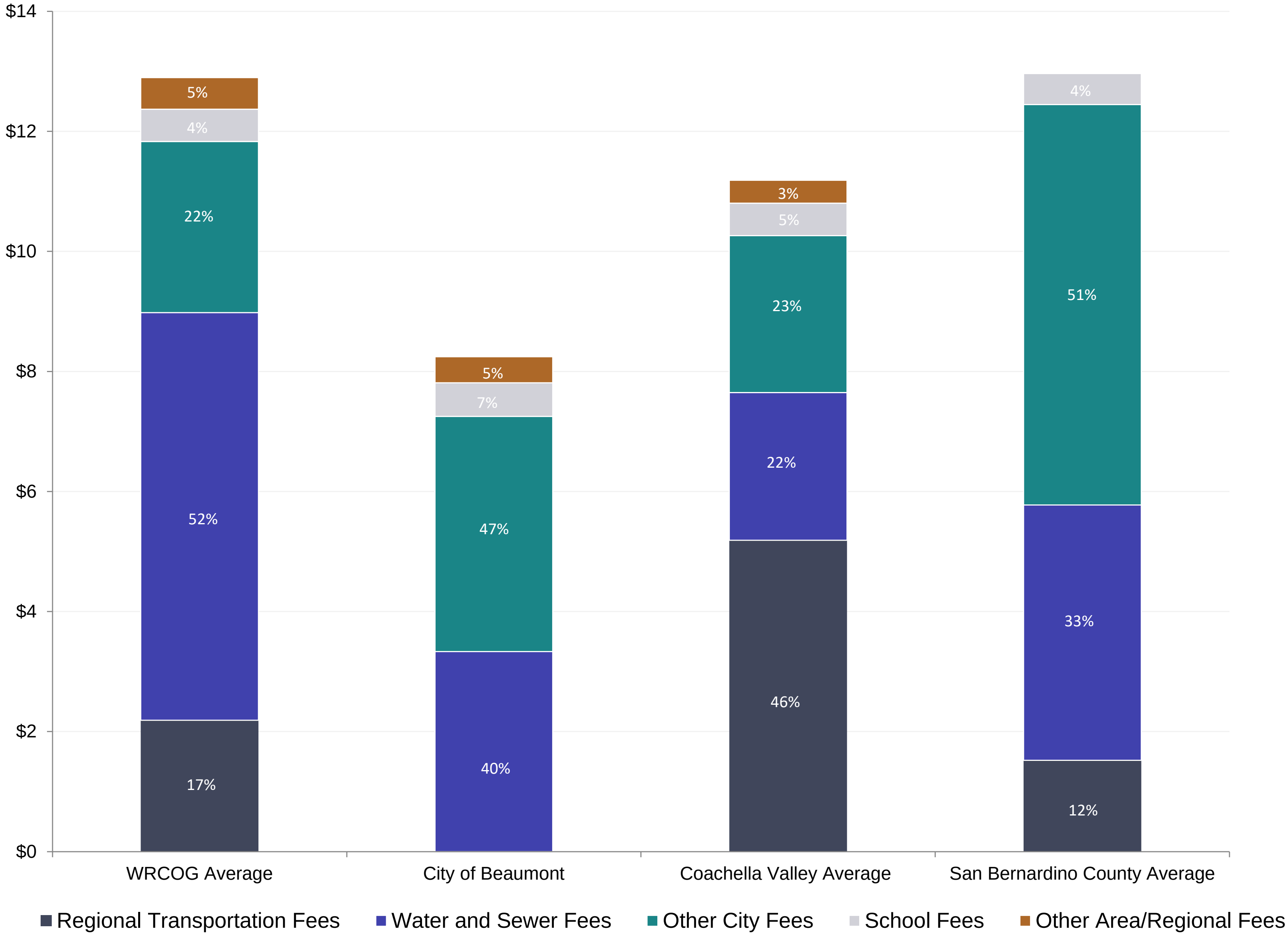


Figure 10 Average Office Development Impact Fee Costs and Proportions in Neighboring Jurisdictions



3. Development Impact Fees and Development Costs

This chapter evaluates development impact fees, including the TUMF, in Western Riverside County in the context of overall development costs. The first section below provides an overview of the complex factors that influence decisions to develop, one of which is development cost. The subsequent section describes the methodology used to estimate development costs for different land use types. The next section provides conclusions concerning the level of development impact fees and TUMF in the context of overall costs. And, the final section looks at changes in the TUMF over time relative to measures of changes in other costs.

It is critical to note that this analysis uses generalized development prototypes and development cost and return estimates to draw overall conclusions about development impact fees relative to development costs. This analysis does not represent a project-specific analysis as the development program, development costs, and returns associated with any individual project can vary widely. No conclusions concerning the feasibility of any specific project should be drawn from this analysis.

Economics of Development

Key Factors in New Development

The drivers of growth and development are complex and multifaceted. Broader global, national, and regional economic conditions are key drivers. As witnessed by the recent Great Recession, there are no regional and local policy options available to fully counterbalance a strong economic downturn. Under more moderate or strong market conditions, the regional demand for housing and workspaces translate into the potential for cities and subregions to capture new residential and economic/workforce development.

Developers (whether looking to do speculative development or to provide build-to-suit developments for larger users) will review a number of conditions before determining whether to move forward with site acquisition/optioning and pre-development activities. Factors will include: (1) the availability of appropriate sites, (2) the availability of/proximity to/quality of infrastructure/facilities (e.g., proximity to transportation corridors, schools, and other amenities), (3) local market strength (achievable sales prices/lease rates) in the context of competitive supply, (4) expected development costs (including land acquisition costs, construction materials and labor costs, the availability and costs of financing, and development impact fees, among others), and, (5) where sites are unentitled, the entitlement risk.

For some subregions, cities, and/or areas, market conditions for particular uses may be too weak to have a realistic chance of attracting certain types of development. For example, to the extent the market-supported lease rates for new office development in a particular area of a City do not support Class A office development construction costs, the attraction of this type of space will not be realistic in the short term. Similarly, some users, like major retailers, will only be interested in sites along major transportation corridors. In other cases, there may be a nominal or potential demand, but the willingness of home-buyers/businesses to pay may still not be sufficient to cover the development costs. This willingness to pay will be constrained by competitive supply and prices, whether the price points/lease rates among existing homes/workspaces in the same community or by the price points/lease rates offered in neighboring communities with different characteristics (proximity to jobs centers, local infrastructure/amenities, school district quality, among other factors).

In other cases, the strength of market demand for new residential and Nonresidential development will spur more detailed review and evaluation of sites by developers. Even in cases where market factors look strong, there is a complex balance between development revenues, development costs, land costs, and required developer returns that must be achieved to catalyze new development. Modest fluctuations in development revenues (i.e., market prices), development costs (materials, labor costs, etc.), and landowner expectations (perceived value of land) can all affect development decisions as can assessments of entitlement risk and complexity, where entitlements are still required. And many of these factors, such as the price of steel, the complexities of CEQA, and landowner's land value preferences, to name a few, are outside of the control of developers and local public agencies.

WRCOG Growth and TUMF Revenues

There has been substantial variation in the development of different land uses in recent years in Western Riverside County. Single family development has long been a key development sector in Western Riverside County and has shown overall improvements since the Great Recession severely reduced the pace of new development. At the same time, however, there are significant disparities in the levels of development by cities within the region. Western Riverside County has also seen multifamily development in recent years, though developments tend to be clustered in a subset of the Western Riverside County cities/communities. Industrial development, in particular large industrial developments, have been the fastest growing sector in recent years with substantial new development in recent years and substantial new development under construction and in the planning stages. Class A/Class B office development has been limited, while retail development has occurred with a preponderance of smaller scale developments spread throughout Western Riverside County in recent years.

The TUMF revenue collections shown in **Figure 11** and associated indications of new development paying the TUMF in **Figure 12** provide one source of information on the relative distribution of new development among WRCOG jurisdictions.

Figure 11 Average Annual TUMF Revenue Collections (2013/14 to 2015/16)

Jurisdiction	Retail	Industrial	Single Family	Multifamily
Banning	$39,963	$542	$5,915	$0
Calimesa	$7,775	$33,438	$2,958	$103,850
Canyon Lake	$16,269	$0	$28,101	$0
Corona	$159,030	$526,195	$303,459	$2,359,295
Eastvale	$122,883	$29,604	$2,880,768	$189,007
Hemet	$199,915	$0	$940,538	$0
Jurupa Valley	$57,213	$438,803	$2,484,439	$0
Lake Elsinore	$45,949	$5,496	$1,691,102	$0
March JPA	$0	$330,690	$0	$0
Menifee	$112,503	$0	$2,346,827	$294,934
Moreno Valley	$388,777	$2,086,369	$848,850	$0
Murrieta	$425,785	$21,132	$428,862	$1,061,347
Norco	$48,964	$0	$5,915	$0
Perris	$834,140	$1,967	$1,679,630	$2,077
Riverside	$494,574	$310,003	$1,377,026	$533,037
San Jacinto	$252,484	$0	$579,703	$0
Temecula	$150,502	$94,972	$460,099	$669,608
Wildomar	$56,831	$108,521	$354,920	$0
Unincorporated County	$183,897	$161,414	$4,573,258	$3,406
Total	**$3,597,454**	**$4,149,146**	**$20,992,370**	**$5,216,562**

Source: WRCOG

Figure 12 Average Annual New Development Associated with TUMF Revenue (2013/14 to 2015/16)

Jurisdiction	Retail (Sq.Ft.)	Industrial (Sq.Ft.)	Single Family (Unit)	Multifamily (Unit)
Banning	3,810	382	1	0
Calimesa	741	23,544	0	17
Canyon Lake	1,551	0	3	0
Corona	15,160	370,499	34	379
Eastvale	11,714	20,845	325	30
Hemet	19,058	0	106	0
Jurupa Valley	5,454	308,966	280	0
Lake Elsinore	4,380	3,870	191	0
March JPA	0	232,842	0	0
Menifee	10,725	0	264	47
Moreno Valley	37,062	1,469,034	96	0
Murrieta	40,590	14,879	48	170
Norco	4,668	0	1	0
Perris	79,518	1,385	189	0
Riverside	47,147	218,276	155	86
San Jacinto	24,069	0	65	0
Temecula	14,347	66,871	52	107
Wildomar	5,418	76,411	40	0
Unincorporated County	17,531	113,653	515	1
Total	**342,941**	**2,921,457**	**2,366**	**837**

Source: WRCOG and EPS

Methodology

Every development project is different and will have different development costs. For the purposes of this analysis, EPS considered the same set of land use prototypes as for the fee review and comparison and developed an illustrative estimate of the full set of development costs. The steps taken in developing the development cost estimates are described in the subsections below.

Land Uses Evaluated

The development cost evaluation considered the following land uses/development prototypes, consistent with those used in **Chapter 2**:

- Residential Single Family Development – Single Family Units in a 50-unit subdivision
- Residential Multi Family Development – Multi Family Units in a 200-unit apartment building.
- Industrial Development – Industrial Space in a 265,000 square foot "high cube" development.
- Office Development – Office Space in a 20,000 square foot office building.
- Retail Development- Retail Space in a 10,000 square foot retail building.

Development Cost Estimates

An illustrative static pro forma structure was developed. The pro forma incorporated different categories of development costs (see below). It also considered potential land values/acquisition costs based on a residual land value approach that considered potential development values, subtracted direct and indirect development costs and developer return requirements, and indicated a potential residual land value. The development values were refined based on available market data ranges and the need to generate a land value of an appropriate level to support land acquisition and new development. Available information on land transactions was also reviewed. As noted above, this analysis is designed to provide overall insights on general economic relationships and does not draw conclusions concerning the feasibility of individual projects.

It is also important to note that the pro formas developed were specifically configured to represent a potentially feasible set of relationships, in terms of revenues, costs, and returns. This allows for consideration of development impact fees in the context of illustrative projects that would make sense to undertake. To the extent, development costs/ returns are higher than those indicated – a reality which could certainly be true for many projects – development values would need to be higher or feasibility is not likely to be attained. To the extent, this is true, development impact fees as a proportion of development costs/ returns would be lower than those shown.

The key development cost categories estimated for all land uses and associated sources included:

- **Direct Construction Costs** – Site Work/Improvements and Vertical Construction Costs. Estimates were taken from RS Means (a construction cost data provider) estimates, available pro formas, and feedback from developers where provided.

- **Indirect Costs** – Architecture and Engineering Costs, Sales and Marketing, Financing, Development Impact Fee, and other soft costs. Estimates were taken from RS Means, the WRCOG Fee Comparison, available pro formas, and feedback from developers where provided.
- **Developer Return Requirements** – Developer return requirements were set to be equal to 10 percent of development value for all land uses, except where alternative information was provided. This represented between 12 and 15 percent of direct and indirect construction costs consistent with typical developer hurdle returns.
- **Land Costs** – Land costs were based on the estimated residual land values when costs and returns were subtracted from estimates of development value and/or information on actual land transactions. Development values in all cases were adjusted to ensure land values reached between 9.5 and 20 percent of development value, unless other information was available to justify a different percentage. This was used as a general metric of potential feasibility; i.e., if the residual land value fell below this level, developers would have a hard time finding willing sellers of land and so the project as a whole may not be feasible.[7]

It is also important to note that the following additional assumptions were used in this analysis:

- **Development Impact Fees**. The development cost estimates include the average development impact fees for WRCOG jurisdictions identified in **Chapter 2**. In reality, the fees, like other development costs factors, vary by jurisdiction.
- **Land Values**. Land values will vary by area and by development prospects as well as by the level of entitlement and improvement of the land. The land value estimates provided represent illustrative estimates for the purposes of this analysis.
- **Direct Construction Costs**. The direct construction costs shown, whether provided by developers or through RS Means, assume non-union construction costs per square foot. The actual construction cost per square foot would be higher if union-labor is required. Depending on the specific union roles required, direct construction would be expected to increase by 10 percent or more.

Detailed development cost assumptions for each development prototype are provided in **Appendix C.**

Results

As context for the description of the results of this analysis, it is worth repeating that there will be considerable variation throughout Western Riverside County in terms of different development cost components and overall development costs. On an average/illustrative basis, overall development costs included in this analysis may be conservative as they do not include union labor costs and may be conservative with regard to entitlement costs. Given that the focus of

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[7] A similar evaluation was not conducted for retail development as the location decisions of major retailers are typically more tied to location/site characteristics than to modest variations in development costs.

this analysis is on the relationship between development impact fees and total development costs, an underestimate in total development costs would mean that the proportionate significance of development impact fees has been overestimated.

It is again important to note that the analysis shown here is not an evaluation of development feasibility. Such an analysis would require a more-location specific analysis and is highly dependent on site characteristics, local market conditions, and site land values, among other factors.

Figure 13 summarizes the estimated development costs/returns on a per residential unit and per Nonresidential building square foot basis. **Figure 14** converts the cost estimates into percent allocations out of the total development/return. It should be noted that the total cost/return (equivalent to the 100 percent) equals the sum of direct and indirect costs, estimated land costs, and required development return. This total cost/return is equivalent to the sales prices/capitalized building value a developer would need to command to cover all costs/return requirements. To the extent, actual costs are higher (e.g., higher land costs or construction costs), the achievable sales prices/capitalized lease rates would also need to be higher.

Figure 13 Proportionate Development Costs/Return for Development Prototypes

Development Costs, Land Values, and Return	Single Family Per Unit	Multifamily Per Unit	Industrial Per Bldg Sq. Ft.	Retail Per Bldg Sq. Ft.	Office Per Bldg Sq. Ft.
DIRECT					
Basic Site Work/ Lot Improvements	$30,000	$9,257	$11.50	$25.00	$14.29
Direct Construction Cost	$216,000	$166,402	$36.00	$132.58	$141.93
Hard Cost Total	$246,000	$175,659	$47.50	$157.58	$156.21
INDIRECT					
TUMF	$8,873	$6,231	$1.42	$10.49	$2.19
Other Development Impact Fees	$36,060	$22,083	$3.23	$13.62	$10.70
Other Soft Costs	$53,460	$40,579	$19.20	$29.62	$31.22
Soft Cost Total	$98,393	$68,893	$23.85	$53.73	$44.12
Total Direct and Indirect Costs	**$344,393**	**$244,552**	**$71.35**	**$211.31**	**$200.33**
Developer Return Requirement	$48,600	$30,447	$9.20	$30.01	$27.45
Land Value	$93,007	$29,470	$32.94	$59.80	$47.49
TOTAL COST/RETURN	**$486,000**	**$304,468**	**$113.49**	**$301.12**	**$275.27**

* Assumes generally feasible market conditions (i.e. ability to generate developer return and positive land value).

Figure 14 Average Development Costs/Return for Development Prototypes

Development Costs, Land Values, and Return	Single Family	Multifamily	Industrial	Retail	Office
DIRECT					
Basic Site Work/ Lot Improvements	6.2%	3.0%	10.1%	8.3%	5.2%
Direct Construction Cost	44.4%	54.7%	31.7%	44.0%	51.6%
Hard Cost Total	50.6%	57.7%	41.9%	52.3%	56.7%
INDIRECT					
TUMF	1.8%	2.0%	1.3%	3.5%	0.8%
Other Development Impact Fees	7.4%	7.3%	2.8%	4.5%	3.9%
Other Soft Costs	11.0%	13.3%	16.9%	9.8%	11.3%
Soft Cost Total	20.2%	22.6%	21.0%	17.8%	16.0%
Total Direct and Indirect Costs	**70.9%**	**80.3%**	**62.9%**	**70.2%**	**72.8%**
Developer Return Requirement	10.0%	10.0%	8.1%	10.0%	10.0%
Land Value	19.1%	9.7%	29.0%	19.9%	17.3%
TOTAL COST/RETURN	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

* Assumes generally feasible market conditions (i.e. ability to generate developer return and positive land value).

Key findings include:

- **Direct construction costs represent the largest proportion of total development costs/returns, typically followed by other land costs, other soft costs (collectively), developer returns, and development impact fees.** Unsurprisingly, direct construction costs are the largest cost, representing between 31.7 percent and 54.7 percent of total costs/returns for the prototypes evaluated. Land costs are likely to be most variable, depending on circumstance, range from 9.7 percent to 29.0 percent for the prototypes. Other soft costs collectively are the next highest component, though their individual components, such as sales and marketing, architecture and engineering, financing costs, are smaller. The expected hurdle developer return at 8 percent to 10 percent is the next highest factor. The range for total development impact fees is below all these other ranges, though when indirect costs are considered individually development impact fees represent the largest component.

- **Total development impact fees represent between 4.1 percent and 9.3 percent of total development costs/returns for the prototype feasible projects.** Total development impact fees represent 9.2 percent and 9.3 percent of total development costs/returns respectively for single family and multifamily developments. As discussed in Chapter 2, these capital facilities fees included water and sewer fees, school district fees, other local jurisdiction fees, TUMF, and other agency/subarea fees. As is common, Nonresidential development impact fees are lower as a percent though show a significant range from 4.1 percent for industrial development, 4.7 percent for office development, and 8.0 percent for retail development.

- **TUMF represent between 1.3 percent and 3.5 percent of total development costs/returns for the prototype feasible projects**. TUMF represent between 17.0 percent and 43.6 percent of total development impact fees as indicated in the Fee

Comparison with the highest ratios for retail and industrial development and lowest for office development. As a proportion of overall development costs, TUMF represent 2.0 percent or below for all development prototypes except for retail development where the TUMF represents 3.5 percent of total development costs/return. Transportation fees on retail development are often higher due to their relatively high trip generation rates.

Fees and Costs through Time

Another way to consider TUMF in the context of overall development costs and other economic metrics is to compare the relative changes in these factors over time. Methodologically, this is complicated by data availability and the limitations on obtaining accurate historical information. However, there are a number of indices that provide indications of historical changes through time, including changes in construction costs (the Construction Cost Index), changes in overall consumer prices (Consumer Price Index), and changes in other metrics, such as median home sales prices.

Figures 15 through **19** shows the TUMF changes since 2002 relative to changes in other metrics. Key observations include:

- **Overall construction costs increased by over 40 percent in nominal dollar terms between 2002 and 2014, above the equivalent Residential TUMF increase of about 30 percent.** Increases in the TUMF over time were below the pace of increase in the construction cost index between 2002 and 2006, rose substantially above it between 2007 and 2009, and then reduced down to a consistent level as of 2010. Since 2010, the TUMF has remained flat while the construction cost index has continued to increase.

- **When considered relative to the Consumer Price Index (a reasonable estimate of inflation), the residential TUMF has increased consistently with inflation over the period 2002 to 2014.** Stated in another way, the real, inflated-adjusted value of the residential TUMF was consistent in 2002 and 2014; i.e., showing no increase above inflation. The fact that the residential TUMF was consistent with inflation but below overall construction costs indicates that overall construction costs have increased by more than the rate of inflation over this period.

- **Between 2002 and 2014, the single family home price index has increased marginally more than residential TUMF**. Residential TUMF increases fell well behind the increases in home prices between 2002 and 2006, and then saw increases that pushed them above the now-declining home prices as of about 2008. From 2012 to 2014 (and beyond), median single family home prices have improved, pushing the overall home price increase since 2002 slightly above the overall change in residential TUMF.

- **Overall construction costs increased by over 40 percent in nominal dollar terms between 2002 and 2014, above the increases in all the Nonresidential TUMFs.** The construction cost index between 2002 and 2014 increased substantially more than the Service TUMF that declined over the period. As of 2008, the Industrial TUMF and the Retail TUMF had increased similarly to the construction cost index. Thereafter, the Industrial TUMF declined while the Retail TUMF increased, but by less than overall construction costs.

- **When considered relative to the Consumer Price Index (a reasonable estimate of inflation), the Retail TUMF has increased consistently with inflation, while the Service and Industrial TUMF have declined in inflation-adjusted (real) terms.** The Retail TUMF has increased by about 30 percent over the period 2002 to 2014, consistent with the aggregate level of inflation over this period. The Service TUMF has, however, decreased in nominal dollars and even more so in real, inflation-adjusted terms. The Industrial TUMF has increased in nominal terms though at a pace lower than inflation, indicating a decline in the Industrial TUMF in real (inflation-adjusted) terms.

