

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

“DEFINITIONS. As used in this ordinance, the following words, terms, and phrases shall have the following meanings:

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1 increased vehicle trips, the average weekday trips shall be only the
2 additional trips in excess of those associated with the existing use.

3 f. "Employee Housing". Any housing which meets the definition of
4 "employee housing" as defined in the California Employee Housing Act
5 (EHA), Health and Safety Code section 17000 et seq.

6 g. "Industrial". Land uses including all light manufacturing, industrial parks,
7 warehouses, mini-warehouses, greenhouses and utilities.

8 h. "Low and Lower Income Housing". Single-family homes, apartments, and
9 mobile homes built for those whose income is no more than 80% of the
10 median income in the San Bernardino-Riverside Standard Metropolitan
11 Statistical Area and as determined and approved by the County. Single-
12 family homes are also known as One Family Dwellings as defined in
13 Ordinance No. 348, which may be amended from time to time.

14 i. "Multi-Family and Mobile Home Parks". Land uses typically include, but
15 are not limited to, high-rise and low-rise apartments, high-rise and low-rise
16 condominiums, and mobile home parks. A Mobile Home Park is a planned
17 development designed to accommodate mobile homes for recreational
18 vehicles on individual pad sites, for lease or rent. Multi-Family are also
19 known as Multiple Family Dwellings, as defined in Ordinance No. 348,
20 which may be amended from time to time.

21 j. "Nursing/Congregate Care". Nursing/Congregate Care uses provide a group
22 of rooms with shared living quarters for unrelated persons. Occupants of
23 Nursing/Congregate Care uses live and eat together with other persons in
24 the building sharing at a minimum communal kitchen, dining and living
25 facilities. Land uses typically include nursing homes, group homes,
26 correctional facilities, mental hospitals, college dormitories, military
27 barracks, missions, and shelters. Nursing/Congregate Care are also known
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as Community Care Facilities, as defined in Ordinance No. 348, which may be amended from time to time.

k. "Office". Land uses including general office buildings, corporate headquarters, public facilities, medical office buildings, research centers, office parks, business parks, insurance offices, trade schools and other training centers.

l. "Regional System". The regional system of roads, streets and arterials, and highways identified by CVAG in its 2016 Transportation Project Prioritization Study ("TPPS") to accommodate growth in the Coachella Valley to the year 2040.

m. "Retail". All sales tax producing retail related uses. Retail uses include retail, general merchandise, specialty retail centers, discount stores, hardware or paint stores, beauty salons, supermarkets, wholesale markets, apparel stores, furniture stores, and automotive parts or supply stores.

n. "Single-Family Detached", also known as a One Family Dwelling as defined in Ordinance No. 348. A home on an individual lot, including subdivisions with public streets, or dwelling units within a planned unit development. Single-Family Detached also includes mobile homes not in a Mobile Home Park.

o. "Transit-Oriented Development" or "TOD". A development project consisting of residential use or mixed use, where not less than fifty (50%) percent of the floor space is for residential use if located within one-half mile of a transit station and with direct walking access to the transit station, within one-half mile of convenience retail uses including a store that sells food, and with a maximum number of parking spaces as required by Ordinance No. 348 as may be amended from time to time.

p. "Trip Generation Rate". The number of average weekday trips generated by a particular land use."

Section 2. Subsection a. of Section 7. of Ordinance No. 673 is amended to read as follows:

"a. The following TUMF schedule is effective through December 31, 2022:

Land Use Category:	Fee per Unit:
<u>Residential</u>	
Single-Family Detached	\$2,358/dwelling unit
Multi-Family and Mobile Home Parks	\$1,358/dwelling unit
Nursing/Congregate Care	\$505/dwelling unit
Transit Oriented Development	15% discount
Low Income Housing	Exempt from Fee
Employee Housing	Exempt from Fee

Non-Residential

Industrial	\$1,240/1,000SF
Office	\$2,440/1,000SF
Retail	\$6,135/1,000SF
Fuel – Gas	\$8,790/dispenser
Fuel – Electric	\$93/dispenser
Golf Course	\$939/acre
Hotel	\$3,583/room

The following TUMF schedule is effective beginning on January 1, 2023:

Land Use Category:	Fee per Unit:
<u>Residential</u>	
Single-Family Detached	\$2,550/dwelling unit
Multi-Family and Mobile Home Parks	\$1,470/dwelling unit

Nursing/Congregate Care	\$545/dwelling unit
Transit Oriented Development	15% discount
Low Income Housing	Exempt from Fee
Employee Housing	Exempt from Fee
<u>Non-Residential</u>	
Industrial	\$1,340/1,000SF
Office	\$2,640/1,000SF
Retail	\$6,640/1,000SF
Fuel – Gas	\$9,515/dispenser
Fuel – Electric	\$100/dispenser
Golf Course	\$1,015/acre
Hotel	\$3,880/room”

Section 3. Subsection a. of Section 8 of Ordinance No. 673 is amended to read as follows:

- “a. Low and Lower-Income Residential Housing. The following requirements apply:
- Exemptions granted for Low and Lower-Income Residential Housing must be reported in the County’s monthly TUMF report.
 - For rental housing, the units shall be made available, rented and restricted to low-income households (as defined in Health and Safety Code section 50079.5 and section 50053 as may be amended from time to time) at an affordable rent for a period of at least fifty-five (55) years after the issuance of a certificate of occupancy for new residential development. A restrictive covenant shall be recorded with the County and shall run with the land for the term of fifty-five (55) years to qualify for the exemption.
 - For “for-sale” housing units, the units shall be sold to persons or families of low income (as defined in Health and Safety Code section 50093 as may be amended from time to time) at a purchase price that will not cause the

1 purchaser's monthly housing cost to exceed affordable housing cost (as
2 defined in Health and Safety Code section 50052.5 as may be amended
3 from time to time). Affordable units that are "for-sale" housing units shall
4 be restricted to ownership by persons and families of low income for at least
5 forty-five (45) years after the issuance of a certificate of occupancy for the
6 new residential development. A restrictive covenant shall be recorded with
7 the County and shall run with the land for the term of forty-five (45) years
8 to qualify for the exemption."

9 Section 4. New subsection c. is added to Section 8 of Ordinance No. 673 to read as follows:

10 "c. Employee Housing. The following requirements apply:

- 11 1. The Employee Housing facility must be listed as active on the California
12 Department of Housing and Community Development (HCD) registry. In
13 the event that an Employee Housing facility is no longer active on the HCD
14 registry, the TUMF shall immediately be due at the scheduled rate.
- 15 2. A restrictive covenant shall be recorded with the County and shall run with
16 the land requiring the Employee Housing facility to be operated in
17 accordance with the EHA, Health and Safety Code section 17000 et seq.
- 18 3. In the County's monthly TUMF report to CVAG, the County shall report
19 any exemptions granted for Employee Housing facilities.
- 20 4. Annually, the County and CVAG shall determine whether any facility that
21 was granted a TUMF exemption for Employee Housing remains on the
22 HCD registry, as required, and still qualifies for this TUMF exemption."

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