Figure 15 TUMF and Construction Cost Index Comparison (Residential)

Figure 16 TUMF and Construction Cost Index Comparison (Nonresidential)

Figure 17 TUMF and Consumer Price Index (CPI) Comparison (Residential)

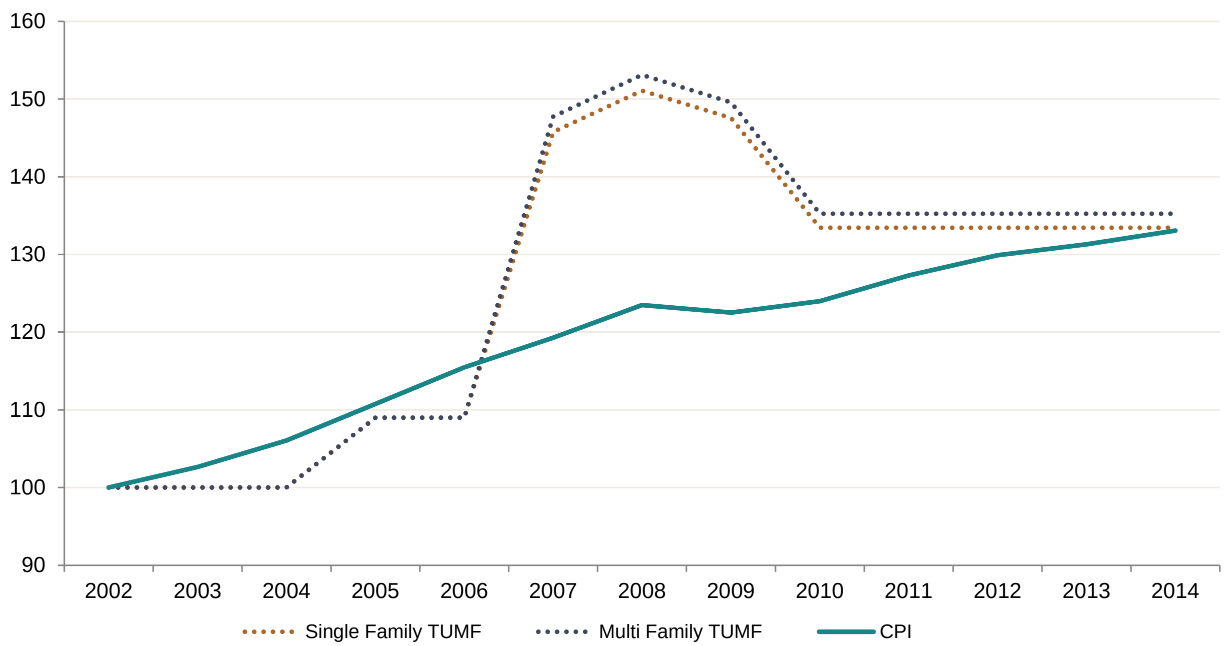


Figure 18 TUMF and Consumer Price Index (CPI) Comparison (Nonresidential)

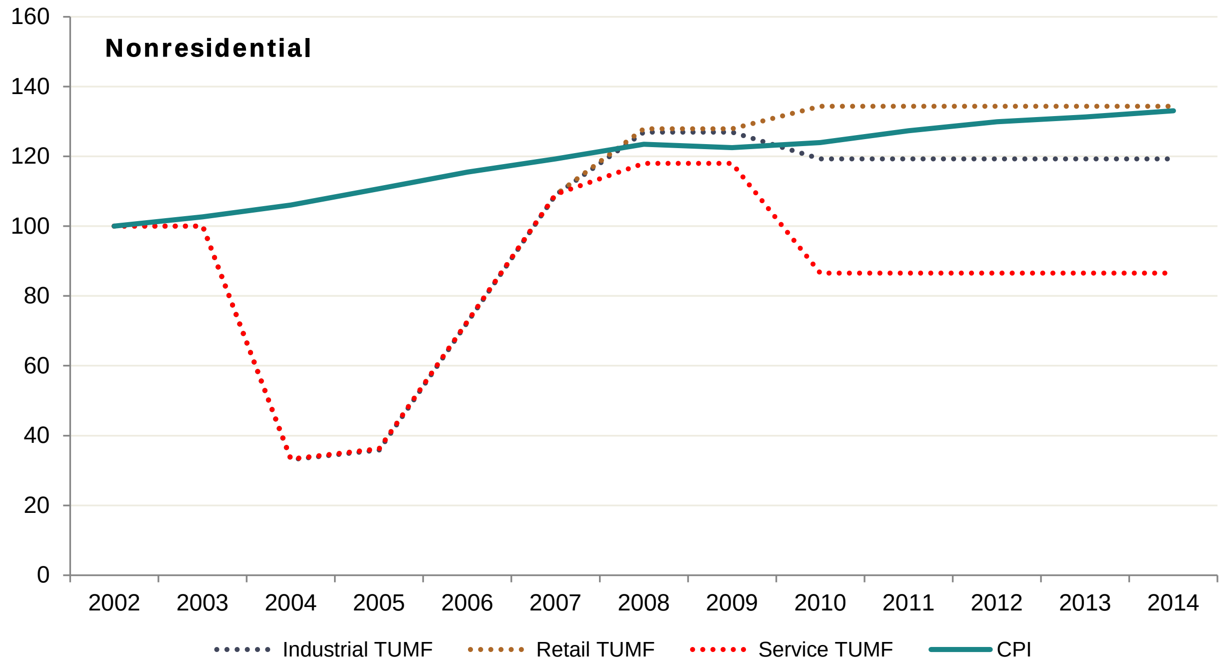
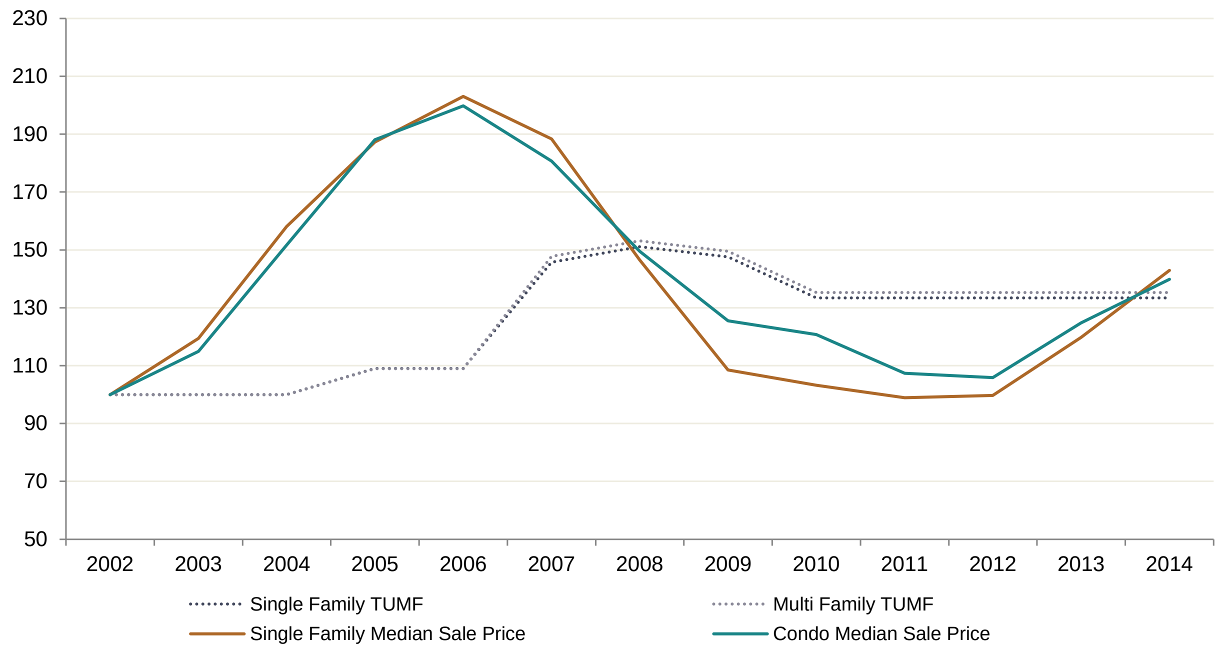


Figure 19 TUMF and SF/Condo Median Sale Price Comparison (Residential)



4. *BROADER ECONOMIC IMPACTS*

Global, national, and regional transportation infrastructure provides the necessary network for the movements of good and people that support the functioning of modern economies. These transportation networks connect people to jobs and services as well as the production, trade, and consumption of goods and services. A strong regional transportation infrastructure enhances regional economic opportunities and supports greater levels of new development than a weak or deteriorated set of infrastructure.

A precise estimation of the additional development value and growth associated with transportation investments is complex and beyond the scope of this analysis. This Chapter does, however, provide insights into the regional economic impacts of the TUMF program, using an economic multiplier model, and into the significance of regional transportation infrastructure through consideration of the scale of the goods movement industry and related sectors to the Western Riverside County economy.

Economic Impacts of TUMF Program

The TUMF Program includes the levying of regional development impact fees on new development in Western Riverside County to support the funding of regional transportation improvement projects. In addition to the TUMF, regional transportation improvement projects are funded by local funding (predominantly Measure A sales tax funds), State and federal sources.

Economic Impact Analysis

Input/Output (I/O) analysis is premised on the concept that industries in a geographic region are interdependent and thus the total contribution of any one establishment's activity is larger than its individual (direct) output and/or employment. Consequently, an establishment's economic activity has a "multiplier" effect that generates successive rounds of spending and output in other economic sectors within a particular region. The County purchases goods from producers, who in turn purchase raw materials from suppliers. Thus, an increase/decrease in the demand for project-related services will stimulate an increase/decrease in output and employment in the interdependent secondary industries.

Input/Output models consider investments and the resulting job-generation, economic output, and economic value-added. They are premised on the concept that industries in a geographic region are interdependent and thus the total contribution of any one activity is larger than its individual (direct) output and/or employment. Consequently, an economic activity has a "multiplier" effect that generates successive rounds of spending and output in other economic sectors within a particular region. The Input/Output analyses provide estimates of the gross economic impacts, including the direct effects and the multiplier effects (indirect and induced effects), for a given investment/activity. The indirect multiplier effects refer to the economic effects associated with the purchases of raw materials from County suppliers as required to support the primary economic investment/activity. The induced multiplier effects refer to the economic effects associated with spending of household income generated by incomes from the primary project. Thus, an increase/decrease in the demand for project-related services will stimulate an increase/decrease in output and employment in the interdependent secondary industries.

Regional Transportation Spending and Analytical Scenarios

The TUMF program is currently estimated to include a total investment of about $3.129 billion over thirty years. The 2015 Draft Nexus Study (WRCOG/Parsons Brinckerhoff) estimated the total TUMF revenue investments to include approximately $3.05 billion in eligible arterial highway and street related improvements and $77.8 million in eligible transit related improvements. These estimates depend on the achievement of the development forecasts and the associated generation of TUMF revenues.

Most regional transportation investments, however, require multiple funding sources. TUMF revenues along with other local/regional revenues (e.g. Measure A sales tax dollars) act to attract substantial State and federal transportation funding to Western Riverside County. A review of five recent projects provides an indication of the range and distribution of funds used to fully fund regional transportation investments. Estimates for funding sources other than TUMF are based on five recent project funding profiles provided by WRCOG. Projects include Sunset Avenue, Perris Boulevard, Auto Center Drive, Newport Road, and Ramona Expressway.

Figure 20 Collective Funding Sources for Five Regional Transportation Projects*

Source of Funding	Contribution	Percentage
TUMF	$22,000,000	17.7%
Local	$29,400,000	23.6%
State/Federal	$73,100,000	58.7%
Total	**$124,500,000**	**100.0%**

*Based on five recent project funding profiles provided by Western Riverside Council of Governments. Projects include Sunset Avenue, Perris Boulevard, Auto Center Drive, Newport Road, and Ramona Expressway.

As shown in **Figure 20**, a total of $124.5 million, about $25 million per project, was spent on five recently funded transportation projects in Western Riverside County that relied, in part, on TUMF funding. On average, a little under one-fifth of the funding was provided through TUMF (17.7 percent), a little under one-quarter was provided by other local funding (predominantly Measure A sales tax funds), and almost 60 percent (58.7 percent) was funded through State and federal sources.

For the purposes of this economic impact analysis, three different sets of economic impact estimates were developed, including:

- **Economic Impacts from TUMF Revenues: Investment of $3.1 billion**. This scenario considers the economic impacts of TUMF revenue expenditures exclusively.

- **Economic Impacts of Total Spending on Regional Transportation Projects: Investment of $17.7 billion**. This scenario considers the economic impacts of estimated total spending on regional transportation projects that are partially funded by TUMF revenues. In order to estimate the level of overall expenditures, it was assumed that these TUMF revenues continue to represent 17.7 percent of the total project expenditures.

- **Economic Impacts of State and Federal Spending on Regional Transportation Projects: Investment of $10.4 billion**. This scenario considers the economic impacts of the State and federal funding that supports regional transportation investments that are also partially supported by TUMF revenues. The level of investment is based on the proportions from the five project studies. This estimate offers a metric of the economic impact associated with regional transportation investments where funding comes completely from outside of the County.

Economic Impact Results

- **Gross Economic Impacts of TUMF Investments**. The $3.13 billion in TUMF investments in regional transportation infrastructure projects over the next thirty years is estimated to result in $4.56 billion in economic output in Riverside County. This represents about $1.9 billion in value-added production and $1.3 billion in labor income. On annual basis (in 2016 constant dollar terms), this represents $152.1 million in economic output, $43.2 million in labor income, and an average of 970 jobs each year for thirty years (28,900 job-years) (see **Figure 21**).

- **Gross Economic Impacts of Regional Transportation Investment**. The $17.68 billion in investments in regional transportation infrastructure projects over the next thirty years is estimated to result in $25.78 billion in economic output in Riverside County. This represents about $10.9 billion in value-added production and $7.3 billion in labor income. On annual basis (in 2016 constant dollar terms), this represents $860 million in economic output, $244 million in labor income, and an average of 5,400 jobs each year for thirty years (163,300 job-years) (see **Figure 22**).

- **Economic Impacts of attracted State and Federal Transportation Funding**. State and federal funding could contribute about $10.38 billion to the overall regional transportation investments considered. This funding flows in from outside of the County and provides an overall County output of $15.14 billion, a subset of the total noted above. This represents about $6.4 billion in value-added production and $4.3 billion in labor income. On annual basis (in 2016 constant dollar terms), this represents $505 million in economic output, $143 million in labor income, and an average of 3,100 jobs each year for thirty years (95,900 job-years) (see **Figure 23**).

Figure 21 Gross Economic Impacts of TUMF Spending on Western Riverside County Transportation Infrastructure

Impact Type	Employment	Labor Income	Value Added	Output (1)
TOTAL				
Direct Effect	17,700	$848,200,000	$1,124,100,000	$3,128,800,000
Indirect Effect	5,900	$248,100,000	$421,400,000	$776,900,000
Induced Effect	5,300	$199,000,000	$376,400,000	$657,000,000
Total Effect	**28,900**	**$1,295,300,000**	**$1,921,900,000**	**$4,562,700,000**
ANNUAL				
Direct Effect	590	$28,273,000	$37,470,000	$104,293,000
Indirect Effect	200	$8,270,000	$14,047,000	$25,897,000
Induced Effect	180	$6,633,000	$12,547,000	$21,900,000
Total Effect	**970**	**$43,176,000**	**$64,064,000**	**$152,090,000**

* Does not account for additional non-TUMF supplemental infrastructure spending.
(1) Analysis is driven by $3.1 billion in TUMF spending (approximately $104.3 million/year over the next 30 years).

Source: IMPLAN; WRCOG TUMF Nexus Study, 2015; and Economic and Planning Systems, Inc.

Figure 22 Gross Economic Impacts of Total Spending on Western Riverside County Transportation Infrastructure (Partially TUMF Funded)

Impact Type	Employment	Labor Income	Value Added	Output (1)
TOTAL				
Direct Effect	100,000	$4,793,300,000	$6,352,400,000	$17,681,300,000
Indirect Effect	33,300	$1,402,000,000	$2,381,400,000	$4,390,400,000
Induced Effect	30,000	$1,124,600,000	$2,127,100,000	$3,712,800,000
Total Effect	**163,300**	**$7,319,900,000**	**$10,860,900,000**	**$25,784,500,000**
ANNUAL				
Direct Effect	3,300	$159,800,000	$211,700,000	$589,400,000
Indirect Effect	1,100	$46,700,000	$79,400,000	$146,300,000
Induced Effect	1,000	$37,500,000	$70,900,000	$123,800,000
Total Effect	**5,400**	**$244,000,000**	**$362,000,000**	**$859,500,000**

* Proportion of total funding including, TUMF, Local, State and Federal based on recent projects.
(1) Analysis is driven by $3.1 billion in TUMF spending (approximately $104.3 million/year over the next 30 years).

Source: IMPLAN; WRCOG TUMF Nexus Study, 2015; and Economic and Planning Systems, Inc.

Figure 23 Gross Economic Impacts of Federal and State Spending on Western Riverside County Transportation Projects (Partially TUMF Funded)

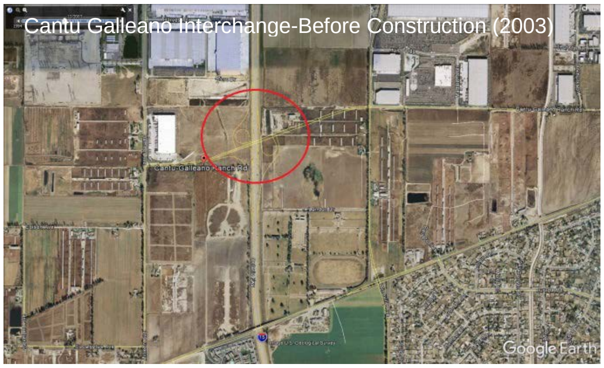
Impact Type	Employment	Labor Income	Value Added	Output (1)
TOTAL				
Direct Effect	58,700	$2,814,700,000	$3,730,200,000	$10,382,700,000
Indirect Effect	19,600	$823,300,000	$1,398,400,000	$2,578,100,000
Induced Effect	17,600	$660,400,000	$1,249,100,000	$2,180,200,000
Total Effect	**95,900**	**$4,298,400,000**	**$6,377,700,000**	**$15,141,000,000**
ANNUAL				
Direct Effect	1,900	$93,800,000	$124,300,000	$346,100,000
Indirect Effect	600	$27,400,000	$46,600,000	$85,900,000
Induced Effect	600	$22,000,000	$41,600,000	$72,700,000
Total Effect	**3,100**	**$143,200,000**	**$212,500,000**	**$504,700,000**

* Proportion of Federal and State funding based on recent projects.
(1) Analysis is driven by $3.1 billion in TUMF spending (approximately $104.3 million/year over the next 30 years).

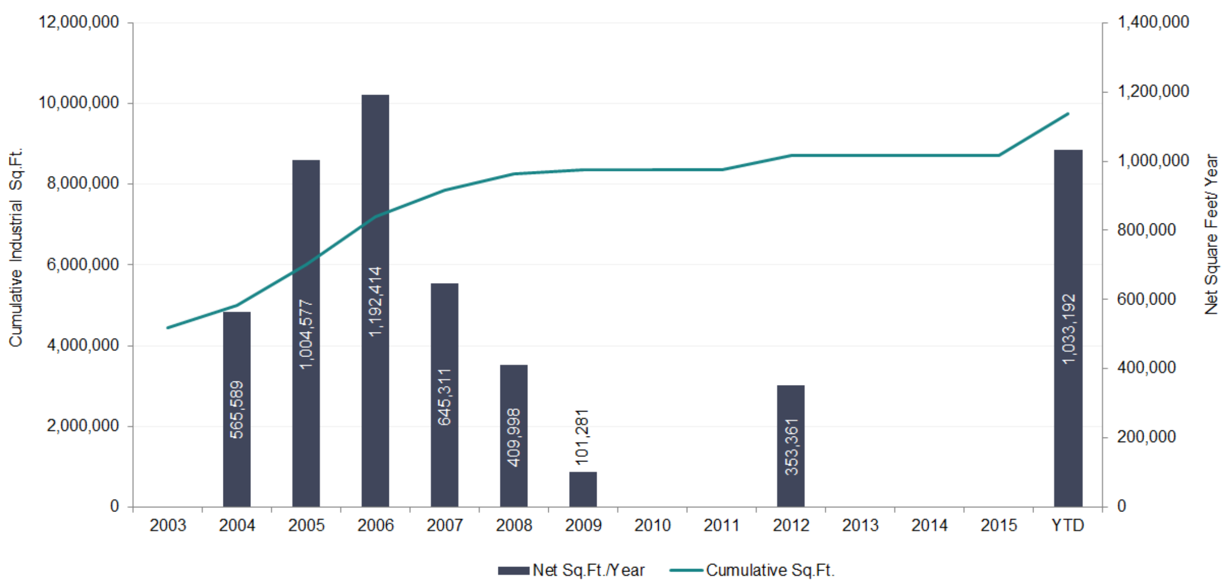
Source: IMPLAN; WRCOG TUMF Nexus Study, 2015; and Economic and Planning Systems, Inc.

Case Study of TUMF-related Development Impacts

In 1997, the County initiated the planning process of the Cantu-Galleano Road and the Interstate 15 interchange project (the Project). The plan consisted of a 6-lane connector, auxiliary lanes, on and off ramps to the I-15, and a 423-foot overcrossing extending Cantu-Galleano Ranch Road from Wineville Road west to Hamner Avenue. By 2004, the Project still lacked funding to cover total construction costs. When the TUMF Program was implemented, the Northwest Zone Technical Advisory Committee (TAC) programmed $15.5 million in TUMF revenues for construction for this Project as one of the first project-ready line items. The TUMF funding provided a critical component of the overall project cost of about $40.0 million. With funding secured, construction began in early 2006.



In addition to alleviating big rig truck traffic and providing local access to freeways, the Interchange Project also spurred new industrial development in the area. From 2004 to December 2016, over 5.3 million square feet of industrial space was constructed, more than doubling the existing space in 2003. Some of this development occurred prior, but in anticipation of Project construction. The Great Recession constrained development in the 2009 to 2015 period, but as shown by the substantial development in 2016 and the aerial photos, the substantial future industrial development is expected in this area.



Goods Movement Impacts

The goods movement industry is characterized by a network of warehouse and distribution facilities and shippers that receive, store, and ultimately ship goods to intermediate or end users. The section examines employment, Gross Regional Product (GRP), and building space associated with the goods movement sectors in Riverside County.

Goods Movement Jobs and GRP

Figure 24 summarizes the distribution of jobs and GRP to goods movement related services. As shown, the County had an estimated 61,000 jobs and $5.8 billion in GRP in these sectors in 2013, representing nearly 7 percent of the total economy. Of this amount, the largest proportion represents jobs and related output in "Wholesale trade and distribution services" and "truck transportation services". Other goods movement sectors that are typically significant in larger economies, such as air, rail and pipeline services are relatively small in Riverside County. Based on economic input-output analysis of Riverside County about 30 percent of the jobs and the Gross Regional Product (GRP) can be attributed to goods movement related or dependent sectors.

Figure 24 Distribution of County Jobs and Gross Regional Product

Item	Jobs		GRP	
Goods Movement Industry (1)	61,000	7%	$5,800,000,000	8%
Goods Movement Dependent Industries (2)	210,000	23%	$14,700,000,000	22%
Total Goods Movement-Related	271,000	30%	$20,500,000,000	30%
Non-Goods Movement Related Industries (2)	627,000	70%	$47,800,000,000	70%
Total Riverside County	**898,000**	100%	**$68,300,000,000**	100%

* IMPLAN divides County economy into 536 industry sectors and tracks data for each sector.
Gross Regional Product (GRP) represents the value-added production of Riverside County businesses/ entities which equals the total value of goods and services minus the intermediate goods/ services purchased from outside of the County.
(1) Includes 10 of the 536 industry sectors tracked by IMPLAN for the Riverside County economy identified as providing the bulk of Goods Movement Services. The large majority of the jobs and GRP fall in one of three industry sectors: Wholesale Trade Distribution Services (28,200 jobs), Warehousing and Storage Services (12,700 jobs), and Truck Transportation Services (10,230 jobs).
(2) The distinction between Goods Movement Dependent Industries and Non-Goods Movement Related Industries is imprecise as most industries are somewhat dependent on goods movement. For this analysis, Goods Movement Dependent Industries include industries that involve the purchase or sale of physical commodities while Non-Goods Movement Related Industries are those focused on services.

Sources: IMPLAN; EPS

Warehouse and Distribution Space

In addition to detailed goods movement jobs and GRP data for Riverside County, the location of warehouse distribution space in the County can provide a good proxy for the geographic concentrations of this sector within Western Riverside County. In Riverside County this logistics network is primarily clustered in Western Riverside County due to the existence of major thoroughfares and the majority of urban centers. As shown in **Figure 25,** of the 135.6 million square feet of total warehouse, distribution and truck terminal facilities located in Riverside County, 95 percent are located in Western Riverside County. This indicates the concentration of commercial activity in the western portion of Riverside County.

The significance of logistics networks in Western Riverside County is also emphasized by the proportion of logistics square footage to total commercial and industrial real estate square footage. About 46 percent of all commercial and industrial real estate in Western Riverside County is captured by logistics space (broadly defined, while the State-wide average is 32 percent.

Figure 25 Concentration of Logistics Workspace

Item	Building Sq. Ft.
Western Riverside County	
Logistics (1)	128,379,602
Total Commercial/ Industrial Real Estate (2)	278,940,810
Logistics as % of Total	46%
All Riverside County	
Logistics (1)	135,592,131
Total Commercial/ Industrial Real Estate (2)	328,232,252
Logistics as % of Total	41%
State (California)	
Logistics (1)	2,020,791,489
Total Commercial/ Industrial Real Estate (2)	6,363,711,397
Logistics as % of Total	32%

(1) Includes space identified as industrial and flex that is used for distribution, light distribution, truck terminals, and warehouses.
(2) Includes space identified as retail, office, industrial, and flex.
Sources: CoStar, 2016; Economic and Planning Systems, Inc.

5. CONCLUSIONS

The Western Riverside Council of Governments (WRCOG) commissioned this Report to provide increased regional understanding of development impact fees on new development in Western Riverside County. As noted in **Chapter 1**, the purpose of this Report is to: (1) indicate the types and relative scale of the development impact fees placed on different land uses; and, (2) indicate the scale of fees relative to overall development costs and their relative degree of change through time. This Report is intended to provide helpful background information to the current Transportation Uniform Mitigation Fee (TUMF) updating process by placing TUMF in the context of the broader development impact fee structure, overall development costs, and other regional dynamics.

At this point in time, it is common practice for new and updated Development Impact Fee Nexus Studies to be accompanied by some consideration of development impact fees in neighboring and peer communities and, less frequently, by consideration of development impact fees in the context of overall development costs and economics. This is true where individual jurisdictions are introducing/ updating a single development impact fee category (e.g. transportation or parks) as well as when jurisdictions undertake more comprehensive updates to a larger number of different fee categories.

Similarly, there have been a number of efforts to provide a regional/ subregional review of development impact fee practices and levels to inform regional conversations about the appropriate use and level of development impact fees. All of these regional studies require definitions of development impact fees included and land use and development prototypes utilized to ensure as close of an "apples-to-apples comparison" as possible. Examples of such studies include:

- **Residential Development Impact Fees in California Cities and Counties**. This August 2001 publication by the State of California Division of Housing was entitled: "Pay to Play: Residential Development Fees in California Cities and Counties, 1999" and was prepared by John Landis, Michael Larice, Deva Lawson, and Lan Deng at the Institute of Urban and Regional Development, University of California, Berkeley. This study considered 89 cities and counties spread throughout California.

- **Regional Development Fee Comparative Analysis for San Joaquin County**. This 2013 publication by San Joaquin Partnership represented a fourth publication prepared for the Partnership's public and private sector investors. The regional development fee comparison compared a snapshot of development fees in 21 jurisdictions, including eight (8) in San Joaquin County and thirteen (13) in comparative/ neighboring California counties.

- **Ongoing Development Impact Fee Databases**. In addition to these regional efforts, there are a number of consulting companies that keep ongoing databases of development impact fees in regions, such as the Sacramento Valley, to inform their work for public and private sector clients. In these cases, development impact fee schedules are typically updated every year or two due to the dynamic nature of the development impact fees and the numerous different agencies that charge development fees.

In this context, it is recommended that this Report/ Study be updated periodically to ensure the regional understanding of development impact fees in Western Riverside County remains current in the context of: (1) frequent adjustments to fee levels by individual jurisdictions, (2) changing development cost and economic conditions, and, (3) less frequent, but highly significant changes in State law that affect the use and availability of other public financing tools. Rather than becoming "out-of-date" soon after publication, the Western Riverside Council of Governments could make this Study a "living document" with periodic updates.

APPENDIX A:

Development Prototypes

Single Family Prototype

- Reflects median home size for Western Riverside County home sales since 2014

Product Type:	Single Family Detached Unit	
Development Type:	Residential Subdivision	
No. of Acres:	10	Acres
No. of Units:	50	Units
Building Sq.Ft.	2,700	Sq.Ft.
No. of Bedrooms:	4	
No. of Bathrooms:	3	
Garage Space (Sq.Ft):	500	Sq.Ft.
Habitable Space (Sq.Ft:)	2,200	Sq.Ft.
Lot Size:	7,200	Sq.Ft.
Density:	5	DU/AC
Lot Width:	60	Ft.
Lot Depth:	120	Ft.
Total Lot Dimensions (Sq.Ft.):	7,200	Sq.Ft.
Water Meter Size	One 1	Inch Meter

Example Prototype Home, City of Riverside

Multi-Family Prototype

- Reflects median building size for multi-family developments since 2010

Example Prototype Multi-Family Development, City of Temecula

Product Type:	Multi Family Apartment Unit	
Development Type:	Multi Family Apartment Building	
No. of Acres:	10	Acres
Apartment Square Feet:	260,000	Sq.Ft.
FAR:	0.60	
Number of Stories:	3	
Dwelling Units:	200	
Density:	20.0	DU/AC
Average Unit Size:	1,100	Sq.Ft.
Water Meter Sizes:	Twenty 2	Inch Meters*
Roof Area:	86,667	Sq.Ft.
Lot Width:	515.3	Ft.
Lot Depth:	717.2	Ft.

*Note: Assumes one 2 inch meter per 10 units. Assumption is for analytical simplicity. Actual buildings may have a smaller number of larger meters.

Industrial Prototype

- Reflects median building size for industrial developments since 2010

Product Type:	Warehouse/ Distribution	
Criteria:	Meets criteria for High-Cube	
No. of Acres:	15.2	Acres
Rentable Square Feet:	265,000	Sq.Ft.
FAR:	0.4	
Water Meter Sizes:	One 2	Inch Meter
Roof Area:	265,000	Sq.Ft.
Lot Width:	813.9	Ft.
Lot Depth:	813.9	Ft.

Example Prototype Industrial Development, City of Perris

Retail Prototype

- Reflects building size for retail developments since 2010

Example Prototype Retail Development, City of Hemet

Product Type:	Retail Building	
No. of Acres:	1.15	Acres
Rentable Square Feet:	10,000	Sq.Ft.
FAR:	0.2	
No. of Stories:	1	
Water Meter Sizes:	One 2	Inch Meter
Roof Area:	10,000	Sq.Ft.
Lot Width:	223.6	Ft.
Lot Depth:	223.6	Ft.

Office Prototype

- Reflects median building size for office developments since 2010

Product Type:	Office Building
Number of Acres:	1.3 Acres
Rentable Square Feet:	20,000 Sq.Ft.
FAR:	0.35
No. of Stories:	2
Water Meter Sizes:	One 2 Inch Meter
Roof Area:	10,000 Sq.Ft.
Lot Width:	239.0 Ft.
Lot Depth:	239.0 Ft.

Example Prototype Office Development, City of Hemet

APPENDIX B:

TUMF Correlations

Single Family (Correlation b/t Average TUMF Revenues and Total Fee per Unit)

Jurisdiction	Average TUMF Revenues (1)	Total Fee per Unit
March JPA	$0	$34,174
Banning	$5,915	$36,266
San Jacinto	$579,703	$39,523
Canyon Lake	$28,101	$40,908
Menifee	$2,346,827	$41,586
Murrieta	$428,862	$42,523
Riverside	$1,377,026	$42,543
Eastvale	$2,880,768	$43,077
Jurupa Valley	$2,484,439	$43,580
Moreno Valley	$848,850	$44,458
Hemet	$940,538	$44,768
Temecula	$460,099	$45,131
Perris	$1,679,630	$48,283
Calimesa	$2,958	$52,342
Norco	$5,915	$53,454
Lake Elsinore	$1,691,102	$56,196
Wildomar	$354,920	$58,018
Corona	$303,459	$59,366
Correlation		
Correlation Coefficient (r)		-0.06
Conclusion		no correlation

(1) Reflects the average from FY 13/14 to FY 15/16.
Source: WRCOG; EPS

Multifamily (Correlation b/t Average TUMF Revenues and Total Fee per Unit)

Jurisdiction	Average TUMF Revenues (1)	Total Fee per Unit
Calimesa	$0	$16,147
Corona	$0	$20,935
March JPA	$0	$22,198
Lake Elsinore	$533,037	$22,457
Riverside	$189,007	$25,241
Canyon Lake	$0	$26,247
Norco	$0	$26,687
San Jacinto	$0	$28,004
Temecula	$0	$28,129
Jurupa Valley	$1,061,347	$28,209
Wildomar	$0	$28,845
Banning	$0	$30,416
Perris	$294,934	$30,845
Menifee	$669,608	$31,578
Moreno Valley	$2,077	$34,774
Eastvale	$2,359,295	$35,931
Murrieta	$0	$36,574
Hemet	$103,850	$40,573
Correlation		
Correlation Coefficient (r)		0.28
Conclusion	weak positive correlation; high fee jurisdictions obtain somewhat higher TUMF	

(1) Reflects the average from FY 13/14 to FY 15/16.
Source: WRCOG; EPS

Industrial (Correlation b/t Average TUMF Revenues and Total Fee per Square Feet)

Jurisdiction	Average TUMF Revenues (1)	Total Fee per Sq.Ft.
March JPA	$0	$1.88
Lake Elsinore	$330,690	$2.85
Menifee	$438,803	$3.38
Corona	$542	$3.44
San Jacinto	$29,604	$3.66
Murrieta	$5,496	$3.72
Eastvale	$2,086,369	$4.14
Banning	$0	$4.18
Jurupa Valley	$526,195	$4.23
Canyon Lake	$0	$4.30
Calimesa	$0	$4.31
Perris	$310,003	$4.40
Moreno Valley	$33,438	$4.98
Temecula	$21,132	$5.29
Riverside	$108,521	$5.56
Hemet	$94,972	$6.50
Norco	$0	$9.51
Wildomar	$1,967	$9.60
Correlation		
Correlation Coefficient (r)		-0.16
Conclusion		no correlation

(1) Reflects the average from FY 13/14 to FY 15/16.
Source: WRCOG; EPS

Retail (Correlation b/t Average TUMF Revenues and Total Fee per Square Feet)

Jurisdiction	Average TUMF Revenues (1)	Total Fee per Sq.Ft.
Banning	$16,269	$12.96
March JPA	$0	$14.88
Calimesa	$7,775	$17.87
Norco	$39,963	$19.85
Jurupa Valley	$494,574	$21.00
Hemet	$159,030	$22.13
Canyon Lake	$45,949	$22.80
Murrieta	$57,213	$24.20
San Jacinto	$122,883	$24.31
Corona	$48,964	$25.06
Temecula	$112,503	$25.12
Perris	$252,484	$25.24
Riverside	$199,915	$25.45
Lake Elsinore	$388,777	$26.47
Eastvale	$834,140	$28.50
Moreno Valley	$150,502	$31.02
Wildomar	$56,831	$31.51
Menifee	$425,785	$33.20
Correlation		
Correlation Coefficient (r)		0.44
Conclusion	modest positive correlation; high fee jurisdictions obtain somewhat higher TUMF	

(1) Reflects the average from FY 13/14 to FY 15/16.
Source: WRCOG; EPS

Single Family (Correlation b/t Total Fee per Unit and Average Home Sale

Jurisdiction*	Total Fee per Unit (1)	Average Home Sale Price
Banning	$36,266	$269,166
San Jacinto	$39,523	$237,145
Canyon Lake	$40,908	$566,350
Menifee	$41,586	$329,807
Murrieta	$42,523	$404,144
Riverside	$42,543	$465,551
Eastvale	$43,077	$493,442
Jurupa Valley	$43,580	$426,459
Moreno Valley	$44,458	$310,724
Hemet	$44,768	$254,654
Temecula	$45,131	$501,697
Perris	$48,283	$279,464
Calimesa	$52,342	$373,616
Norco	$53,454	$654,626
Lake Elsinore	$56,196	$321,318
Wildomar	$58,018	$362,394
Corona	$59,366	$594,440
Correlation		
Correlation Coefficient (r)		0.31
Conclusion	modest positive correlation; high fee jurisdictions results in somewhat higher home sale prices	

*Does not include March JPA due to lack of data for home prices in jurisdiction.
(1) Total fees collected, including TUMF.
Source: WRCOG; Redfin; EPS

APPENDIX C:

Development Cost Pro Formas

Single Family 50-Unit Subdivision Prototype -- Total Development Costs

DEVELOPMENT PROGRAM ASSUMPTIONS			Total	Per Unit	% of Value
Site (Gross Square Feet)			435,600	8,712	--
Residential Units			50	N/A	--
Gross Building Area (Square Feet)	2,700	SF per Unit	135,000	2,700	--
Net Area (Square Feet)	81%	of GBA	110,000	2,200	--
Parking Spaces			*Integrated Garage*		
DEVELOPMENT COSTS, LAND VALUES, AND RETURN					
DIRECT					
Basic Site Work/ Lot Improvements	$30,000	Per Lot	$1,500,000	$30,000	6.2%
Direct Construction Cost	$80	Cost/SF (GBA)	$10,800,000	$216,000	44.4%
Hard Cost Total			$12,300,000	$246,000	50.6%
INDIRECT					
TUMF	$8,873	Per Unit	$443,650	$8,873	1.8%
Other Development Impact Fees	$36,060	Per Unit	$1,803,012	$36,060	7.4%
Other Soft Costs	23%	of Construction Cost	$2,673,000	$53,460	11.0%
Soft Cost Total			$4,919,662	$98,393	20.2%
Total Direct and Indirect Costs	**$127.55**	**per square foot (GBA)**	**$17,219,662**	**$344,393**	**70.9%**
Developer Return Requirement	10.0%	of Market Value	$2,430,000	$48,600	10.0%
Land Value	$34.45	per square foot (GBA)	$4,650,338	$93,007	19.1%
	$465,000	per site acre			
TOTAL COST/RETURN	**$180.00**	per square foot (GBA)	**$24,300,000**	**$486,000**	**100%**

Multifamily 200-Unit Prototype -- Total Development Costs

DEVELOPMENT PROGRAM ASSUMPTIONS			Total	Per Unit	% of Value
Site (Square Feet)			370,260	N/A	--
Residential Units			200	N/A	--
Gross Building Area (Square Feet)	1,300	SF per Unit	260,000	1,300	--
Rentable Area (Square Feet)	85%	of GBA	221,000	1,105	--
DEVELOPMENT COSTS, LAND VALUES, AND RETURN					
DIRECT					
Basic Site Work	$5	per site SF	$1,851,300	$9,257	3%
Direct Construction Cost	$128	Cost/SF (GBA)	$33,280,407	$166,402	55%
Hard Cost Total			$35,131,707	$175,659	58%
INDIRECT					
TUMF	$6,231	per Unit	$1,246,200	$6,231	2%
Other Development Impact Fees	$22,083	per Unit	$4,416,534	$22,083	7%
Other Soft Costs	23%	of Construction Cost	$8,115,861	$40,579	13%
Soft Cost total			$13,778,595	$68,893	23%
Total Direct/ Indirect Development Cost	**$188.12**	**per square foot (GBA)**	**$48,910,302**	**$244,552**	**80%**
Developer Return Requirement	10%	of Development Value	$6,089,367	$30,447	10%
Improved Land Value	$22.67	per square foot (GBA)	$5,893,998	$29,470	10%
	$693,000	per acre			
TOTAL COST/RETURN	**$234.21**	**per square foot (GBA)**	**$60,893,667**	**$304,468**	**100%**

Industrial Warehouse Prototype -- Total Development Costs

DEVELOPMENT PROGRAM ASSUMPTIONS			Total	Per Sq.Ft.	% of Value
Site (Square Feet)			576,087	N/A	--
Gross Building Area (Square Feet)	0.46	FAR	265,000	N/A	--
Rentable Area (Square Feet)	100%	of GBA	265,000	N/A	--
Parking Spaces	1.00	per 1,000 SF	265	N/A	--
DEVELOPMENT COSTS, LAND VALUES, AND RETURN					
DIRECT					
Basic Site Work	$5.29	per site SF	$3,047,500	$11.50	10.1%
Direct Construction Cost	$36	Cost/SF (GBA)	$9,540,000	$36.00	31.7%
INDIRECT					
TUMF	$1.42	per Square Foot	$376,362	$1.42	1.3%
Other Development Impact Fees	$3.23	per Square Foot	$856,966	$3.23	2.8%
Other Soft Costs	40%	of Site/ Construction Cost	$5,087,017	$19.20	16.9%
Soft Cost total			$6,320,344	$23.85	21.0%
Total Direct/ Indirect Development Cost			**$18,907,844**	**$71.35**	**62.9%**
Developer Return Requirement	13%	of Development Cost	$2,439,112	$9.20	8.1%
Residual Land Value	$32.94	per square foot (GBA)	$8,727,894	$32.94	29.0%
	$349,000	per acre			
TOTAL COST/RETURN			**$30,074,850**	**$113.49**	**100.0%**

Retail Prototype -- Total Development Costs

DEVELOPMENT PROGRAM ASSUMPTIONS			Total	Per Unit	% of Value
Site (Square Feet)			50,000	N/A	--
Gross Building Area (Square Feet)	0.2	FAR	10,000	N/A	--
Rentable Area (Square Feet)	100%	of GBA	10,000	N/A	--
Parking Spaces	4.00	per 1,000 SF	40	N/A	--
Parking Spaces	1.00	per Unit	10,000	1	
DEVELOPMENT COSTS, LAND VALUES, AND RETURN					
DIRECT					
Basic Site Work	$5.00	per site SF	$250,000	$25.00	8%
Direct Construction Cost	$133	Cost/SF (GBA)	$1,325,768	$132.58	44%
INDIRECT					
TUMF	$10.49	per Square Foot	$104,900	$10.49	3%
Other Development Impact Fees	$13.62	per Square Foot	$136,244	$13.62	5%
Other Soft Costs	20%	of Construction Cost	$296,197	$29.62	10%
Soft Cost total			$537,340	$53.73	18%
Total Direct/ Indirect Development Cost			**$2,113,108**	**$211.31**	**70%**
Developer Return Requirement	14%	of Development Cost	$300,061	$30.01	10%
Residual Land Value	$59.80	per square foot (GBA)	$598,009	$59.80	20%
	$521,000	per acre			
TOTAL COST/RETURN			**$3,011,178**	**$301.12**	**100%**

Office Prototype -- Total Development Cost

DEVELOPMENT PROGRAM ASSUMPTIONS			Total	Per Unit	% of Value
Site (Square Feet)			57,143	N/A	--
Gross Building Area (Square Feet)	0.4	FAR	20,000	N/A	--
Rentable Area (Square Feet)	100%	of GBA	20,000	N/A	--
Parking Spaces	4.00	per 1,000 SF	80	N/A	--
DEVELOPMENT COSTS, LAND VALUES, AND RETURN					
DIRECT					
Basic Site Work	$5	per site SF	$285,714	$14.29	5%
Direct Construction Cost	$142	Cost/SF (GBA)	$2,838,521	$142	52%
INDIRECT					
TUMF	$2.19	per Square Foot	$43,800	$2.19	1%
Other Development Impact Fees	$10.70	per Square Foot	$214,091	$10.70	4%
Other Soft Costs	20%	of Construction Cost		$31.22	11%
Soft Cost total			$882,351	$44.12	16%
Total Direct/ Indirect Development Cost			**$4,006,586**	**$200.33**	**73%**
Developer Return Requirement	14%	of Development Cost	$548,902.29	$27.45	10.0%
Residual Land Value	$47.49	per square foot (GBA)	$949,816	$47.49	17%
	$724,000	per acre			
TOTAL COST/RETURN			**$5,505,304**	**$275.27**	**100%**

APPENDIX D:

Average Fee Summaries for
Non-WRCOG Jurisdictions/ Areas

Single Family Prototype (Per Unit)

Fee	City of Beaumont	Coachella Valley[1]	San Bernardino County[2]
Regional Transportation Fees	$0	$1,837	$1,252
Water and Sewer Fees	$16,795	$12,717	$16,399
Other City Fees	$13,516	$6,213	$22,052
School Fees	$8,492	$9,135	$8,390
Other Area/Regional Fees	$1,952	$1,327	$328
Total Fees	**$40,755**	**$31,229**	**$48,420**

[1]Average for Indio, Palm Desert, and Palm Springs.

[2]Average for Fontana, Yucaipa, San Bernardino, Ontario, Chino and Rialto.

Multifamily Prototype (Per Unit)

Fee	City of Beaumont	Coachella Valley[1]	San Bernardino County[2]
Regional Transportation Fees	$0	$1,277	$754
Water and Sewer Fees	$10,437	$7,323	$10,417
Other City Fees	$13,314	$3,935	$15,776
School Fees	$5,018	$4,398	$4,786
Other Area/Regional Fees	$1,015	$255	$77
Total Fees	**$29,784**	**$17,189**	**$31,810**

[1]Average for Indio, Palm Desert, and Palm Springs.
[2]Average for Fontana, Yucaipa, San Bernardino, Ontario, Chino and Rialto.

Industrial Prototype (Per Building Sq.Ft.)

Fee	City of Beaumont	Coachella Valley[1]	San Bernardino County[2]
Regional Transportation Fees	$0.00	$1.03	$0.68
Water and Sewer Fees	$2.06	$0.29	$0.80
Other City Fees	$3.45	$1.77	$3.15
School Fees	$0.56	$0.54	$0.52
Other Area/Regional Fees	$0.38	$0.33	$0.11
Total Fees	**$6.45**	**$3.96**	**$5.27**

[1]Average for Indio, Palm Desert, and Palm Springs.

[2]Average for Fontana, Yucaipa, San Bernardino, Ontario, Chino and Rialto.

Retail Prototype (Per Building Sq.Ft.)

Fee	City of Beaumont	Coachella Valley[1]	San Bernardino County[2]
Regional Transportation Fees	$0.00	$5.68	$2.28
Water and Sewer Fees	$4.57	$1.86	$4.07
Other City Fees	$6.69	$4.27	$6.67
School Fees	$0.56	$0.54	$0.52
Other Area/Regional Fees	$0.76	$0.67	$0.17
Total Fees	**$12.58**	**$13.02**	**$13.71**

[1]Average for Indio, Palm Desert, and Palm Springs.
[2]Average for Fontana, Yucaipa, San Bernardino, Ontario, Chino and Rialto.

Office Prototype Fees (Per Building Sq.Ft.)

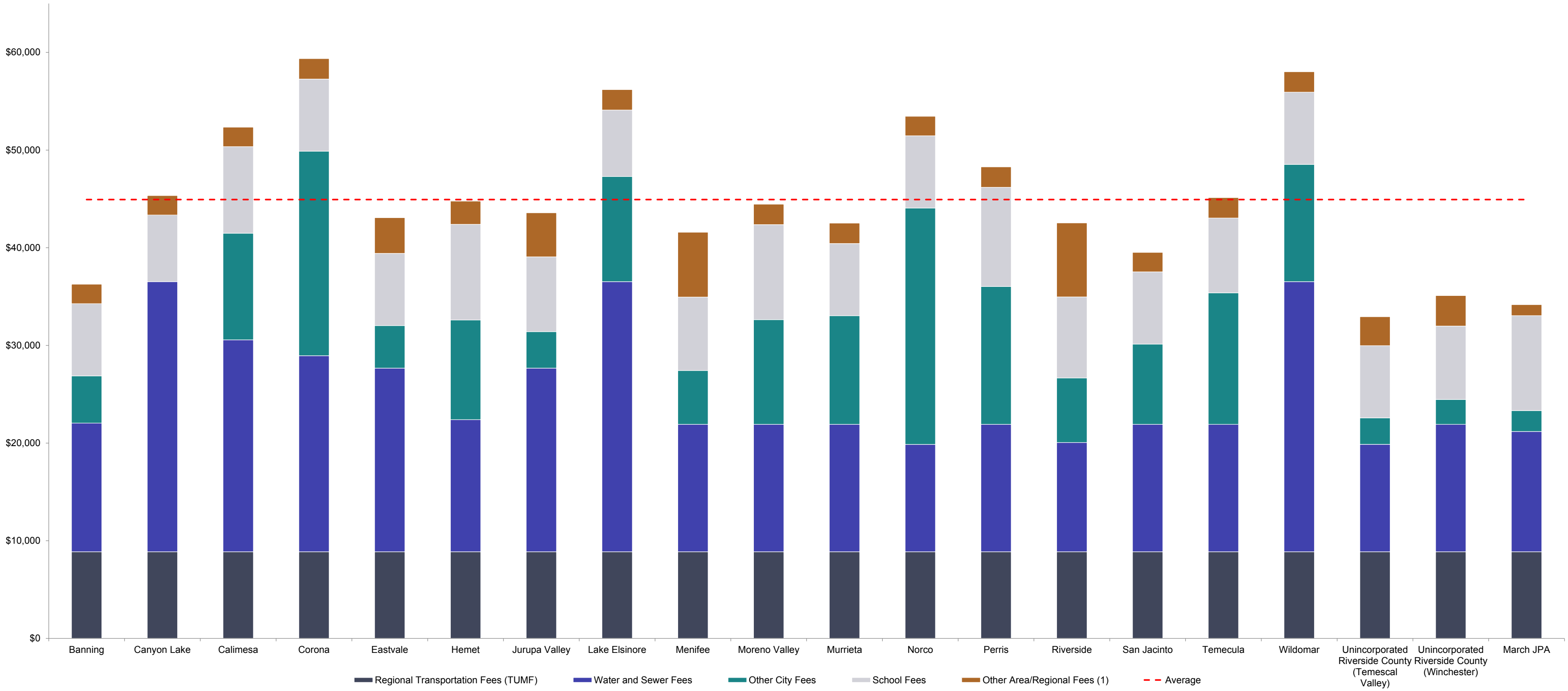
Fee	City of Beaumont	Coachella Valley[1]	San Bernardino County[2]
Regional Transportation Fees	$0.00	$5.19	$1.52
Water and Sewer Fees	$3.33	$2.46	$4.25
Other City Fees	$3.92	$2.62	$6.67
School Fees	$0.56	$0.54	$0.52
Other Area/Regional Fees	$0.44	$0.38	$0.11
Total Fees	**$8.25**	**$11.18**	**$13.07**

[1]Average for Indio, Palm Desert, and Palm Springs.
[2]Average for Fontana, Yucaipa, San Bernardino, Ontario, Chino and Rialto.

APPENDIX E:

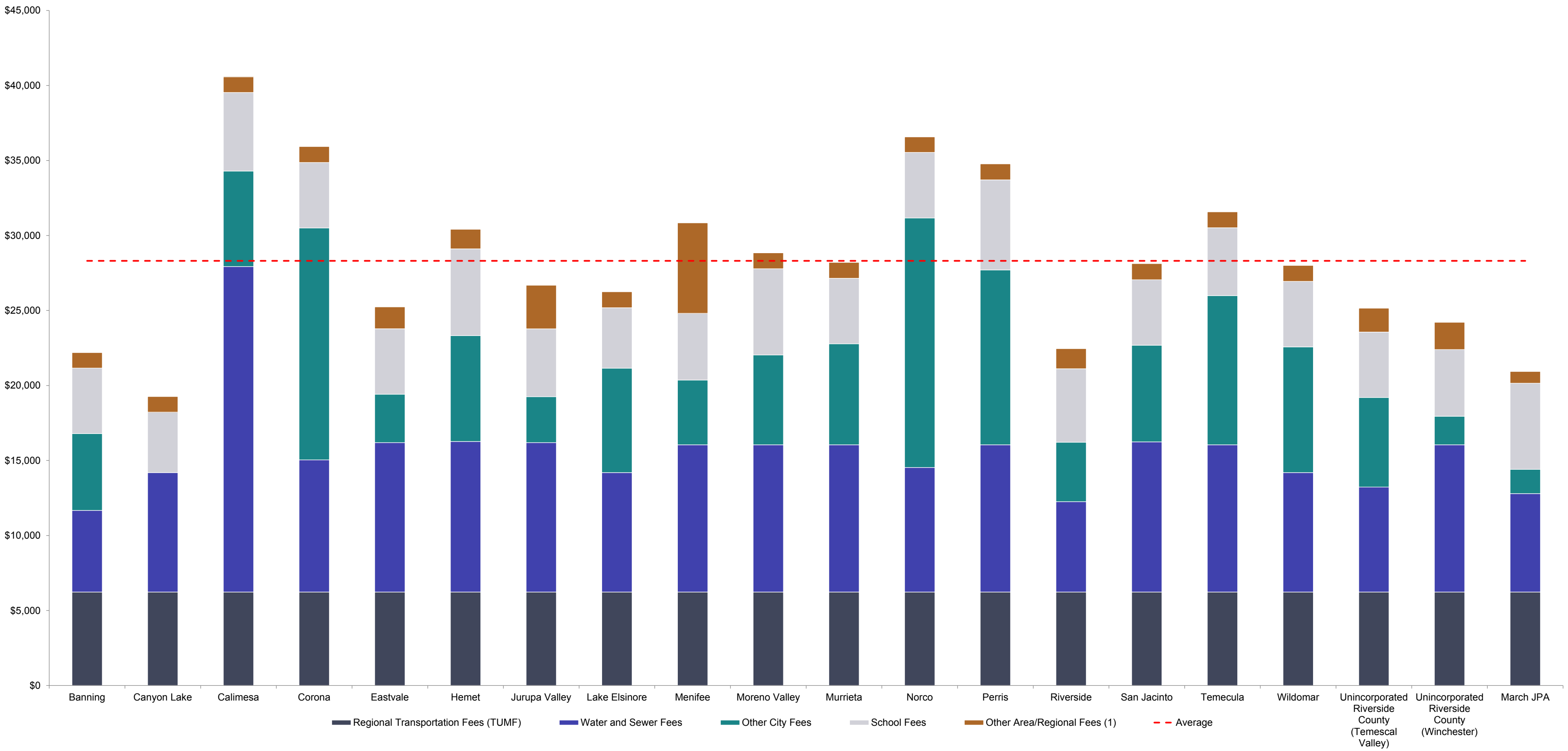
Fee Comparison Summaries and Estimations for WRCOG Jurisdictions

Single Family Detached
Prototype Capital Facilities/Infrastructure
Development Fees by Jurisdiction (Per Unit)



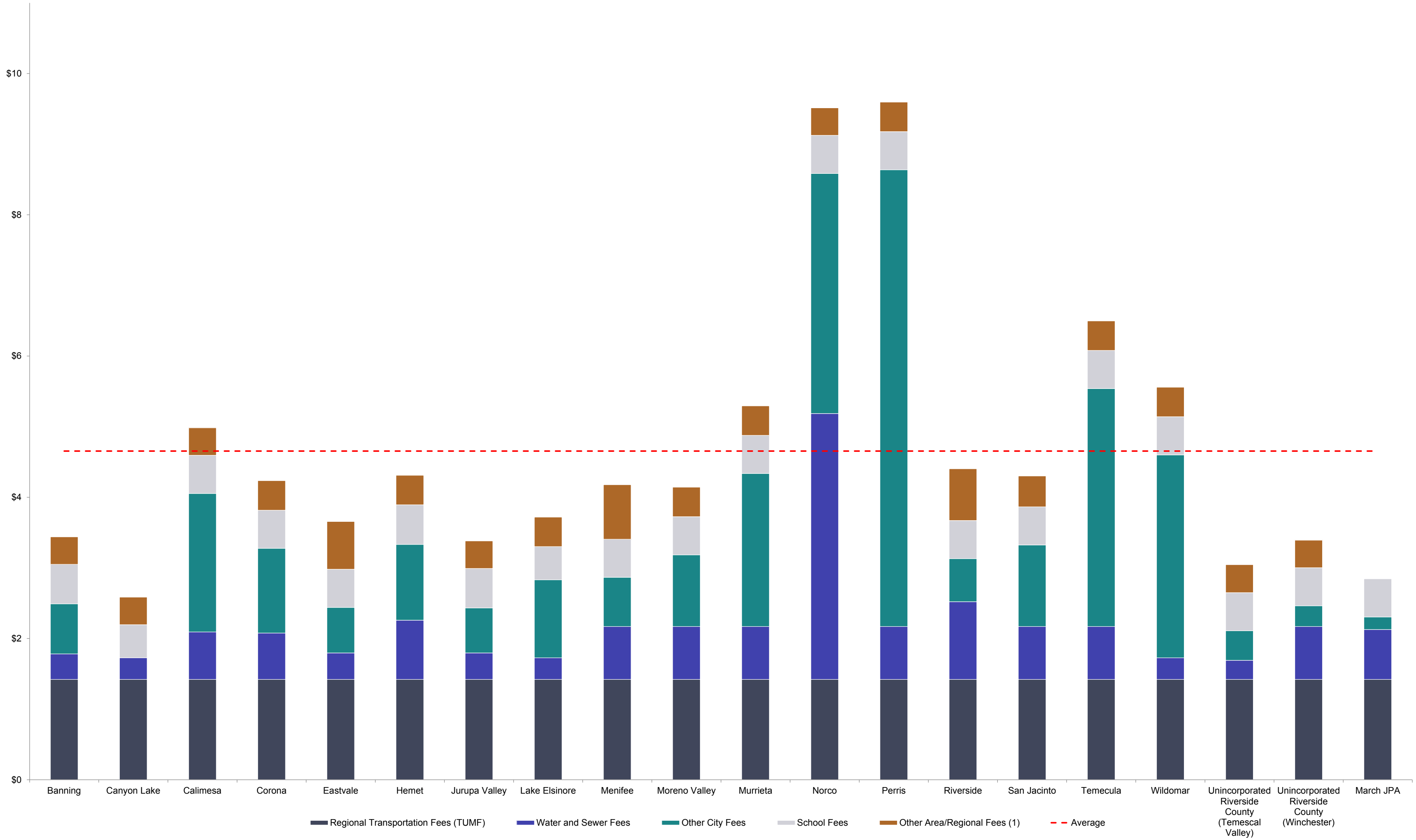
* Fee estimates for specified development prototypes as of July 2016. Actual fees will vary based on project specifics and any fee updates.
(1) "Other Area Fees/ Regional Fees" include, but are not limited to, regional parks, trails, multiservice center fees, area specific fees, and habitat mitigation fees.

Multifamily Detached Prototype
Capital Facilities/Infrastructure
Development Fees by Jurisdiction (Per Unit)



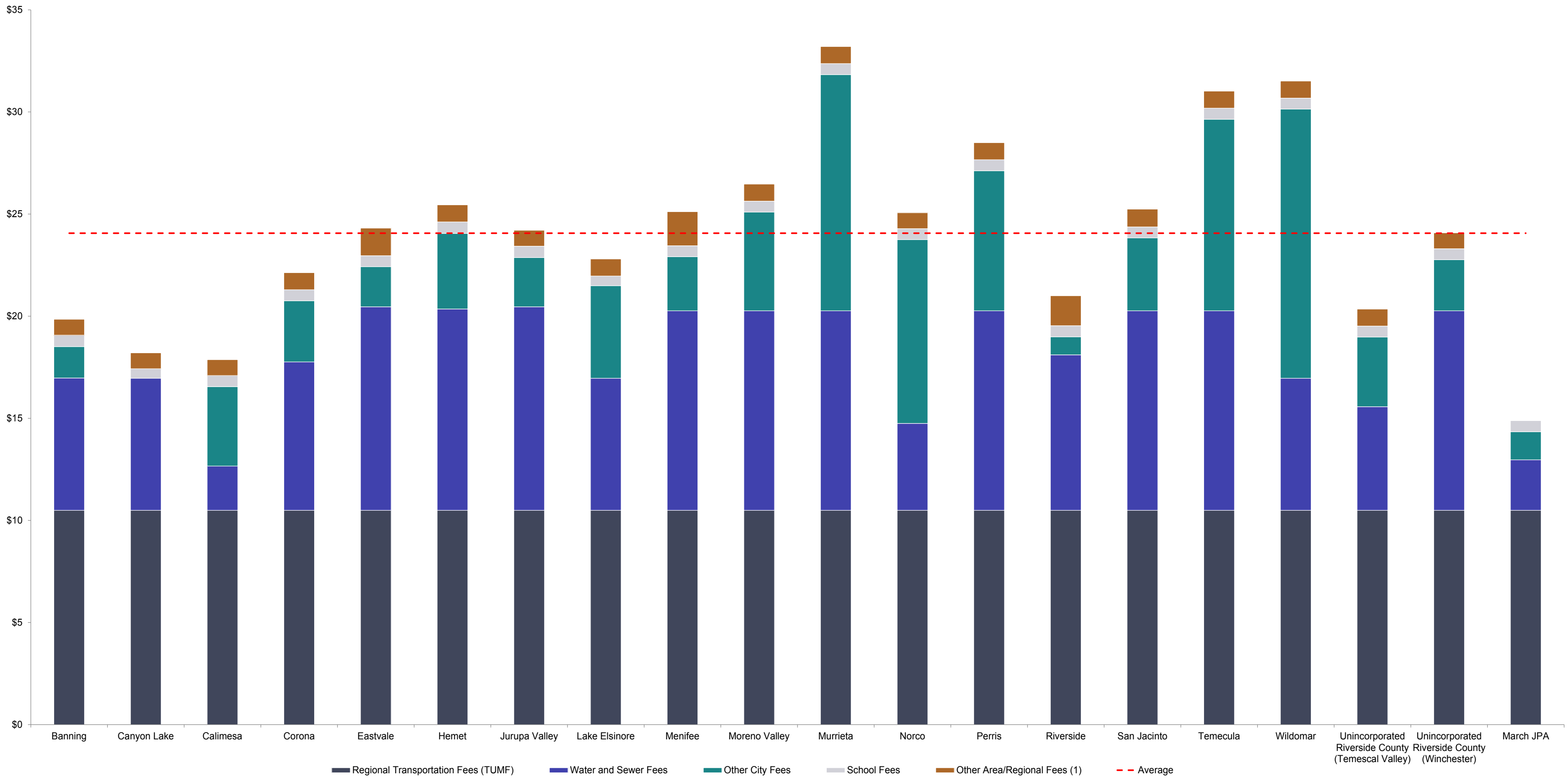
* Fee estimates for specified development prototypes as of July 2016. Actual fees will vary based on project specifics and any fee updates.
(1) "Other Area Fees/ Regional Fees" include, but are not limited to, regional parks, trails, multiservice center fees, area specific fees, and habitat mitigation fees.

Industrial Prototype
Capital Facilities/Infrastructure
Development Fees by Jurisdiction (Per Building Sq.Ft.)



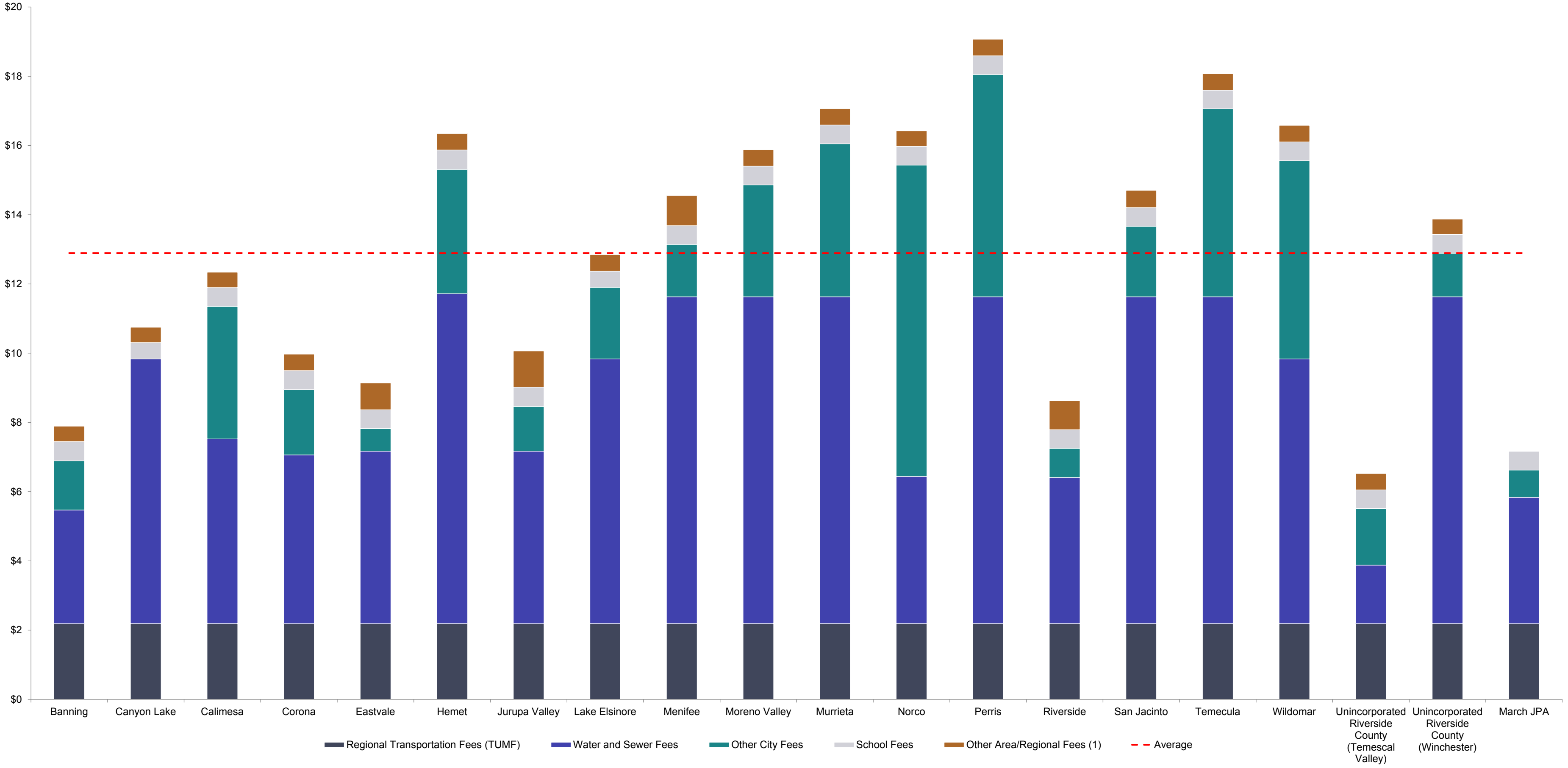
* Fee estimates for specified development prototypes as of July 2016. Actual fees will vary based on project specifics and any fee updates.
(1) "Other Area Fees/ Regional Fees" include, but are not limited to, regional parks, trails, multiservice center fees, area specific fees, and habitat mitigation fees.

Retail Prototype
Capital Facilities/Infrastructure
Development Fees by Jurisdiction (Per Building Sq.Ft.)



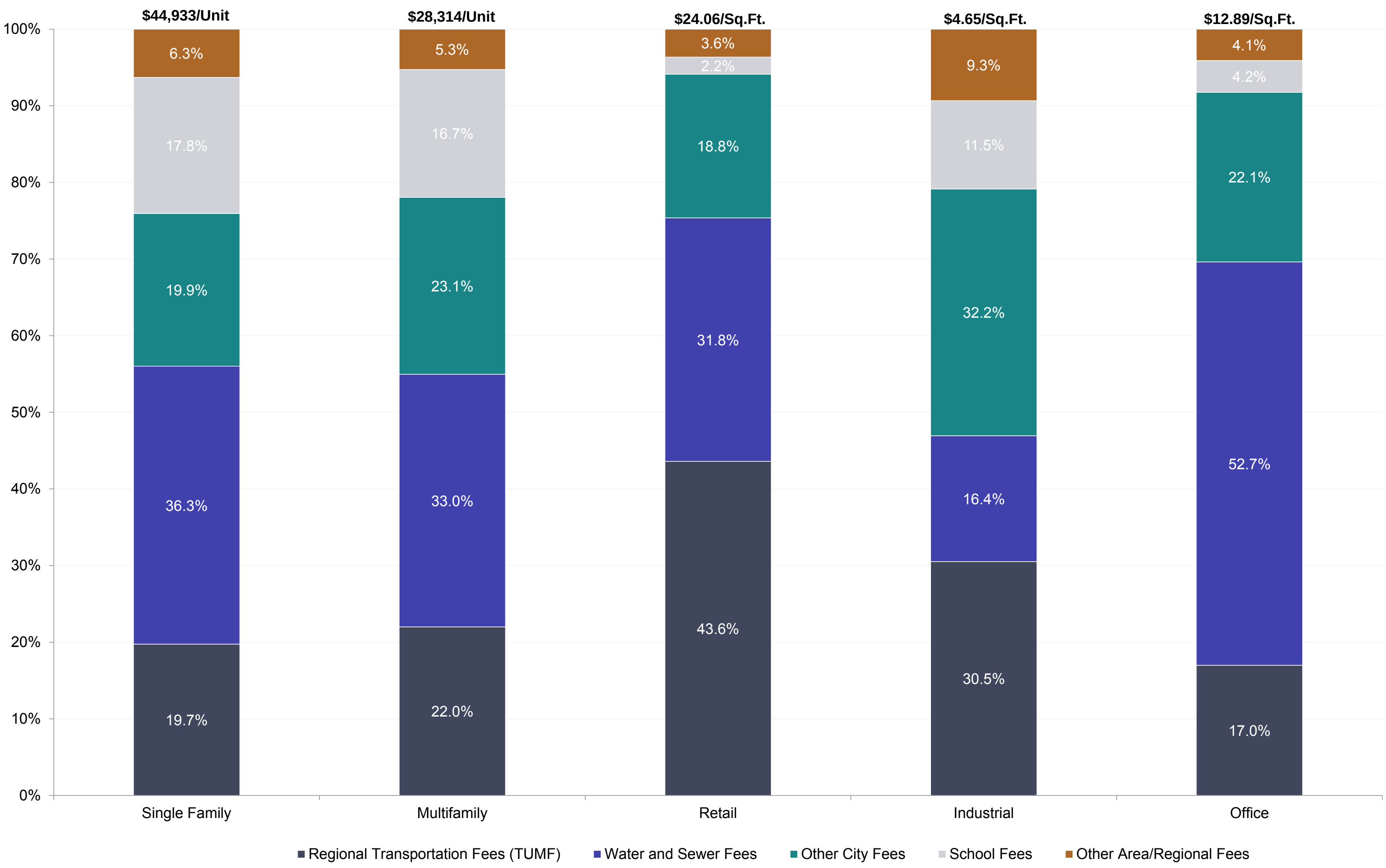
* Fee estimates for specified development prototypes as of July 2016. Actual fees will vary based on project specifics and any fee updates.
(1) "Other Area Fees/ Regional Fees" include, but are not limited to, regional parks, trails, multiservice center fees, area specific fees, and habitat mitigation fees.

Office Prototype
Capital Facilities/Infrastructure
Development Fees by Jurisdiction (Per Building Sq.Ft.)



* Fee estimates for specified development prototypes as of July 2016. Actual fees will vary based on project specifics and any fee updates.
(1) "Other Area Fees/ Regional Fees" include, but are not limited to, regional parks, trails, multiservice center fees, area specific fees, and habitat mitigation fees.

**Development Prototypes
Average Capital Facilities/Infrastructure
Development Fee Proportions**



Summary of Banning Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$36,226	per Unit
Multi-Family	$22,198	per Unit
Industrial	$3.44	per Sq.Ft.
Retail	$19.85	per Sq.Ft.
Office	$7.89	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Banning)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$1,952**
MSHCP	$1,952
Water	**$8,732**
Water Connection/ Supply	$8,732
Sewer/ Wastewater	**$4,436**
Sewer Connection	$4,436
Local Transportation	**$250**
Streets and Traffic	$250
Park and Recreation	**$1,955**
Parkland	$1,955
Other Public Facilities/ Buildings	**$478**
City Hall and Public Facilities	$478
Public Safety	**$2,158**
Fire	$1,335
Police/Law Enforcement	$823
Schools	**$7,392**
Total	**$36,226**

Multi-Family Fee Calculations (Banning)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$207,200**	**$1,036**
MSHCP	$207,200	$1,036
Water	**$779,473**	**$3,897**
Water Connection/ Supply	$779,473	$3,897
Sewer/ Wastewater	**$309,485**	**$1,547**
Sewer Connection	$309,485	$1,547
Local Transportation	**$34,400**	**$172**
Streets and Traffic	$34,400	$172
Park and Recreation	**$433,600**	**$2,168**
Parkland	$433,600	$2,168
Other Public Facilities/ Buildings	**$106,000**	**$530**
General Government/ Administrative	$106,000	$530
Public Safety	**$449,600**	**$2,248**
Fire	$267,000	$1,335
Police/Law Enforcement	$182,600	$913
Schools	**$873,600**	**$4,368**
Total	**$4,439,559**	**$22,198**

Industrial Fee Calculations (Banning)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$103,116**	**$0.39**
MSHCP	$103,116	$0.39
Water	**$58,678**	**$0.22**
Water Connection/ Supply	$58,678	$0.22
Sewer/ Wastewater	**$37,149**	**$0.14**
Sewer Connection	$37,149	$0.14
Other Public Facilities/ Buildings	**$44,520**	**$0.17**
City Hall and Public Facilities	$44,520	$0.17
Public Safety	**$143,365**	**$0.54**
Fire	$124,020	$0.47
Police/Law Enforcement	$19,345	$0.07
Schools	**$148,400**	$0.56
Total	**$911,590**	**$3.44**

Retail Fee Calculations (Banning)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$7,782**	**$0.78**
MSHCP	$7,782	$0.78
Water	**$43,920**	**$4.39**
Water Connection/ Supply	$43,920	$4.39
Sewer/ Wastewater	**$20,915**	**$2.09**
Sewer Connection	$20,915	$2.09
Local Transportation	**$1,350**	**$0.13**
Traffic Signal	$1,350	$0.13
Park and Recreation	**$1,415**	**$0.14**
Parkland	$1,415	$0.14
Other Public Facilities/ Buildings	**$2,080**	**$0.21**
Government Facilities	$2,080	$0.21
Public Safety	**$10,510**	**$1.05**
Fire	$5,790	$0.58
Police/Law Enforcement	$4,720	$0.47
Schools	**$5,600**	**$0.56**
Total	**$198,472**	**$19.85**

Office Fee Calculations (Banning)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$8,894**	**$0.44**
MSHCP	$8,894	$0.44
Water	**$44,306**	**$2.22**
Water Connection/ Supply	$44,306	$2.22
Sewer/ Wastewater	**$21,340**	**$1.07**
Sewer Connection	$21,340	$1.07
Park and Recreation	**$1,617**	**$0.08**
Parkland	$1,617	$0.08
Other Public Facilities/ Buildings	**$6,040**	**$0.30**
Government Facilities	$6,040	$0.30
Public Safety	**$20,660**	**$1.03**
Fire	$16,820	$0.84
Police/Law Enforcement	$3,840	$0.19
Schools	**$11,200**	$0.56
Total	**$157,857**	**$7.89**

Assumptions and Notes (Banning)

- Assumes Banning Unified School District fees
- Assumes City of Banning as water and sewer provider

Summary of Calimesa Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$52,342	per Unit
Multi-Family	$40,573	per Unit
Industrial	$4.98	per Sq.Ft.
Retail	$17.87	per Sq.Ft.
Office	$12.34	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Calimesa)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$1,992**
MSHCP	$1,992
Water	**$13,478**
Water Connection/ Supply	$13,478
Sewer/ Wastewater	**$8,221**
Sewer Connection	$8,221
Storm Drain/ Flood Control	**$484**
Storm Drain	$484
Local Transportation	**$1,030**
Streets and Traffic	$1,030
Park and Recreation	**$4,828**
Parks and Recreation	$4,828
Community Facilities	**$1,004**
Library	$1,004
Other Public Facilities/ Buildings	**$1,450**
General Government/ Administrative	$1,450
Public Safety	**$2,116**
Fire	$1,372
Police/Law Enforcement	$744
Schools	**$8,866**
Total	**$52,342**

Multi-Family Fee Calculations (Calimesa)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231.00
Habitat Mitigation Fees	**$207,200**	**$1,036**
MSHCP	$207,200	$1,036.00
Water	**$2,695,600**	**$13,478**
Water Connection/ Supply	$2,695,600	$13,478.00
Sewer/ Wastewater	**$1,644,200**	**$8,221**
Sewer Connection	$1,644,200	$8,221.00
Storm Drain/ Flood Control	**$29,270**	**$146**
Storm Drain	$29,270	$146.35
Local Transportation	**$168,400**	**$842**
Streets and Traffic	$168,400	$842.00
Park and Recreation	**$618,800**	**$3,094**
Parks and Recreation	$618,800	$3,094.00
Other Public Facilities/ Buildings	**$186,000**	**$930**
General Government/ Administrative	$186,000	$930.00
Public Safety	**$271,200**	**$1,356**
Fire	$175,800	$879.00
Police/Law Enforcement	$95,400	$477.00
Schools	**$1,047,800**	**$5,239**
Total	**$8,114,670**	**$40,573**

Industrial Fee Calculations (Calimesa)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$103,116**	**$0.39**
MSHCP	$103,116	$0.39
Water	**$123,161**	**$0.46**
Water Connection/ Supply	$123,161	$0.46
Sewer/ Wastewater	**$54,890**	**$0.21**
Sewer Connection	$54,890	$0.21
Storm Drain/ Flood Control	**$44,516**	**$0.17**
Storm Drain	$44,516	$0.17
Local Transportation	**$219,950**	**$0.83**
Streets and Traffic	$219,950	$0.83
Other Public Facilities/ Buildings	**$60,420**	**$0.23**
General Government/ Administrative	$60,420	$0.23
Public Safety	**$195,040**	**$0.74**
Fire	$164,035	$0.62
Police/Law Enforcement	$31,005	$0.12
Schools	**$143,100**	**$0.54**
Total	**$1,320,556**	**$4.98**

Retail Fee Calculations (Calimesa)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$7,782**	**$0.78**
MSHCP	$7,782	$0.78
Water	**$13,478**	**$1.35**
Water Connection/ Supply	$13,478	$1.35
Sewer/ Wastewater	**$8,221**	**$0.82**
Sewer Connection	$8,221	$0.82
Storm Drain/ Flood Control	**$3,360**	**$0.34**
Storm Drain	$3,360	$0.34
Local Transportation	**$25,900**	**$2.59**
Streets and Traffic	$25,900	$2.59
Other Public Facilities/ Buildings	**$2,280**	**$0.23**
General Government/ Administrative	$2,280	$0.23
Public Safety	**$7,360**	**$0.74**
Fire	$6,190	$0.62
Police/Law Enforcement	$1,170	$0.12
Schools	**$5,400**	**$0.54**
Total	**$178,681**	**$17.87**

Office Fee Calculations (Calimesa)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$8,894**	**$0.44**
MSHCP	$8,894	$0.44
Water	**$46,476**	**$2.32**
Water Connection/ Supply	$46,476	$2.32
Sewer/ Wastewater	**$60,154**	**$3.01**
Sewer Connection	$60,154	$3.01
Storm Drain/ Flood Control	**$3,840**	**$0.19**
Storm Drain	$3,840	$0.19
Local Transportation	**$45,200**	**$2.26**
Streets and Traffic	$45,200	$2.26
Other Public Facilities/ Buildings	**$6,520**	**$0.33**
General Government/ Administrative	$6,520	$0.33
Public Safety	**$21,100**	**$1.06**
Fire	$17,740	$0.89
Police/Law Enforcement	$3,360	$0.17
Schools	**$10,800**	$0.54
Total	**$246,783**	**$12.34**

Assumptions and Notes (Calimesa)

- Assumes Yucaipa- Calimesa Joint Unified School District.
- Assumes Yucaipa Valley Water District as water and sewer provider.
- Assumes City fees East of I-10.
- Fees provided for multi-family development prototype, though there is minimal multi-family development in the City.

Summary of Canyon Lake Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$40,909	per Unit
Multi-Family	$16,147	per Unit
Industrial	$1.88	per Sq.Ft.
Retail	$12.96	per Sq.Ft.
Office	$9.65	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Canyon Lake)

Fee	per Unit
Regional Fees	**$4,437**
TUMF/ Other Regional Transportation	$4,437
Habitat Mitigation Fees	**$1,992**
MSHCP	$1,992
Water	**$18,843**
Water Connection/ Supply	$18,843
Sewer/ Wastewater	**$8,817**
Sewer Connection	$8,817
Schools	**$6,820**
Total	**$40,909**

Multi-Family Fee Calculations (Canyon Lake)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$623,100**	**$3,116**
TUMF	$623,100	$3,116
Habitat Mitigation Fees	**$207,200**	**$1,036**
MSHCP	$207,200	$1,036
Water	**$958,250**	**$4,791**
Water Connection/ Supply	$958,250	$4,791
Sewer/ Wastewater	**$634,824**	**$3,174**
Sewer Connection	$634,824	$3,174
Schools	**$806,000**	$4,030
Total	**$3,229,374**	**$16,147**

Industrial Fee Calculations (Canyon Lake)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$188,181**	**$0.71**
TUMF/ Other Regional Transportation	$188,181	$0.71
Habitat Mitigation Fees	**$103,116**	**$0.39**
MSHCP	$103,116	$0.39
Water	**$51,884**	**$0.20**
Water Connection/ Supply	$51,884	$0.20
Sewer/ Wastewater	**$29,263**	**$0.11**
Sewer Connection	$29,263	$0.11
Schools	**$124,550**	**$0.47**
Total	**$496,994**	**$1.88**

Retail Fee Calculations (Canyon Lake)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$52,450**	**$5.25**
TUMF/ Other Regional Transportation	$52,450	$5.25
Habitat Mitigation Fees	**$7,782**	**$0.78**
MSHCP	$7,782	$0.78
Water	**$51,884**	**$5.19**
Water Connection/ Supply	$51,884	$5.19
Sewer/ Wastewater	**$12,779**	**$1.28**
Sewer Connection	$12,779	$1.28
Schools	**$4,700**	$0.47
Total	**$129,595**	**$12.96**

Office Fee Calculations (Canyon Lake)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$21,900**	**$1.10**
TUMF/ Other Regional Transportation	$21,900	$1.10
Habitat Mitigation Fees	**$8,894**	**$0.44**
MSHCP	$8,894	$0.44
Water	**$51,884**	**$2.59**
Water Connection/ Supply	$51,884	$2.59
Sewer/ Wastewater	**$100,998**	**$5.05**
Sewer Connection	$100,998	$5.05
Schools	**$9,400**	**$0.47**
Total	**$193,076**	**$9.65**

Assumptions and Notes (Canyon Lake)

- Assumes Lake Elsinore Unified School District fees
- Assumes Elsinore Valley Municipal Water District (EVMWD) as water and sewer provider.
- TUMF fee is half for City of Canyon Lake.
- Assumes there are no City development impact fees (e.g. local transportation, parks, and other capital facility fees).

Summary of Corona Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$59,366	per Unit
Multi-Family	$35,931	per Unit
Industrial	$4.23	per Sq.Ft.
Retail	$22.13	per Sq.Ft.
Office	$9.97	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Corona)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$2,092**
MSHCP	$1,992
SKR	$100
Water	**$15,432**
Water Connection/ Supply	$15,432
Sewer/ Wastewater	**$4,644**
Sewer Connection	$4,644
Storm Drain/ Flood Control	**$1,176**
Storm Drain	$1,176
Local Transportation	**$4,047**
Streets and Traffic	$4,047
Park and Recreation	**$14,099**
Quimby Fees	$12,708
Landscape Improvements	$1,391
Community Facilities	**$1,050**
Community Centers	$68
Aquatic Center	$192
Library	$479
Public Meeting Facilities	$311
Public Safety	**$561**
Fire	$349
Police/Law Enforcement	$212
Schools	**$7,392**
Total	**$59,366**

Multi-Family Fee Calculations (Corona)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$212,200**	**$1,061**
MSHCP	$207,200	$1,036
SKR	$5,000	$25
Water	**$1,020,120**	**$5,101**
Water Connection/ Supply	$1,020,120	$5,101
Sewer/ Wastewater	**$743,040**	**$3,715**
Sewer Connection	$743,040	$3,715
Storm Drain/ Flood Control	**$60,600**	**$303**
Storm Drain	$60,600	$303
Local Transportation	**$647,600**	**$3,238**
Streets and Traffic	$647,600	$3,238
Park and Recreation	**$2,063,000**	**$10,315**
Parkland	$1,784,800	$8,924
Landscape Improvements	$278,200	$1,391
Community Facilities	**$153,400**	**$767**
Community Centers	$13,600	$68
Aquatic Center	$27,000	$135
Library	$69,200	$346
Public Meeting Facilities	$43,600	$218
Public Safety	**$166,400**	**$832**
Fire	$93,200	$466
Police/Law Enforcement	$73,200	$366
Schools	**$873,600**	**$4,368**
Total	**$7,186,160**	**$35,931**

Industrial Fee Calculations (Corona)

Fee	Total Development (265,000 Sq. Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$110,721**	**$0.42**
MSHCP	$103,116	$0.39
SKR	$7,604	$0.03
Water	**$51,006**	**$0.19**
Water Connection/ Supply	$51,006	$0.19
Sewer/ Wastewater	**$123,066**	**$0.46**
Sewer Connection	$123,066	$0.46
Storm Drain/ Flood Control	**$100,700**	**$0.38**
Storm Drain	$100,700	$0.38
Local Transportation	**$111,300**	**$0.42**
Streets and Traffic	$111,300	$0.42
Park and Recreation	**$98,050**	**$0.37**
Parkland	$98,050	$0.37
Public Safety	**$7,950**	**$0.03**
Fire	$5,300	$0.02
Police/Law Enforcement	$2,650	$0.01
Schools	**$143,100**	**$0.54**
Total	**$1,122,254**	**$4.23**

Retail Fee Calculations (Corona)

Fee	Total Development (10,000 Sq. Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$8,356**	$0.84
MSHCP	$7,782	$3,891.18
SKR	$574	$0.06
Water	**$51,006**	**$5.10**
Water Connection/ Supply	$51,006	$5.10
Sewer/ Wastewater	**$21,672**	**$2.17**
Sewer Connection	$21,672	$2.17
Storm Drain/ Flood Control	**$4,400**	**$0.44**
Storm Drain	$4,400	$0.44
Local Transportation	**$19,800**	**$1.98**
Streets and Traffic	$19,800	$1.98
Park and Recreation	**$2,291**	**$0.23**
Parkland	$900	$0.09
Landscape Improvements	$1,391	$0.14
Community Facilities	**$68**	**$0.01**
Community Centers	$68	$0.01
Public Safety	**$3,400**	**$0.34**
Fire	$1,600	$0.16
Police/Law Enforcement	$1,800	$0.18
Schools	**$5,400**	$0.54
Total	**$221,293**	**$22.13**

Office Fee Calculations (Corona)

Fee	Total Development (20,000 Sq. Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$9,550**	**$0.48**
MSHCP	$8,894	$0.44
SKR	$656	$0.03
Water	**$51,006**	**$2.55**
Water Connection/ Supply	$51,006	$2.55
Sewer/ Wastewater	**$46,440**	**$2.32**
Sewer Connection	$46,440	$2.32
Storm Drain/ Flood Control	**$8,800**	**$0.44**
Storm Drain	$8,800	$0.44
Local Transportation	**$19,000**	**$0.95**
Streets and Traffic	$19,000	$0.95
Park and Recreation	**$3,191**	**$0.16**
Parkland	$1,800	$0.09
Landscape Improvements	$1,391	$0.07
Community Facilities	**$68**	**$0.00**
Community Centers	$68	$0.00
Public Safety	**$6,800**	**$0.34**
Fire	$3,200	$0.16
Police/Law Enforcement	$3,600	$0.18
Schools	**$10,800**	$0.54
Total	**$199,455**	**$9.97**

Assumptions and Notes (Corona)

- Assumes Corona-Norco Unified School District fees
- Assumes City of Corona as water and sewer provider

Summary of Eastvale Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$43,077	per Unit
Multi-Family	$25,241	per Unit
Industrial	$3.66	per Sq.Ft.
Retail	$24.31	per Sq.Ft.
Office	$9.14	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Eastvale)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$1,992**
MSHCP	$1,992
Water	**$11,831**
Water Connection/ Supply	$11,831
Sewer/ Wastewater	**$6,971**
Sewer Connection	$6,971
Park and Recreation	**$2,235**
Quimby Fees	$2,235
Schools	**$7,392**
Other Area/Regional Fees	**$1,667**
Mira Loma Road and Bridge Benefit District (RBBD)	$1,667
Other	**$2,116**
DIF Program	$2,116
Total	**$43,077**

Multi-Family Fee Calculations (Eastvale)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$207,200**	**$1,036**
MSHCP	$207,200	$1,036
Water	**$1,254,086**	**$6,270**
Water Connection/ Supply	$1,254,086	$6,270
Sewer/ Wastewater	**$738,926**	**$3,695**
Sewer Connection	$738,926	$3,695
Park and Recreation	**$351,000**	**$1,755**
Quimby Fees	$351,000	$1,755
Schools	**$873,600**	$4,368
Other Area/Regional Fees	**$83,400**	$417
Mira Loma Road and Bridge Benefit District (RBBD)	$83,400	$417
Other	**$293,800**	**$1,469**
DIF Program	$293,800	$1,469
Total	**$5,048,212**	**$25,241**

Industrial Fee Calculations (Eastvale)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$103,116**	**$0.39**
MSHCP	$103,116	$0.39
Water	**$62,704**	**$0.24**
Water Connection/ Supply	$62,704	$0.24
Sewer/ Wastewater	**$36,946**	**$0.14**
Sewer Connection	$36,946	$0.14
Schools	**$143,100**	**$0.54**
Other Area/Regional Fees	**$76,045**	**$0.29**
Mira Loma Road and Bridge Benefit District (RBBD)	$76,045	$0.29
Other	**$170,925**	**$0.65**
DIF Program	$170,925	$0.65
Total	**$969,198**	**$3.66**

Retail Fee Calculations (Eastvale)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$7,782**	**$0.78**
MSHCP	$7,782	$0.78
Water	**$62,704**	**$6.27**
Water Connection/ Supply	$62,704	$6.27
Sewer/ Wastewater	**$36,946**	**$3.69**
Sewer Connection	$36,946	$3.69
Schools	**$5,400**	**$0.54**
Other Area/Regional Fees	**$5,739**	**$0.57**
Mira Loma Road and Bridge Benefit District (RBBD)	$5,739	$0.57
Other	**$19,660**	**$1.97**
DIF Program	$19,660	$1.97
Total	**$243,132**	**$24.31**

Office Fee Calculations (Eastvale)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$8,894**	**$0.44**
MSHCP	$8,894	$0.44
Water	**$62,704**	**$3.14**
Water Connection/ Supply	$62,704	$3.14
Sewer/ Wastewater	**$36,946**	**$1.85**
Sewer Connection	$36,946	$1.85
Schools	**$10,800**	**$0.54**
Other Area/Regional Fees	**$6,559**	**$0.33**
Mira Loma Road and Bridge Benefit District (RBB	$6,559	$0.33
Other	**$13,080**	**$0.65**
DIF Program	$13,080	$0.65
Total	**$182,784**	**$9.14**

Assumptions and Notes (Eastvale)

- Assumes Corona-Norco Unified School District fees.
- Assumes Jurupa Community Services District (JCSD) as water and sewer provider; see next slide for sewer and water fee calculations. Assumes one two inch meter is 5.3 EDU.
- City fees are all placed in DIF Program category. If fee breakdown into subcategories is available, fees could be allocated into subcategories (e.g. local transportation, park improvements, etc.).
- There is no specified parkland fee associated with the City's Quimby Act requirement. Equivalent for park in-lieu fee is estimated assuming a per acre land value of $250,000 and applied to all residential development.
- Assumes Zone A for Mira Loma RBBD fee.

Summary of Hemet Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$44,768	per Unit
Multi-Family	$30,416	per Unit
Industrial	$4.31	per Sq.Ft.
Retail	$25.45	per Sq.Ft.
Office	$16.35	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Hemet)

Fee	per unit
Regional Transportation Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$2,092**
MSHCP	$1,992
SKR	$100
Water	**$5,366**
Water Connection/ Supply	$4,883
Water Holding and Distribution	$483
Sewer/ Wastewater	**$8,158**
Sewer Connection	$8,158
Storm Drain/ Flood Control	**$1,719**
Storm Drain	$1,405
Retention Basin Capacity	$314
Local Transportation	**$2,948**
Bridge Crossing	$2,948
Park and Recreation	**$2,993**
Quimby Fees	$1,500
Parks and Recreation	$1,453
Landscape Improvements	$40
Community Facilities	**$735**
Library	$735
Other Public Facilities/ Buildings	**$780**
Government Facilities	$780
Public Safety	**$1,031**
Fire	$560
Police/Law Enforcement	$471
Schools	**$9,790**
Other Area/Regional Fees	**$283**
Valley-wide Park and Recreation	$283
Other	**$0**
Total	**$44,768**

Multi-Family Fee Calculations (Hemet)

Fee	Total Development (200 Unit Building)	per Unit
Regional Transportation Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$212,200**	**$1,061**
MSHCP	$207,200	$1,036
SKR	$5,000	$25
Water	**$376,387**	**$1,882**
Water Connection/ Supply	$331,387	$1,657
Water Holding and Distribution	$45,000	$225
Sewer/ Wastewater	**$1,631,600**	**$8,158**
Sewer Connection	$1,631,600	$8,158
Storm Drain/ Flood Control	**$113,800**	**$569**
Storm Drain	$94,800	$474
Retention Basin Capacity	$19,000	$95
Local Transportation	**$406,000**	**$2,030**
Bridge Crossing	$406,000	$2,030
Park and Recreation	**$454,600**	**$2,273**
Quimby Fees	$200,000	$1,000
Parks and Recreation	$249,400	$1,247
Landscape Improvements	$5,200	$26
Community Facilities	**$126,200**	**$631**
Library	$126,200	$631
Other Public Facilities/ Buildings	**$133,800**	**$669**
City Hall and Public Facilities	$133,800	$669
Public Safety	**$176,800**	**$884**
Fire	$96,000	$480
Police/Law Enforcement	$80,800	$404
Schools	**$1,157,000**	**$5,785**
Other Area/Regional Fees	**$48,600**	**$243**
Valley-wide Park and Recreation	$48,600	$243
Total	**$6,083,187**	**$30,416**

Industrial Fee Calculations (Hemet)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$110,721**	**$0.42**
MSHCP	$103,116	$0.39
SKR	$7,604	$0.03
Water	**$170,286**	**$0.64**
Water Connection/ Supply	$146,436	$0.55
Water Holding and Distribution	$23,850	$0.09
Sewer/ Wastewater	**$52,102**	**$0.20**
Sewer Connection	$52,102	$0.20
Storm Drain/ Flood Control	**$120,057**	**$0.45**
Storm Drain	$91,160	$0.34
Retention Basin Capacity	$28,897	$0.11
Local Transportation	**$109,710**	**$0.41**
Bridge Crossing	$109,710	$0.41
Park and Recreation	**$5,703**	**$0.02**
Landscape Improvements	$5,703	$0.02
Other Public Facilities/ Buildings	**$30,740**	**$0.12**
City Hall and Public Facilities	$30,740	$0.12
Public Safety	**$18,285**	**$0.07**
Fire	$14,840	$0.06
Police/Law Enforcement	$3,445	$0.01
Schools	**$148,400**	**$0.56**
Total	**$1,142,365**	**$4.31**

Retail Fee Calculations (Hemet)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$8,356**	**$0.84**
MSHCP	$7,782	$0.78
SKR	$574	$0.06
Water	**$65,990**	**$6.60**
Water Connection/ Supply	$65,090	$6.51
Water Holding and Distribution	$900	$0.09
Sewer/ Wastewater	**$32,632**	**$3.26**
Sewer Connection	$32,632	$3.26
Storm Drain/ Flood Control	**$6,201**	**$0.62**
Storm Drain	$4,020	$0.40
Retention Basin Capacity	$2,181	$0.22
Local Transportation	**$24,600**	**$2.46**
Bridge Crossing	$24,600	$2.46
Park and Recreation	**$430**	**$0.04**
Landscape Improvements	$430	$0.04
Other Public Facilities/ Buildings	**$1,160**	**$0.12**
Public Buildings	$1,160	$0.12
Public Safety	**$4,630**	**$0.46**
Fire	$2,400	$0.24
Police/Law Enforcement	$2,230	$0.22
Schools	**$5,600**	$0.56
Total	**$254,500**	**$25.45**

Office Fee Calculations (Hemet)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$9,550**	**$0.48**
MSHCP	$8,894	$0.44
SKR	$656	$0.03
Water	**$68,212**	**$3.41**
Water Connection/ Supply	$66,412	$3.32
Water Holding and Distribution	$1,800	$0.09
Sewer/ Wastewater	**$122,370**	**$6.12**
Sewer Connection	$122,370	$6.12
Storm Drain/ Flood Control	**$10,532**	**$0.53**
Storm Drain	$8,040	$0.40
Retention Basin Capacity	$2,492	$0.12
Local Transportation	**$49,200**	**$2.46**
Bridge Crossing	$49,200	$2.46
Park and Recreation	**$492**	**$0.02**
Landscape Improvements	$492	$0.02
Other Public Facilities/ Buildings	**$2,320**	**$0.12**
City Hall and Public Facilities	$2,320	$0.12
Public Safety	**$9,260**	**$0.46**
Fire	$4,800	$0.24
Police/Law Enforcement	$4,460	$0.22
Schools	**$11,200**	**$0.56**
Total	**$326,937**	**$16.35**

Assumptions and Notes (Hemet)

- Assumes Eastern Municipal Water District (EMWD) as water and sewer provider.
- Assumes Hemet Unified School District fees, Level 2.

Summary of Jurupa Valley Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$43,580	per Unit
Multi-Family	$26,687	per Unit
Industrial	$3.79	per Sq.Ft.
Retail	$25.25	per Sq.Ft.
Office	$10.06	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Jurupa Valley)

Fee	per Unit
Regional Fees	**$8,873**
TUMF (Regional)	$8,873
Habitat Mitigation Fees	**$1,992**
MSHCP (Regional)	$1,992
Water	**$11,831**
Water Connection/ Supply (JCSD)	$11,831
Sewer/ Wastewater	**$6,971**
Sewer Connection (JCSD)	$6,971
Local Transportation	**$1,421**
Roads and Bridges (City, Area Plan 1)	$1,001
Signalization Improvement (City, Area Plan 1)	$420
Community Facilities	**$341**
Library/Library Construction (City, Area Plan 1)	$341
Other Public Facilities/ Buildings	**$1,267**
General Government/ Administrative (City, Area Plan 1)	$60
City Hall and Public Facilities (City, Area Plan 1)	$1,207
Public Safety	**$705**
Fire (City, Area Plan 1)	$705
Schools (Jurupa Unified School District)	**$7,656**
Other Area/Regional Fees	**$2,523**
Mira Loma Road and Bridge Benefit District (RBBD) (Zone E)	$1,644
Regional Park Fee (JARPD)	$563
Regional Trail Fee (JARPD)	$316
Total	**$43,580**

Multi-Family Fee Calculations (Jurupa Valley)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF (Regional)	$1,246,200	$6,231
Habitat Mitigation Fees	**$207,200**	**$1,036**
MSHCP (Regional)	$207,200	$1,036
Water	**$1,254,086**	**$6,270**
Water Connection/ Supply (JCSD)	$1,254,086	$6,270
Sewer/ Wastewater	**$738,926**	**$3,695**
Sewer Connection (JCSD)	$738,926	$3,695
Local Transportation	**$233,800**	**$1,169**
Roads and Bridges (City, Area Plan 1)	$158,200	$791
Signalization Improvement (City, Area Plan 1)	$75,600	$378
Community Facilities	**$57,200**	**$286**
Library/Library Construction (City, Area Plan 1)	$57,200	$286
Other Public Facilities/ Buildings	**$202,200**	**$1,011**
City Hall and Public Facilities (City, Area Plan 1)	$202,200	$1,011
Public Safety	**$118,000**	**$590**
Fire (City, Area Plan 1)	$118,000	$590
Schools (Jurupa Unified School District)	**$904,800**	**$4,524**
Other Area/Regional Fees	**$375,000**	**$1,875**
Mira Loma Road and Bridge Benefit District (RBBD) (Zone E)	$227,800	$1,139
Regional Park Fee (JARPD)	$94,400	$472
Regional Trail Fee (JARPD)	$52,800	$264
Total	**$5,337,412**	**$26,687**

Industrial Fee Calculations (Jurupa Valley)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF (Regional)	$376,362	$1.42
Habitat Mitigation Fees	**$103,116**	**$0.39**
MSHCP (Regional)	$103,116	$0.39
Water	**$62,704**	**$0.24**
Water Connection/ Supply (JCSD)	$62,704	$0.24
Sewer/ Wastewater	**$36,946**	**$0.14**
Sewer Connection (JCSD)	$36,946	$0.14
Local Transportation	**$103,786**	**$0.39**
Roads and Bridges (City, Area Plan 1)	$29,597	$0.11
Signalization Improvement (City, Area Plan 1)	$74,189	$0.28
Other Public Facilities/ Buildings	**$33,809**	**$0.13**
General Government/ Administrative (City, Area Plan 1)	$1,688	$0.01
City Hall and Public Facilities (City, Area Plan 1)	$32,121	$0.12
Public Safety	**$30,950**	**$0.12**
Fire (City, Area Plan 1)	$30,950	$0.12
Schools (Jurupa Unified School District)	**$148,400**	**$0.56**
Other Area/Regional Fees	**$107,390**	**$0.41**
Mira Loma Road and Bridge Benefit District (RBBD) (Zone E)	$85,033	$0.32
Regional Park Fee (JARPD)	$14,327	$0.05
Regional Trail Fee (JARPD)	$8,030	$0.03
Total	**$1,003,464**	**$3.79**

Retail Fee Calculations (Jurupa Valley)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF (Regional)	$104,900	$10.49
Habitat Mitigation Fees	**$7,782**	**$0.78**
MSHCP (Regional)	$7,782	$0.78
Water	**$62,704**	**$6.27**
Water Connection/ Supply (JCSD)	$62,704	$6.27
Sewer/ Wastewater	**$36,946**	**$3.69**
Sewer Connection (JCSD)	$36,946	$3.69
Local Transportation	**$12,278**	**$1.23**
Roads and Bridges (City, Area Plan 1)	$4,277	$0.43
Signalization Improvement (City, Area Plan 1)	$8,002	$0.80
Other Public Facilities/ Buildings	**$6,217**	**$0.62**
General Government/ Administrative (City, Area Plan 1)	$290	$0.03
City Hall and Public Facilities (City, Area Plan 1)	$5,926	$0.59
Public Safety	**$5,600**	**$0.56**
Fire (City, Area Plan 1)	$5,600	$0.56
Schools (Jurupa Unified School District)	**$5,600**	**$0.56**
Other Area/Regional Fees	**$10,464**	**$1.05**
Mira Loma Road and Bridge Benefit District (RBBD) (Zone E)	$6,418	$0.64
Regional Park Fee (JARPD)	$2,593	$0.26
Regional Trail Fee (JARPD)	$1,453	$0.15
Total	**$252,492**	**$25.25**

Office Fee Calculations (Jurupa Valley)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF (Regional)	$43,800	$2.19
Habitat Mitigation Fees	**$8,894**	**$0.44**
MSHCP (Regional)	$8,894	$0.44
Water	**$62,704**	**$3.14**
Water Connection/ Supply (JCSD)	$62,704	$3.14
Sewer/ Wastewater	**$36,946**	**$1.85**
Sewer Connection (JCSD)	$36,946	$1.85
Local Transportation	**$12,278**	**$0.61**
Roads and Bridges (City, Area Plan 1)	$4,277	$0.21
Signalization Improvement (City, Area Plan 1)	$8,002	$0.40
Other Public Facilities/ Buildings	**$7,105**	**$0.36**
General Government/ Administrative (City, Area Plan 1)	$332	$0.02
City Hall and Public Facilities (City, Area Plan 1)	$6,773	$0.34
Public Safety	**$6,400**	**$0.32**
Fire (City, Area Plan 1)	$6,400	$0.32
Schools (Jurupa Unified School District)	**$11,200**	**$0.56**
Other Area/Regional Fees	**$11,959**	**$0.60**
Mira Loma Road and Bridge Benefit District (RBBD) (Zone E)	$7,334	$0.37
Regional Park Fee (JARPD)	$2,963	$0.15
Regional Trail Fee (JARPD)	$1,661	$0.08
Total	**$201,287**	**$10.06**

Assumptions and Notes (Jurupa Valley)

- Assumes Jurupa Unified School District fees.
- Assumes Jurupa Community Services District (JCSD) as water and sewer provider; see next slide for sewer and water fee calculations. Assumes one two inch meter is 5.3 EDU.
- Assumes Area Plan 1 Jurupa city fee schedule.
- Assumes Zone E for Mira Loma RBBD fee.

Summary of Lake Elsinore Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$56,196	per Unit
Multi-Family	$26,247	per Unit
Industrial	$3.72	per Sq.Ft.
Retail	$22.80	per Sq.Ft.
Office	$12.85	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Lake Elsinore)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$2,092**
MSHCP	$1,992
SKR	$100
Water	**$18,843**
Water Connection/ Supply	$18,843
Sewer/ Wastewater	**$8,817**
Sewer Connection	$8,817
Local Transportation	**$1,369**
Local Transportation	$1,369
Park and Recreation	**$1,600**
Park Capital Improvement Fund	$1,600
Community Facilities	**$1,474**
Community Centers	$545
Marina Facilities	$779
Library	$150
Other Public Facilities/ Buildings	**$1,157**
City Hall and Public Facilities	$809
Animal Shelter Facilities	$348
Public Safety	**$751**
Fire	$751
Affordable Housing Fee	**$4,400**
Schools	**$6,820**
Total	**$56,196**

Multi-Family Fee Calculations (Lake Elsinore)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$212,200**	**$1,061**
MSHCP	$207,200	$1,036
SKR	$5,000	$25
Water	**$958,250**	**$4,791**
Water Connection/ Supply	$958,250	$4,791
Sewer/ Wastewater	**$634,824**	**$3,174**
Sewer Connection	$634,824	$3,174
Local Transportation	**$191,800**	**$959**
Streets and Traffic	$191,800	$959
Park and Recreation	**$280,000**	**$1,400**
Park Capital Improvement Fund	$280,000	$1,400
Community Facilities	**$162,200**	**$811**
Community Centers	$54,400	$272
Marina Facilities	$77,800	$389
Library	$30,000	$150
Other Public Facilities/ Buildings	**$115,600**	**$578**
City Hall and Public Facilities	$80,800	$404
Animal Shelter Facilities	$34,800	$174
Public Safety	**$122,400**	**$612**
Fire	$122,400	$612
Affordable Housing Fee	**$520,000**	$2,600
Schools	**$806,000**	$4,030
Total	**$5,249,474**	**$26,247**

Industrial Fee Calculations (Lake Elsinore)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$110,721**	**$0.42**
MSHCP	$103,116	$0.39
SKR	$7,604	$0.03
Water	**$51,884**	**$0.20**
Water Connection/ Supply	$51,884	$0.20
Sewer/ Wastewater	**$29,263**	**$0.11**
Sewer Connection	$29,263	$0.11
Local Transportation	**$214,650**	**$0.81**
Streets and Traffic	$214,650	$0.81
Park and Recreation	**$26,500**	**$0.10**
Park Capital Improvement Fund	$26,500	$0.10
Other Public Facilities/ Buildings	**$9,540**	**$0.04**
City Hall and Public Facilities	$9,540	$0.04
Public Safety	**$42,135**	**$0.16**
Fire	$42,135	$0.16
Schools	**$124,550**	**$0.47**
Total	**$985,604**	**$3.72**

Retail Fee Calculations (Lake Elsinore)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$8,356**	**$0.84**
MSHCP	$7,782	$0.78
SKR	$574	$0.06
Water	**$51,884**	**$5.19**
Water Connection/ Supply	$51,884	$5.19
Sewer/ Wastewater	**$12,779**	**$1.28**
Sewer Connection	$12,779	$1.28
Local Transportation	**$38,400**	**$3.84**
Streets and Traffic	$38,400	$3.84
Park and Recreation	**$1,000**	**$0.10**
Park Capital Improvement Fund	$1,000	$0.10
Other Public Facilities/ Buildings	**$1,080**	**$0.11**
City Hall and Public Facilities	1,080	0
Public Safety	**$4,890**	**$0.49**
Fire	$4,890	$0.49
Schools	**$4,700**	$0.47
Total	**$227,988**	**$22.80**

Office Fee Calculations (Lake Elsinore)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Other Regional Transportation		$0.00
Habitat Mitigation Fees	**$9,550**	**$0.48**
MSHCP	$8,894	$0.44
SKR	$656	$0.03
Water	**$51,884**	**$2.59**
Water Connection/ Supply	$51,884	$2.59
Sewer/ Wastewater	**$100,998**	**$5.05**
Sewer Connection	$100,998	$5.05
Local Transportation	**$29,000**	**$1.45**
Streets and Traffic	$29,000	$1.45
Park and Recreation	**$2,000**	**$0.10**
Park Capital Improvement Fund	$2,000	$0.10
Other Public Facilities/ Buildings	**$3,600**	**$0.18**
City Hall and Public Facilities	$3,600	$0.18
Public Safety	**$6,740**	**$0.34**
Fire	$6,740	$0.34
Schools	**$9,400**	**$0.47**
Total	**$256,972**	**$12.85**

Assumptions and Notes (Lake Elsinore)

- Assumes Lake Elsinore Unified School District fees
- Assumes Elsinore Valley Municipal Water District (EVMWD) as water and sewer provider.
- Assumes affordable housing fee of $2.00/habitable sq.ft.; applies to single family (2,200 sq.ft) and multi-family (1,100 sq.ft. per unit)

Summary of March JPA Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$34,174	per Unit
Multi-Family	$20,935	per Unit
Industrial	$2.85	per Sq.Ft.
Retail	$14.88	per Sq.Ft.
Office	$7.17	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (March JPA)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Water	**$7,818**
Water Connection/ Supply	$7,818
Sewer/ Wastewater	**$4,500**
Sewer Connection	$4,500
Community Facilities	**$172**
Library/Library Construction	$172
Public Safety	**$1,963**
Fire	$694
Criminal Justice Public Facilities	$1,269
Schools	**$9,724**
Other Area/Regional Fees	**$1,124**
Regional Park Fee	$852
Regional Trail Fee	$197
Regional Mutltiservice Centers	$75
Total	**$34,174**

Multi-Family Fee Calculations (March JPA)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Water	**$493,150**	**$2,466**
Water Connection/ Supply	$493,150	$2,466
Sewer/ Wastewater	**$819,000**	**$4,095**
Sewer Connection	$819,000	$4,095
Community Facilities	**$24,000**	**$120**
Library/Library Construction	$24,000	$120
Public Safety	**$299,200**	**$1,496**
Fire	$96,200	$481
Criminal Justice Public Facilities	$203,000	$1,015
Schools	**$1,149,200**	**$5,746**
Other Area/Regional Fees	**$156,200**	**$781**
Regional Park Fee	$118,200	$591
Regional Trail Fee	$27,400	$137
Regional Multiservice Centers	$10,600	$53
Total	**$4,186,950**	**$20,935**

Industrial Fee Calculations (March JPA)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Water	**$75,803**	**$0.29**
Water Connection/ Supply	$75,803	$0.29
Sewer/ Wastewater	**$111,618**	**$0.42**
Sewer Connection	$111,618	$0.42
Public Safety	**$47,208**	**$0.18**
Fire	$17,931	$0.07
Criminal Justice Public Facilities	$29,277	$0.11
Schools	**$143,100**	**$0.54**
Total	**$754,091**	**$2.85**

Retail Fee Calculations (March JPA)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Water	**$23,777**	**$2.38**
Water Connection/ Supply	$23,777	$2.38
Sewer/ Wastewater	**$972**	**$0.10**
Sewer Connection	$972	$0.10
Public Safety	**$13,761**	**$1.38**
Fire	$9,402	$0.94
Criminal Justice Public Facilities	$4,360	$0.44
Schools	**$5,400**	**$0.54**
Total	**$148,810**	**$14.88**

Office Fee Calculations (March JPA)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Water	**$24,384**	**$1.22**
Water Connection/ Supply	$24,384	$1.22
Sewer/ Wastewater	**$48,600**	**$2.43**
Sewer Connection	$48,600	$2.43
Public Safety	**$15,727**	**$0.79**
Fire	$10,745	$0.54
Criminal Justice Public Facilities	$4,982	$0.25
Schools	**$10,800**	**$0.54**
Total	**$143,311**	**$7.17**

Assumptions and Notes (March JPA)

- Assumes Moreno Valley School School District fees
- Awaiting confirmation for sewer and water fee calculations from the Western Municipal Water District (WMWD)
- Uses fees effective after January 19, 2017

Summary of Menifee Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$41,586	per Unit
Multi-Family	$30,845	per Unit
Industrial	$4.18	per Sq.Ft.
Retail	$25.12	per Sq.Ft.
Office	$14.55	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Menifee)

Fee	per unit
Regional Transportation Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$2,092**
MSHCP	$1,992
SKR	$100
Water	**$4,883**
Water Connection/ Supply	$4,883
Sewer/ Wastewater	**$8,158**
Sewer Connection	$8,158
Local Transportation	**$1,984**
Local Transportation	$1,564
Signalization Improvement	$420
Park and Recreation	**$1,204**
Parkland	$1,204
Community Facilities	**$341**
Library	$341
Other Public Facilities/ Buildings	**$1,276**
Public Buildings	$1,207
General Government/ Administrative	$69
Public Safety	**$705**
Fire	$705
Schools	**$7,524**
Other Area/Regional Fees	**$4,546**
Mira Loma Road and Bridge Benefit District (RBBD)	$4,546
Total	**$41,586**

Multi-Family Fee Calculations (Menifee)

Fee	Total Development (200 Unit Building)	per Unit
Regional Transportation Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$212,200**	**$1,061**
MSHCP	$207,200	$1,036
SKR	$5,000	$25
Water	**$331,387**	**$1,657**
Water Connection/ Supply	$331,387	$1,657
Sewer/ Wastewater	**$1,631,600**	**$8,158**
Sewer Connection	$1,631,600	$8,158
Local Transportation	**$322,800**	**$1,614**
Local Transportation	$247,200	$1,236
Signalization Improvement	$75,600	$378
Park and Recreation	**$210,400**	**$1,052**
Parkland	$210,400	$1,052
Other Public Facilities/ Buildings	**$213,400**	**$1,067**
General Government/ Administrative	$11,200	$56
City Hall and Public Facilities	$202,200	$1,011
Public Safety	**$118,000**	**$590**
Fire	$118,000	$590
Schools	**$889,200**	**$4,446**
Other Area/Regional Fees	**$993,800**	**$4,969**
Mira Loma Road and Bridge Benefit Distr	$941,000	$4,705
Other	$52,800	$264
Total	**$6,168,987**	**$30,845**

Industrial Fee Calculations (Menifee)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$110,721**	**$0.42**
MSHCP	$103,116	$0.39
SKR	$7,604	$0.03
Water	**$146,436**	**$0.55**
Water Connection/ Supply	$146,436	$0.55
Sewer/ Wastewater	**$52,102**	**$0.20**
Sewer Connection	$52,102	$0.20
Local Transportation	**$120,455**	**$0.45**
Local Transportation	$46,265	$0.17
Traffic Signal	$74,189	$0.28
Other Public Facilities/ Buildings	**$33,368**	**$0.13**
General Government/ Administrative	$1,247	$0.00
City Hall and Public Facilities	$32,121	$0.12
Public Safety	**$30,950**	**$0.12**
Fire	$30,950	$0.12
Schools	**$142,835**	**$0.54**
Other Area/Regional Fees	**$93,915**	**$0.35**
Mira Loma Road and Bridge Benefit District	$71,558	$0.27
Other	$22,357	$0.08
Total	**$1,107,143**	**$4.18**

Retail Fee Calculations (Menifee)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$8,356**	**$0.84**
MSHCP	$7,782	$0.78
SKR	$574	$0.06
Water	**$65,090**	**$6.51**
Water Connection/ Supply	$65,090	$6.51
Sewer/ Wastewater	**$32,632**	**$3.26**
Sewer Connection	$32,632	$3.26
Local Transportation	**$14,685**	**$1.47**
Local Transportation	$6,684	$0.67
Signalization Improvement	$8,002	$0.80
Other Public Facilities/ Buildings	**$6,211**	**$0.62**
Public Buildings	$5,926	$0.59
General Government/ Administrative	$285	$0.03
Public Safety	**$5,600**	**$0.56**
Fire	$5,600	$0.56
Schools	**$5,390**	$0.54
Other Area/Regional Fees	**$8,307**	**$0.83**
Mira Loma Road and Bridge Benefit District	$5,401	$0.54
Other	$2,906	$0.29
Total	**$251,172**	**$25.12**

Office Fee Calculations (Menifee)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Planning and Processing Fees		
Building Permit, Plan Check, and Inspection Fees		
Regional Transportation Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$9,550**	**$0.48**
MSHCP	$8,894	$0.44
SKR	$656	$0.03
Water	**$66,412**	**$3.32**
Water Connection/ Supply	$66,412	$3.32
Sewer/ Wastewater	**$122,370**	**$6.12**
Sewer Connection	$122,370	$6.12
Local Transportation	**$16,783**	**$0.84**
Local Transportation	$7,639	$0.38
Signalization Improvement	$9,145	$0.46
Other Public Facilities/ Buildings	**$7,098**	**$0.35**
Public Buildings	$6,773	$0.34
General Government/ Administrative	$325	$0.02
Public Safety	**$6,400**	**$0.32**
Fire	$6,400	$0.32
Schools	**$10,780**	**$0.54**
Other Area/Regional Fees	**$7,833**	**$0.39**
Mira Loma Road and Bridge Benefit District (RE	$6,172	$0.31
Other	$1,661	$0.08
Total	**$291,027**	**$14.55**

Assumptions and Notes (Menifee)

- Assumes Area 17 for City impact fee estimates.
- Assumes Perris Union High School and Romoland Elementary Unified fees.
- Assumes Eastern Municipal Water District (EMWD) as water and sewer provider.
- Includes Mira Loma Road and Bridge Benefit District (RBBD) for Zone C

Summary of Moreno Valley Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$44,458	per Unit
Multi-Family	$28,845	per Unit
Industrial	$4.14	per Sq.Ft.
Retail	$26.47	per Sq.Ft.
Office	$15.88	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Moreno Valley)

Fee	per unit
Regional Transportation Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$2,092**
MSHCP	$1,992
SKR	$100
Water	**$4,883**
Water Connection/ Supply	$4,883
Sewer/ Wastewater	**$8,158**
Sewer Connection	$8,158
Park and Recreation	**$1,661**
Quimby Fees	$1,661
Schools	**$9,724**
Other	**$9,067**
DIF Program	$9,067
Total	**$44,458**

Multi-Family Fee Calculations (Moreno Valley)

Fee	Total Development (200 Unit Building)	per Unit
Regional Transportation Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$212,200**	**$1,061**
MSHCP	$207,200	$1,036
SKR	$5,000	$25
Water	**$331,387**	**$1,657**
Water Connection/ Supply	$331,387	$1,657
Sewer/ Wastewater	**$1,631,600**	**$8,158**
Sewer Connection	$1,631,600	$8,158
Schools	**$1,149,200**	**$5,746**
Other	**$1,198,500**	**$5,993**
DIF Program	$1,198,500	$5,993
Total	**$5,769,087**	**$28,845**

Industrial Fee Calculations (Moreno Valley)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$110,721**	**$0.42**
MSHCP	$103,116	$0.39
SKR	$7,604	$0.03
Water	**$146,436**	**$0.55**
Water Connection/ Supply	$146,436	$0.55
Sewer/ Wastewater	**$52,102**	**$0.20**
Sewer Connection	$52,102	$0.20
Schools	**$143,100**	**$0.54**
Other	**$269,240**	**$1.02**
DIF Program	$269,240	$1.02
Total	**$1,097,960**	**$4.14**

Retail Fee Calculations (Moreno Valley)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$8,356**	**$0.84**
MSHCP	$7,782	$0.78
SKR	$574	$0.06
Water	**$65,090**	**$6.51**
Water Connection/ Supply	$65,090	$6.51
Sewer/ Wastewater	**$32,632**	**$3.26**
Sewer Connection	$32,632	$3.26
Schools	**$5,400**	$0.54
Other	**$48,310**	**$4.83**
DIF Program	$48,310	$4.83
Total	**$264,689**	**$26.47**

Office Fee Calculations (Moreno Valley)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$9,550**	**$0.48**
MSHCP	$8,894	$0.44
SKR	$656	$0.03
Water	**$66,412**	**$3.32**
Water Connection/ Supply	$66,412	$3.32
Sewer/ Wastewater	**$122,370**	**$6.12**
Sewer Connection	$122,370	$6.12
Schools	**$10,800**	**$0.54**
Other	**$64,660**	**$3.23**
DIF Program	$64,660	$3.23
Total	**$317,592**	**$15.88**

Assumptions and Notes (Moreno Valley)

- Assumes Moreno Valley Unified School District fees, Level 2. Assumes outside of CFDs that charge additional fees.

- Assumes Eastern Municipal Water District (EMWD) as water and sewer provider.

- City fees are all placed in DIF Program category. If fee breakdown into subcategories is available, fees could be allocated into subcategories (e.g. local transportation, park improvements, etc.).

Summary of Murrieta Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$42,523	per Unit
Multi-Family	$28,209	per Unit
Industrial	$5.29	per Sq.Ft.
Retail	$33.20	per Sq.Ft.
Office	$17.07	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Murrieta)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$2,092**
MSHCP	$1,992
SKR	$100
Water	**$4,883**
Water Connection/ Supply	$4,883
Sewer/ Wastewater	**$8,158**
Sewer Connection	$8,158
Storm Drain/ Flood Control	**$828**
Storm Drain	$828
Schools	**$7,392**
Other	**$10,297**
DIF Program	$10,297
Total	**$42,523**

Multi-Family Fee Calculations (Murrieta)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$212,200**	**$1,061**
MSHCP	$207,200	$1,036
SKR	$5,000	$25
Water	**$331,387**	**$1,657**
Water Connection/ Supply	$331,387	$1,657
Sewer/ Wastewater	**$1,631,600**	**$8,158**
Sewer Connection	$1,631,600	$8,158
Storm Drain/ Flood Control	**$41,390**	**$207**
Storm Drain	$41,390	$207
Schools	**$873,600**	$4,368
Other	**$1,305,474**	**$6,527**
DIF Program	$1,305,474	$6,527
Total	**$5,641,851**	**$28,209**

Industrial Fee Calculations (Murrieta)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$110,721**	**$0.42**
MSHCP	$103,116	$0.39
SKR	$7,604	$0.03
Water	**$146,436**	**$0.55**
Water Connection/ Supply	$146,436	$0.55
Sewer/ Wastewater	**$52,102**	**$0.20**
Sewer Connection	$52,102	$0.20
Storm Drain/ Flood Control	**$62,950**	**$0.24**
Storm Drain	$62,950	$0.24
Schools	**$143,100**	**$0.54**
Other	**$511,450**	**$1.93**
DIF Program	$511,450	$1.93
Total	**$1,403,120**	**$5.29**

Retail Fee Calculations (Murrieta)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$8,356**	**$0.84**
MSHCP	$7,782	$0.78
SKR	$574	$0.06
Water	**$65,090**	**$6.51**
Water Connection/ Supply	$65,090	$6.51
Sewer/ Wastewater	**$32,632**	**$3.26**
Sewer Connection	$32,632	$3.26
Storm Drain/ Flood Control	**$4,751**	**$0.48**
Storm Drain	$4,751	$0.48
Schools	**$5,400**	**$0.54**
Other	**$110,900**	**$11.09**
DIF Program	$110,900	$11.09
Total	**$332,030**	**$33.20**

Office Fee Calculations (Murrieta)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$9,550**	**$0.48**
MSHCP	$8,894	$0.44
SKR	$656	$0.03
Water	**$66,412**	**$3.32**
Water Connection/ Supply	$66,412	$3.32
Sewer/ Wastewater	**$122,370**	**$6.12**
Sewer Connection	$122,370	$6.12
Storm Drain/ Flood Control	**$5,430**	**$0.27**
Storm Drain	$5,430	$0.27
Schools	**$10,800**	**$0.54**
Other	**$83,000**	**$4.15**
DIF Program	$83,000	$4.15
Total	**$341,362**	**$17.07**

Assumptions and Notes (Murrieta)

- Assumes Murrieta Valley Unified School District fees, Level 2.
- Assumes Eastern Municipal Water District (EMWD) as water and sewer provider.
- City fees are all placed in DIF Program category. If fee breakdown into subcategories is available, fees could be allocated into subcategories (e.g. local transportation, park improvements, etc.).

Summary of Norco Fee Estimates (Norco)

Land Use	per Unit of Measurement	
Single Family	$53,454	per Unit
Multi-Family	$36,574	per Unit
Industrial	$9.51	per Sq.Ft.
Retail	$25.06	per Sq.Ft.
Office	$16.42	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Norco)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$1,992**
MSHCP	$1,992
Water	**$4,857**
Water Connection/ Supply	$4,662
Water and Sewer Connection	$195
Sewer/ Wastewater	**$6,134**
Sewer Facility	$6,134
Storm Drain/ Flood Control	**$2,545**
Storm Drain	$2,545
Local Transportation	**$4,062**
Streets and Traffic	$4,062
Park and Recreation	**$11,821**
Parks and Recreation	$11,821
Community Facilities	**$3,318**
Public Meeting Facilities	$3,318
Other Public Facilities/ Buildings	**$1,199**
General Government/ Administrative	$1,199
Public Safety	**$1,261**
Fire	$1,010
Animal Control	$251
Schools	**$7,392**
Total	**$53,454**

Multi-Family Fee Calculations (Norco)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231.00
Habitat Mitigation Fees	**$207,200**	**$1,036**
MSHCP	$207,200	$1,036.00
Water	**$515,700**	**$2,579**
Water Connection/ Supply	$511,800	$2,559.00
Water and Sewer Connection	$3,900	$19.50
Sewer/ Wastewater	**$1,145,400**	**$5,727**
Sewer Facility	$1,145,400	$5,727.00
Storm Drain/ Flood Control	**$42,000**	**$210**
Storm Drain	$42,000	$210.00
Local Transportation	**$542,400**	**$2,712**
Streets and Traffic	$542,400	$2,712.00
Park and Recreation	**$1,927,800**	**$9,639**
Parks and Recreation	$1,927,800	$9,639.00
Community Facilities	**$541,200**	**$2,706**
Public Meeting Facilities	$541,200	$2,706.00
Other Public Facilities/ Buildings	**$71,400**	**$357**
Government Facilities	$21,200	$106.00
Animal Shelter Facilities	$50,200	$251.00
Public Safety	**$201,800**	**$1,009**
Fire	$201,800	$1,009.00
Schools	**$873,600**	**$4,368**
Total	**$7,314,700**	**$36,574**

Industrial Fee Calculations (Norco)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$103,116**	**$0.39**
MSHCP	$103,116	$0.39
Water	**$479,845**	**$1.81**
Water Connection/ Supply	$479,650	$1.81
Water and Sewer Connection	$195	$0.00
Sewer/ Wastewater	**$518,075**	**$1.96**
Sewer Facility	$518,075	$1.96
Storm Drain/ Flood Control	**$73,405**	**$0.28**
Storm Drain	$73,405	$0.28
Local Transportation	**$666,740**	**$2.52**
Streets and Traffic	$666,740	$2.52
Park and Recreation	**$87,185**	**$0.33**
Parks and Recreation	$87,185	$0.33
Other Public Facilities/ Buildings	**$36,835**	**$0.14**
Government Facilities	$36,835	$0.14
Public Safety	**$36,570**	**$0.14**
Fire	$30,740	$0.12
Animal Control	$5,830	$0.02
Schools	**$143,100**	**$0.54**
Total	**$2,521,233**	**$9.51**

Retail Fee Calculations (Norco)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$7,782**	**$0.78**
MSHCP	$7,782	$0.78
Water	**$26,055**	**$2.61**
Water Connection/ Supply	$25,860	$2.59
Water and Sewer Connection	$195	$0.02
Sewer/ Wastewater	**$16,530**	**$1.65**
Sewer Facility	$16,530	$1.65
Storm Drain/ Flood Control	**$4,040**	**$0.40**
Storm Drain	$4,040	$0.40
Local Transportation	**$73,420**	**$7.34**
Streets and Traffic	$73,420	$7.34
Park and Recreation	**$4,630**	**$0.46**
Parks and Recreation	$4,630	$0.46
Other Public Facilities/ Buildings	**$1,950**	**$0.20**
Government Facilities	$1,950	$0.20
Public Safety	**$5,920**	**$0.59**
Fire	$5,610	$0.56
Animal Control	$310	$0.03
Schools	**$5,400**	**$0.54**
Total	**$250,627**	**$25.06**

Office Fee Calculations (Norco)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$8,894**	**$0.44**
MSHCP	$8,894	$0.44
Water	**$51,915**	**$2.60**
Water Connection/ Supply	$51,720	$2.59
Water and Sewer Connection	$195	$0.01
Sewer/ Wastewater	**$33,060**	**$1.65**
Sewer Facility	$33,060	$1.65
Storm Drain/ Flood Control	**$8,080**	**$0.40**
Storm Drain	$8,080	$0.40
Local Transportation	**$146,840**	**$7.34**
Streets and Traffic	$146,840	$7.34
Park and Recreation	**$9,260**	**$0.46**
Parks and Recreation	$9,260	$0.46
Other Public Facilities/ Buildings	**$3,900**	**$0.20**
Government Facilities	$3,900	$0.20
Public Safety	**$11,840**	**$0.59**
Fire	$11,220	$0.56
Animal Control	$620	$0.03
Schools	**$10,800**	**$0.54**
Total	**$328,389**	**$16.42**

Assumptions and Notes (Norco)

- Assumes Corona-Norco Unified School District fees.
- Assumes City of Norco as main sewer and water provider.

Summary of Perris Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$48,283	per Unit
Multi-Family	$34,774	per Unit
Industrial	$9.60	per Sq.Ft.
Retail	$28.50	per Sq.Ft.
Office	$19.07	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Perris)

Fee	per unit
Regional Transportation Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$2,092**
MSHCP	$1,992
SKR	$100
Water	**$4,883**
Water Connection/ Supply	$4,883
Sewer/ Wastewater	**$8,158**
Sewer Connection	$8,158
Storm Drain/ Flood Control	**$443**
Storm Drain	$443
Local Transportation	**$4,025**
Local Transportation	$4,025
Park and Recreation	**$7,500**
Park Improvements	$7,500
Community Facilities	**$1,120**
Community Centers	$1,120
Other Public Facilities/ Buildings	**$604**
General Government/ Administrative	$28
Government Facilities	$576
Public Safety	**$421**
Fire	$362
Police/Law Enforcement	$59
Schools	**$10,164**
Total	**$48,283**

Multi-Family Fee Calculations (Perris)

Fee	Total Development (200 Unit Building)	per Unit
Regional Transportation Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$212,200**	**$1,061**
MSHCP	$207,200	$1,036
SKR	$5,000	$25
Water	**$331,387**	**$1,657**
Water Connection/ Supply	$331,387	$1,657
Sewer/ Wastewater	**$1,631,600**	**$8,158**
Sewer Connection	$1,631,600	$8,158
Storm Drain/ Flood Control	**$22,150**	**$111**
Storm Drain	$22,150	$111
Local Transportation	**$563,400**	**$2,817**
Local Transportation	$563,400	$2,817
Park and Recreation	**$1,358,600**	**$6,793**
Parks and Recreation	$1,358,600	$6,793
Community Facilities	**$202,800**	**$1,014**
Community Centers	$202,800	$1,014
Other Public Facilities/ Buildings	**$109,200**	**$546**
General Government/ Administrative	$4,800	$24
Government Facilities	$104,400	$522
Public Safety	**$76,100**	**$381**
Fire	$65,400	$327
Police/Law Enforcement	$10,700	$54
Schools	**$1,201,200**	**$6,006**
Total	**$6,954,837**	**$34,774**

Industrial Fee Calculations (Perris)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$110,721**	**$0.42**
MSHCP	$103,116	$0.39
SKR	$7,604	$0.03
Water	**$146,436**	**$0.55**
Water Connection/ Supply	$146,436	$0.55
Sewer/ Wastewater	**$52,102**	**$0.20**
Sewer Connection	$52,102	$0.20
Storm Drain/ Flood Control	**$134,979**	**$0.51**
Storm Drain	$134,979	$0.51
Local Transportation	**$1,386,480**	**$5.23**
Local Transportation	$1,386,480	$5.23
Park and Recreation	**$42,930**	**$0.16**
Parks and Recreation	$42,930	$0.16
Community Facilities	**$31,535**	**$0.12**
Community Centers	$31,535	$0.12
Other Public Facilities/ Buildings	**$86,655**	**$0.33**
General Government/ Administrative	$3,180	$0.01
Government Facilities	$83,475	$0.32
Public Safety	**$31,535**	**$0.12**
Fire	$27,030	$0.10
Police/Law Enforcement	$4,505	$0.02
Schools	**$143,100**	**$0.54**
Total	**$2,542,834**	**$9.60**

Retail Fee Calculations (Perris)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$8,356**	**$0.84**
MSHCP	$7,782	$0.78
SKR	$574	$0.06
Water	**$65,090**	**$6.51**
Water Connection/ Supply	$65,090	$6.51
Sewer/ Wastewater	**$32,632**	**$3.26**
Sewer Connection	$32,632	$3.26
Storm Drain/ Flood Control	**$10,187**	**$1.02**
Storm Drain	$10,187	$1.02
Local Transportation	**$52,320**	**$5.23**
Local Transportation	$52,320	$5.23
Community Facilities	**$3,150**	**$0.32**
Community Centers	$3,150	$0.32
Other Public Facilities/ Buildings	**$1,740**	**$0.17**
General Government/ Administrative	$120	$0.01
Government Facilities	$1,620	$0.16
Public Safety	**$1,190**	**$0.12**
Fire	$1,020	$0.10
Police/Law Enforcement	$170	$0.02
Schools	**$5,400**	$0.54
Total	**$284,966**	**$28.50**

Office Fee Calculations (Perris)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$9,550**	**$0.48**
MSHCP	$8,894	$0.44
SKR	$656	$0.03
Water	**$66,412**	**$3.32**
Water Connection/ Supply	$66,412	$3.32
Sewer/ Wastewater	**$122,370**	**$6.12**
Sewer Connection	$122,370	$6.12
Storm Drain/ Flood Control	**$11,642**	**$0.58**
Storm Drain	$11,642	$0.58
Local Transportation	**$104,640**	**$5.23**
Local Transportation	$104,640	$5.23
Community Facilities	**$6,300**	**$0.32**
Community Centers	$6,300	$0.32
Other Public Facilities/ Buildings	**$3,480**	**$0.17**
General Government/ Administrative	$240	$0.01
Government Facilities	$3,240	$0.16
Public Safety	**$2,380**	**$0.12**
Fire	$2,040	$0.10
Police/Law Enforcement	$340	$0.02
Schools	**$10,800**	**$0.54**
Total	**$381,375**	**$19.07**

Assumptions and Notes (Perris)

- Assumes Eastern Municipal Water District (EMWD) as water and sewer provider.

- Assumes Perris Union High School and Perris Elementary School fees.

Summary of Riverside Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$42,543	per Unit
Multi-Family	$22,457	per Unit
Industrial	$4.40	per Sq.Ft.
Retail	$21.00	per Sq.Ft.
Office	$8.62	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Riverside)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$2,092**
MSHCP	$1,992
SKR	$100
Water	**$7,185**
Water Connection/ Supply	$7,185
Sewer/ Wastewater	**$4,004**
Sewer Connection	$4,004
Storm Drain/ Flood Control	**$732**
Storm Drain	$732
Local Transportation	**$715**
Local Transportation	$525
Signalization Improvement	$190
Park and Recreation	**$4,724**
Parks and Recreation	$4,646
Trails	$78
Community Facilities	**$435**
Aquatic Center	$435
Schools	**$8,294**
Other Area/Regional Fees	**$5,489**
Regional Park Fee	$5,489
Total	**$42,543**

Multi-Family Fee Calculations (Riverside)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$212,200**	**$1,061**
MSHCP	$207,200	$1,036
SKR	$5,000	$25
Water	**$428,487**	**$2,142**
Water Connection/ Supply	$428,487	$2,142
Sewer/ Wastewater	**$777,075**	**$3,885**
Sewer Connection	$777,075	$3,885
Storm Drain/ Flood Control	**$14,548**	**$73**
Storm Drain	$14,548	$73
Local Transportation	**$109,000**	**$545**
Streets and Traffic	$25,000	$125
Signalization Improvement	$84,000	$420
Park and Recreation	**$609,780**	**$3,049**
Parks and Recreation	$609,000	$3,045
Trails	$780	$4
Community Facilities	**$59,000**	**$295**
Aquatic Center	$59,000	$295
Schools	**$980,200**	**$4,901**
Other Area/Regional Fees	**$54,890**	**$274**
Regional Park Fee	$54,890	$274.45
Total	**$4,491,380**	**$22,457**

Industrial Fee Calculations (Riverside)

Fee	Total Development (265,000 Sq. Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$110,721**	**$0.42**
MSHCP	$103,116	$0.39
SKR	$7,604	$0.03
Water	**$132,243**	**$0.50**
Water Connection/ Supply	$132,243	$0.50
Sewer/ Wastewater	**$159,618**	**$0.60**
Sewer Connection	$159,618	$0.60
Storm Drain/ Flood Control	**$29,778**	**$0.11**
Storm Drain	$29,778	$0.11
Local Transportation	**$66,250**	**$0.25**
Streets and Traffic	$66,250	$0.25
Park and Recreation	**$65,378**	**$0.25**
Parks and Recreation	$64,193	$0.24
Trails	$1,186	$0.00
Schools	**$143,100**	**$0.54**
Other Area/Regional Fees	**$83,433**	**$0.31**
Regional Park Fee	$83,433	$0.31
Total	**$1,166,883**	**$4.40**

Retail Fee Calculations (Riverside)

Fee	Total Development (10,000 Sq. Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$8,356**	**$0.84**
MSHCP	$7,782	$0.78
SKR	$574	$0.06
Water	**$50,406**	**$5.04**
Water Connection/ Supply	$50,406	$5.04
Sewer/ Wastewater	**$25,745**	**$2.57**
Sewer Connection	$25,745	$2.57
Storm Drain/ Flood Control	**$2,238**	**$0.22**
Storm Drain	$2,238	$0.22
Local Transportation	**$2,500**	**$0.25**
Streets and Traffic	$2,500	$0.25
Park and Recreation	**$4,126**	**$0.41**
Parks and Recreation	$4,037	$0.40
Trails	$90	$0.01
Schools	**$5,400**	**$0.54**
Other Area/Regional Fees	**$6,312**	**$0.63**
Regional Park Fee	$6,312	$0.63
Total	**$209,984**	**$21.00**

Office Fee Calculations (Riverside)

Fee	Total Development (20,000 Sq. Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$9,550**	**$0.48**
MSHCP	$8,894	$0.44
SKR	$656	$0.03
Water	**$51,624**	**$2.58**
Water Connection/ Supply	$51,624	$2.58
Sewer/ Wastewater	**$32,735**	**$1.64**
Sewer Connection	$32,735	$1.64
Storm Drain/ Flood Control	**$2,369**	**$0.12**
Storm Drain	$2,369	$0.12
Local Transportation	**$5,000**	**$0.25**
Streets and Traffic	$5,000	$0.25
Park and Recreation	**$9,467**	**$0.47**
Parks and Recreation	$9,366	$0.47
Trails	$101	$0.01
Schools	**$10,800**	**$0.54**
Other Area/Regional Fees	**$7,136**	**$0.36**
Regional Park Fee	$7,136	$0.36
Total	**$172,481**	**$8.62**

Assumptions and Notes (Riverside)

- Assumes Riverside Unified School District fees
- Assumes City of Riverside as water and sewer provider

Summary of San Jacinto Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$39,523	per Unit
Multi-Family	$28,129	per Unit
Industrial	$4.30	per Sq.Ft.
Retail	$25.24	per Sq.Ft.
Office	$14.71	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (San Jacinto)

Fee	per unit
Regional Transportation Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$1,992**
MSHCP	$1,992
Water	**$4,883**
Water Connection/ Supply	$4,883
Sewer/ Wastewater	**$8,158**
Sewer Connection	$8,158
Storm Drain/ Flood Control	**$990**
Flood Control	$990
Local Transportation	**$2,169**
Local Transportation	$83
Streets and Traffic	$1,468
Signalization Improvement	$223
Car Pool Mitigation	$90
Bikeways	$49
Traffic Signal	$256
Park and Recreation	**$3,010**
Parkland	$1,131
Parks and Recreation	$589
Park Capital Improvement Fund	$1,290
Community Facilities	**$630**
Community Centers	$630
Other Public Facilities/ Buildings	**$651**
Public Buildings	$11
General Government/ Administrative	$20
City Hall and Public Facilities	$212
Government Facilities	$408
Public Safety	**$775**
Fire	$577
Police/Law Enforcement	$198
Schools	**$7,392**
Total	**$39,523**

Multi-Family Fee Calculations (San Jacinto)

Fee	Total Development (200 Unit Building)	per Unit
Regional Transportation Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$207,200**	**$1,036**
MSHCP	$207,200	$1,036
Water	**$371,387**	**$1,857**
Water Connection/ Supply	$331,387	$1,657
Water and Sewer Connection	$40,000	$200
Sewer/ Wastewater	**$1,631,600**	**$8,158**
Sewer Connection	$1,631,600	$8,158
Storm Drain/ Flood Control	**$59,900**	**$300**
Flood Control	$59,900	$300
Local Transportation	**$348,982**	**$1,745**
Local Transportation	$5,000	$25
Streets and Traffic	$247,800	$1,239
Signalization Improvement	$26,782	$134
Car Pool Mitigation	$18,000	$90
Bikeways	$8,200	$41
Traffic Signal	$43,200	$216
Park and Recreation	**$508,400**	**$2,542**
Parkland	$191,000	$955
Parks and Recreation	$99,400	$497
Park Capital Improvement Fund	$218,000	$1,090
Community Facilities	**$106,400**	**$532**
Community Centers	$106,400	$532
Other Public Facilities/ Buildings	**$73,050**	**$365**
Public Buildings	$650	$3
General Government/ Administrative	$3,400	$17
Government Facilities	$69,000	$345
Public Safety	**$190,800**	**$954**
Fire	$151,200	$756
Police/Law Enforcement	$39,600	$198
Schools	**$873,600**	**$4,368**
Other Area/Regional Fees	**$8,200**	**$41**
Other	$8,200	$41
Total	**$5,625,719**	**$28,129**

Industrial Fee Calculations (San Jacinto)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$103,116**	**$0.39**
MSHCP	$103,116	$0.39
Water	**$146,436**	**$0.55**
Water Connection/ Supply	$146,436	$0.55
Sewer/ Wastewater	**$52,102**	**$0.20**
Sewer Connection	$52,102	$0.20
Storm Drain/ Flood Control	**$91,101**	**$0.34**
Flood Control	$91,101	$0.34
Local Transportation	**$143,747**	**$0.54**
Local Transportation	$7,604	$0.03
Streets and Traffic	$92,805	$0.35
Signalization Improvement	$27,156	$0.10
Traffic Signal	$16,182	$0.06
Other Public Facilities/ Buildings	**$27,361**	**$0.10**
Public Buildings	$989	$0.00
General Government/ Administrative	$563	$0.00
Government Facilities	$25,810	$0.10
Public Safety	**$43,984**	**$0.17**
Fire	$13,384	$0.05
Police/Law Enforcement	$30,600	$0.12
Schools	**$143,100**	**$0.54**
Other Area/Regional Fees	**$12,471**	**$0.05**
Other	$12,471	$0.05
Total	**$1,139,780**	**$4.30**

Retail Fee Calculations (San Jacinto)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$7,782**	**$0.78**
MSHCP	$7,782	$0.78
Water	**$65,090**	**$6.51**
Water Connection/ Supply	$65,090	$6.51
Sewer/ Wastewater	**$32,632**	**$3.26**
Sewer Connection	$32,632	$3.26
Storm Drain/ Flood Control	**$6,876**	**$0.69**
Flood Control	$6,876	$0.69
Local Transportation	**$22,868**	**$2.29**
Local Transportation	$574	$0.06
Streets and Traffic	$8,294	$0.83
Signalization Improvement	$12,553	$1.26
Traffic Signal	$1,446	$0.14
Other Public Facilities/ Buildings	**$2,430**	**$0.24**
Public Buildings	$75	$0.01
General Government/ Administrative	$49	$0.00
Government Facilities	$2,306	$0.23
Public Safety	**$3,506**	**$0.35**
Fire	$1,196	$0.12
Police/Law Enforcement	$2,309	$0.23
Schools	**$5,400**	$0.54
Other Area/Regional Fees	**$941**	**$0.09**
Other	$941	$0.09
Total	**$252,425**	**$25.24**

Office Fee Calculations (San Jacinto)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$8,894**	**$0.44**
MSHCP	$8,894	$0.44
Water	**$66,412**	**$3.32**
Water Connection/ Supply	$66,412	$3.32
Sewer/ Wastewater	**$122,370**	**$6.12**
Sewer Connection	$122,370	$6.12
Storm Drain/ Flood Control	**$7,858**	**$0.39**
Flood Control	$7,858	$0.39
Local Transportation	**$26,134**	**$1.31**
Local Transportation	$656	$0.03
Streets and Traffic	$9,479	$0.47
Signalization Improvement	$14,346	$0.72
Traffic Signal	$1,653	$0.08
Other Public Facilities/ Buildings	**$2,777**	**$0.14**
Public Buildings	$85	$0.00
General Government/ Administrative	$56	$0.00
Government Facilities	$2,635	$0.13
Public Safety	**$4,006**	**$0.20**
Fire	$1,367	$0.07
Police/Law Enforcement	$2,639	$0.13
Schools	**$10,800**	**$0.54**
Other Area/Regional Fees	**$1,076**	**$0.05**
Other	$1,076	$0.05
Total	**$294,128**	**$14.71**

Assumptions and Notes (San Jacinto)

- Assumes San Jacinto Unified School District fees
- Uses City development impact fees from Area 1
- Assumes Eastern Municipal Water District (EMWD) as water and sewer provider.

Summary of Temecula Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$45,131	per Unit
Multi-Family	$31,578	per Unit
Industrial	$6.50	per Sq.Ft.
Retail	$31.02	per Sq.Ft.
Office	$18.08	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Temecula)

Fee	per unit
Regional Transportation Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$2,092**
MSHCP	$1,992
SKR	$100
Water	**$4,883**
Water Connection/ Supply	$4,883
Sewer/ Wastewater	**$8,158**
Sewer Connection	$8,158
Local Transportation	**$2,204**
Streets and Traffic	$1,931
Traffic Signal	$273
Park and Recreation	**$8,951**
Quimby Fees	$4,836
Parks and Recreation	$3,186
Trails	$929
Community Facilities	**$849**
Library	$849
Other Public Facilities/ Buildings	**$524**
Corporation Yard	$524
Public Safety	**$942**
Fire	$663
Police/Law Enforcement	$279
Schools	**$7,656**
Total	**$45,131**

Multi-Family Fee Calculations (Temecula)

Fee	Total Development (200 Unit Building)	per Unit
Regional Transportation Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$212,200**	**$1,061**
MSHCP	$207,200	$1,036
SKR	$5,000	$25
Water	**$331,387**	**$1,657**
Water Connection/ Supply	$331,387	$1,657
Sewer/ Wastewater	**$1,631,600**	**$8,158**
Sewer Connection	$1,631,600	$8,158
Local Transportation	**$308,540**	**$1,543**
Streets and Traffic	$270,282	$1,351
Traffic Signal	$38,258	$191
Park and Recreation	**$1,342,912**	**$6,715**
Quimby Fees	$753,300	$3,767
Parks and Recreation	$456,542	$2,283
Trails	$133,070	$665
Community Facilities	**$121,600**	**$608**
Library	$121,600	$608
Other Public Facilities/ Buildings	**$56,166**	**$281**
Corporation Yard	$56,166	$281
Public Safety	**$160,214**	**$801**
Fire	$61,494	$307
Police/Law Enforcement	$98,720	$494
Schools	**$904,800**	**$4,524**
Total	**$6,315,619**	**$31,578**

Industrial Fee Calculations (Temecula)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$110,721**	**$0.42**
MSHCP	$103,116	$0.39
SKR	$7,604	$0.03
Water	**$146,436**	**$0.55**
Water Connection/ Supply	$146,436	$0.55
Sewer/ Wastewater	**$52,102**	**$0.20**
Sewer Connection	$52,102	$0.20
Local Transportation	**$802,950**	**$3.03**
Streets and Traffic	$699,600	$2.64
Traffic Signal	$103,350	$0.39
Other Public Facilities/ Buildings	**$45,050**	**$0.17**
Corporation Yard	$45,050	$0.17
Public Safety	**$45,050**	**$0.17**
Fire	$29,150	$0.11
Police/Law Enforcement	$15,900	$0.06
Schools	**$143,100**	**$0.54**
Total	**$1,721,770**	**$6.50**

Retail Fee Calculations (Temecula)

Fee	per Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$8,356**	**$0.84**
MSHCP	$7,782	$0.78
SKR	$574	$0.06
Water	**$65,090**	**$6.51**
Water Connection/ Supply	$65,090	$6.51
Sewer/ Wastewater	**$32,632**	**$3.26**
Sewer Connection	$32,632	$3.26
Local Transportation	**$84,300**	**$8.43**
Streets and Traffic	$73,800	$7.38
Traffic Signal	$10,500	$1.05
Other Public Facilities/ Buildings	**$5,100**	**$0.51**
Corporation Yard	$5,100	$0.51
Public Safety	**$4,400**	**$0.44**
Fire	$1,700	$0.17
Police/Law Enforcement	$2,700	$0.27
Schools	**$5,400**	$0.54
Total	**$310,179**	**$31.02**

Office Fee Calculations (Temecula)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Transportation Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$9,550**	**$0.48**
MSHCP	$8,894	$0.44
SKR	$656	$0.03
Water	**$66,412**	**$3.32**
Water Connection/ Supply	$66,412	$3.32
Sewer/ Wastewater	**$122,370**	**$6.12**
Sewer Connection	$122,370	$6.12
Local Transportation	**$101,200**	**$5.06**
Streets and Traffic	$88,600	$4.43
Traffic Signal	$12,600	$0.63
Other Public Facilities/ Buildings	**$3,800**	**$0.19**
Corporation Yard	$3,800	$0.19
Public Safety	**$3,600**	**$0.18**
Fire	$2,200	$0.11
Police/Law Enforcement	$1,400	$0.07
Schools	**$10,800**	**$0.54**
Total	**$361,532**	**$18.08**

Assumptions and Notes (Temecula)

- Assumes Temecula Valley Union School District fees
- Assumes Eastern Municipal Water District (EMWD) as water and sewer provider.
- There is no specified parkland fee associated with the City's Quimby Act requirement. Equivalent park in-lieu fees estimated assuming $310,000 per acre and applied to single family and multi-family developments.

Summary of Temescal Valley Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$32,935	per Unit
Industrial	$3.05	per Sq.Ft.
Retail	$20.34	per Sq.Ft.
Office	$6.53	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Temescal Valley)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$1,992**
MSHCP	$1,992
Water	**$6,500**
Water Connection/ Supply	$6,500
Sewer/ Wastewater	**$4,500**
Sewer Connection	$4,500
Local Transportation	**$882**
Streets and Traffic	$522
Signalization Improvement	$360
Community Facilities	**$86**
Library/Library Construction	$86
Public Safety	**$1,737**
Fire	$609
Criminal Justice Public Facilities	$1,129
Schools	**$7,392**
Other Area/Regional Fees	**$972**
Regional Park Fee	$709
Regional Trail Fee	$187
Regional Mutltiservice Centers	$75
Total	**$32,935**

Industrial Fee Calculations (Temescal Valley)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$103,116**	**$0.39**
MSHCP	$103,116	$0.39
Water	**$31,442**	**$0.12**
Water Connection/ Supply	$31,442	$0.12
Sewer/ Wastewater	**$40,672**	**$0.15**
Sewer Connection	$40,672	$0.15
Local Transportation	**$54,159**	**$0.20**
Streets and Traffic	$32,441	$0.12
Signalization Improvement	$21,718	$0.08
Public Safety	**$56,334**	**$0.21**
Fire	$27,057	$0.10
Criminal Justice Public Facilities	$29,277	$0.11
Schools	**$143,100**	**$0.54**
Other Area/Regional Fees	**$1,892**	**$0.01**
Regional Park Fee	$1,791	$0.01
Regional Trail Fee	$101	$0.00
Total	**$807,076**	**$3.05**

Retail Fee Calculations (Temescal Valley)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$7,782**	**$0.78**
MSHCP	$7,782	$0.78
Water	**$23,055**	**$2.31**
Water Connection/ Supply	$23,055	$2.31
Sewer/ Wastewater	**$27,700**	**$2.77**
Sewer Connection	$27,700	$2.77
Local Transportation	**$22,305**	**$2.23**
Streets and Traffic	$12,871	$1.29
Signalization Improvement	$9,434	$0.94
Public Safety	**$11,794**	**$1.18**
Fire	$7,752	$0.78
Criminal Justice Public Facilities	$4,043	$0.40
Schools	**$5,400**	**$0.54**
Other Area/Regional Fees	**$506**	**$0.05**
Regional Park Fee	$324	$0.03
Regional Trail Fee	$182	$0.02
Total	**$203,442**	**$20.34**

Office Fee Calculations (Temescal Valley)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$8,894**	**$0.44**
MSHCP	$8,894	$0.44
Water	**$15,322**	**$0.77**
Water Connection/ Supply	$15,322	$0.77
Sewer/ Wastewater	**$18,440**	**$0.92**
Sewer Connection	$18,440	$0.92
Local Transportation	**$19,188**	**$0.96**
Streets and Traffic	$10,933	$0.55
Signalization Improvement	$8,254	$0.41
Public Safety	**$13,480**	**$0.67**
Fire	$8,859	$0.44
Criminal Justice Public Facilities	$4,621	$0.23
Schools	**$10,800**	**$0.54**
Other Area/Regional Fees	**$578**	**$0.03**
Regional Park Fee	$370	$0.02
Regional Trail Fee	$208	$0.01
Total	**$130,502**	**$6.53**

Assumptions and Notes (Temescal Valley)

- Assumes Corona-Norco Union School District fees.
- Assumes Temescal Valley Water District (TVWD) as water and sewer provider.
- Includes all fees from the Riverside County's Temescal Canyon Area Plan, including Criminal Justice Public Facilities.

Summary of Wildomar Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$58,018	per Unit
Multi-Family	$28,004	per Unit
Industrial	$5.56	per Sq.Ft.
Retail	$31.51	per Sq.Ft.
Office	$16.58	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Wildomar)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$2,092**
MSHCP	$1,992
SKR	$100
Water	**$18,843**
Water Connection/ Supply	$18,843
Sewer/ Wastewater	**$8,817**
Sewer Connection	$8,817
Storm Drain/ Flood Control	**$1,381**
Drainage	$1,381
Local Transportation	**$3,489**
Streets and Traffic	$3,088
Traffic Signal	$401
Park and Recreation	**$5,277**
Parkland Acquisition	$597
Multi-Purpose Trails	$754
Park Improvements	$3,926
Community Facilities	**$474**
Community Centers	$474
Other Public Facilities/ Buildings	**$713**
City Hall	$384
Animal Shelter Facilities	$250
Corporation Yard	$79
Public Safety	**$667**
Fire Protection	$440
Police Facilities	$227
Schools	**$7,392**
Total	**$58,018**

Multi-Family Fee Calculations (Wildomar)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF/ Other Regional Transportatic	$1,246,200	$6,231
Habitat Mitigation Fees	**$212,200**	**$1,061**
MSHCP	$207,200	$1,036
SKR	$5,000	$25
Water	**$958,250**	**$4,791**
Water Connection/ Supply	$958,250	$4,791
Sewer/ Wastewater	**$634,824**	**$3,174**
Sewer Connection	$634,824	$3,174
Storm Drain/ Flood Control	**$173,600**	**$868**
Drainage	$173,600	$868
Local Transportation	**$490,000**	**$2,450**
Streets and Traffic	$433,800	$2,169
Signalization Improvement	$56,200	$281
Park and Recreation	**$749,000**	**$3,745**
Parkland Acquisition	$84,600	$423
Park Capital Improvement Fund	$557,400	$2,787
Multi-Purpose Trails	$107,000	$535
Community Facilities	**$67,400**	**$337**
Community Centers	$67,400	$337
Other Public Facilities/ Buildings	**$101,200**	**$506**
City Hall	$54,400	$272
Animal Shelter Facilities	$35,600	$178
Corporation Yard	$11,200	$56
Public Safety	**$94,600**	**$473**
Fire Protection	$62,400	$312
Police Facilities	$32,200	$161
Schools	**$873,600**	**$4,368**
Total	**$5,600,874**	**$28,004**

Industrial Fee Calculations (Wildomar)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$110,721**	**$0.42**
MSHCP	$103,116	$0.39
SKR	$7,604	$0.03
Water	**$51,884**	**$0.20**
Water Connection/ Supply	$51,884	$0.20
Sewer/ Wastewater	**$29,263**	**$0.11**
Sewer Connection	$29,263	$0.11
Storm Drain/ Flood Control	**$242,475**	**$0.92**
Drainage	$242,475	$0.92
Local Transportation	**$326,215**	**$1.23**
Local Transportation	$288,850	$1.09
Traffic Signal	$37,365	$0.14
Park and Recreation	**$77,115**	**$0.29**
Multi-Purpose Trails	$77,115	$0.29
Other Public Facilities/ Buildings	**$47,700**	**$0.18**
City Hall and Public Facilities	$39,485	$0.15
Corporation Yard	$8,215	$0.03
Public Safety	**$68,105**	**$0.26**
Fire Protection	$45,050	$0.17
Police Facilities	$23,055	$0.09
Schools	**$143,100**	**$0.54**
Total	**$1,472,939**	**$5.56**

Retail Fee Calculations (Wildomar)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$8,356**	**$0.84**
MSHCP	$7,782	$0.78
SKR	$574	$0.06
Water	**$51,884**	**$5.19**
Water Connection/ Supply	$51,884	$5.19
Sewer/ Wastewater	**$12,779**	**$1.28**
Sewer Connection	$12,779	$1.28
Storm Drain/ Flood Control	**$12,810**	**$1.28**
Drainage	$12,810	$1.28
Local Transportation	**$106,370**	**$10.64**
Local Transportation	$94,150	$9.42
Signalization Improvement	$12,220	$1.22
Park and Recreation	**$5,060**	**$0.51**
Multi-Purpose Trails	$5,060	$0.51
Other Public Facilities/ Buildings	**$3,110**	**$0.31**
City Hall and Public Facilities	$2,580	$0.26
Corporation Yard	$530	$0.05
Public Safety	**$4,480**	**$0.45**
Fire Protection	$2,950	$0.30
Police Facilities	$1,530	$0.15
Schools	**$5,400**	$0.54
Total	**$315,148**	**$31.51**

Office Fee Calculations (Wildomar)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$9,550**	**$0.48**
MSHCP	$8,894	$0.44
SKR	$656	$0.03
Water	**$51,884**	**$2.59**
Water Connection/ Supply	$51,884	$2.59
Sewer/ Wastewater	**$100,998**	**$5.05**
Sewer Connection	$100,998	$5.05
Storm Drain/ Flood Control	**$21,360**	**$1.07**
Drainage	$21,360	$1.07
Local Transportation	**$60,620**	**$3.03**
Streets and Traffic	$53,660	$2.68
Traffic Signal	$6,960	$0.35
Park and Recreation	**$13,040**	**$0.65**
Multi-Purpose Trails	$13,040	$0.65
Other Public Facilities/ Buildings	**$8,040**	**$0.40**
City Hall and Public Facilities	$6,660	$0.33
Corporation Yard	$1,380	$0.07
Public Safety	**$11,520**	**$0.58**
Fire Protection	$7,600	$0.38
Police Facilities	$3,920	$0.20
Schools	**$10,800**	**$0.54**
Total	**$331,612**	**$16.58**

Assumptions and Notes (Wildomar)

- Assumes Lake Elsinore Unified School District fees.
- Assumes Elsinore Valley Municipal Water District (EVMWD) as water and sewer provider.

Summary of Winchester Fee Estimates

Land Use	per Unit of Measurement	
Single Family	$35,099	per Unit
Multi-Family	$24,213	per Unit
Industrial	$3.39	per Sq.Ft.
Retail	$24.08	per Sq.Ft.
Office	$13.87	per Sq.Ft.

Note: Includes capital facilities and infrastructure fees charged to new development. Does not include permitting and processing fees.

Single Family Fee Calculations (Winchester)

Fee	per Unit
Regional Fees	**$8,873**
TUMF/ Other Regional Transportation	$8,873
Habitat Mitigation Fees	**$1,992**
MSHCP	$1,992
Water	**$4,883**
Water Connection/ Supply	$4,883
Sewer/ Wastewater	**$8,158**
Sewer Connection	$8,158
Local Transportation	**$410**
Traffic Signal	$410
Community Facilities	**$172**
Library/Library Construction	$172
Public Safety	**$1,963**
Fire	$694
Criminal Justice Public Facilities	$1,269
Schools	**$7,524**
Other Area/Regional Fees	**$1,124**
Regional Park Fee	$852
Regional Trail Fee	$197
Regional Mutltiservice Centers	$75
Total	**$35,099**

Multifamily Fee Calculations (Winchester)

Fee	Total Development (200 Unit Building)	per Unit
Regional Fees	**$1,246,200**	**$6,231**
TUMF	$1,246,200	$6,231
Habitat Mitigation Fees	**$207,200**	**$1,036**
MSHCP	$207,200	$1,036
Water	**$331,387**	**$1,657**
Water Connection/ Supply	$331,387	$1,657
Sewer/ Wastewater	**$1,631,600**	**$8,158**
Sewer Connection	$1,631,600	$8,158
Local Transportation	**$57,600**	**$288**
Traffic Signal	$57,600	$288
Community Facilities	**$24,000**	**$120**
Library/Library Construction	$24,000	$120
Public Safety	**$299,200**	**$1,496**
Fire	$96,200	$481
Criminal Justice Public Facilities	$203,000	$1,015
Schools	**$889,200**	**$4,446**
Other Area/Regional Fees	**$156,200**	**$781**
Regional Park Fee	$118,200	$591
Regional Trail Fee	$27,400	$137
Regional Multiservice Centers	$10,600	$53
Total	**$4,842,587**	**$24,213**

Industrial Fee Calculations (Winchester)

Fee	Total Development (265,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$376,362**	**$1.42**
TUMF/ Other Regional Transportation	$376,362	$1.42
Habitat Mitigation Fees	**$103,116**	**$0.39**
MSHCP	$103,116	$0.39
Water	**$146,436**	**$0.55**
Water Connection/ Supply	$146,436	$0.55
Sewer/ Wastewater	**$52,102**	**$0.20**
Sewer Connection	$52,102	$0.20
Local Transportation	**$21,718**	**$0.08**
Traffic Signal	$21,718	$0.08
Public Safety	**$56,334**	**$0.21**
Fire	$27,057	$0.10
Criminal Justice Public Facilities	$29,277	$0.11
Schools	**$142,835**	**$0.54**
Total	**$898,903**	**$3.39**

Retail Fee Calculations (Winchester)

Fee	Total Development (10,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$104,900**	**$10.49**
TUMF/ Other Regional Transportation	$104,900	$10.49
Habitat Mitigation Fees	**$7,782**	**$0.78**
MSHCP	$7,782	$0.78
Water	**$65,090**	**$6.51**
Water Connection/ Supply	$65,090	$6.51
Sewer/ Wastewater	**$32,632**	**$3.26**
Sewer Connection	$32,632	$3.26
Local Transportation	**$11,245**	**$1.12**
Traffic Signal	$11,245	$1.12
Public Safety	**$13,761**	**$1.38**
Fire	$9,402	$0.94
Criminal Justice Public Facilities	$4,360	$0.44
Schools	**$5,390**	**$0.54**
Total	**$240,802**	**$24.08**

Office Fee Calculations (Winchester)

Fee	Total Development (20,000 Sq.Ft. Building)	per Sq.Ft.
Regional Fees	**$43,800**	**$2.19**
TUMF/ Other Regional Transportation	$43,800	$2.19
Habitat Mitigation Fees	**$8,894**	**$0.44**
MSHCP	$8,894	$0.44
Water	**$66,412**	**$3.32**
Water Connection/ Supply	$66,412	$3.32
Sewer/ Wastewater	**$122,370**	**$6.12**
Sewer Connection	$122,370	$6.12
Local Transportation	**$9,482**	**$0.47**
Traffic Signal	$9,482	$0.47
Public Safety	**$15,727**	**$0.79**
Fire	$10,745	$0.54
Criminal Justice Public Facilities	$4,982	$0.25
Schools	**$10,780**	**$0.54**
Total	**$277,466**	**$13.87**

Assumptions and Notes (Winchester)

- Assumes Menifee Union (Elementary) & Perris (High) Union School District fees.
- Assumes Eastern Municipal Water District (EMWD) as water and sewer provider.
- Includes all fees from the Riverside County’s Winchester Area Plan.