EXHIBIT "A"
(RESOLUTION NUMBER _____)

FACILITIES STUDY

[On Following Pages]

EXHIBIT "B"
(RESOLUTION NUMBER_____)

Development Impact Fee Summary: **Proposed Fees**

Residential Development (Per Unit)		Non-Residential Development (Per Square Foot)	
Single Family	Multi-Family	Industrial	Commercial*
$7,482.59	$6,617.55	$0.94	$0.90

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 11th day of July, 2017, and that it was so adopted by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk, Nancy Salazar

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(RESOLUTION NUMBER _____)

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EXHIBIT "A"
(RESOLUTION NUMBER _____)

FACILITIES STUDY

[On Following Pages]

DAVID TAUSSIG & ASSOCIATES, INC.

PARK AND RECREATION FACILITIES DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY CITY OF PERRIS

JUNE 29, 2017

Prepared by:

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Public Finance
Public Private Partnerships
Urban Economics

Newport Beach
Riverside
San Diego
San Francisco
San Jose
Dallas
Houston

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EXECUTIVE SUMMARY

In order to adequately plan for new residential and non-residential development and identify the public park and recreation facilities and costs associated with mitigating the direct and cumulative impacts of new development, David Taussig & Associates, Inc. ("DTA") was retained by the City of Perris (the "City") to prepare an AB 1600 Fee Justification Study (the "Park Fee Study"). The Park Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code (the "Act" or "AB 1600") by identifying the public park and recreation standard required of new development ("Future Park Standard") and determining the maximum level of fees that may be imposed to meet the Future Park Standard through the horizon year 2040. Fee amounts have been determined that will finance park and recreation facilities at the standard established by Ordinance Number 953 (in 1993) and stated in the City's Parks and Recreation Master Plan (dated August 30, 2005): i.e., 5.00 acres of improved park and recreation facilities for every 1,000 new residents. The City's existing park impact fee program applies only to new residential development. By contrast, through the updated fee program, all new residential and non-residential development may be required to pay its "fair share" of the cost of the new infrastructure. The City will determine the land uses on which the fee is to be imposed and the land uses, if any, which will be exempt from the fee.

ORGANIZATION OF THE REPORT

This report discusses the findings required under the Mitigation Fee Act and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development, and demonstrates that the proposed fee satisfies the nexus requirements for the Future Park Standard. **Section I** of this report provides an introduction to the Park Fee Study, including background information on development fee financing, and outlines the steps involved in conducting the study. **Section II** sets forth a detailed overview of the legal requirements for implementing and imposing the development impact fee amounts identified in the Park Fee Study. **Section III** presents the demographic assumptions that underpin our analysis, including a discussion of building square footage and employees per building square foot for non-residential land uses, and household sizes (or persons per household) for residential land uses within the City. **Section IV** identifies the Future Park Standard and estimated parkland acquisition and construction costs, i.e., costs per residential dwelling unit and costs per non-residential square foot to cover new development's share of park facilities improvements. The costs associated with the fee program are calculated net of other financing obtained by the City, such as park grants. Lastly, **Section V** includes a description of the methodology used to calculate the fees based on Equivalent Benefit Units ("EBUs"). **Appendices A – F** identify the park and recreation facilities cost data employed in the Park Fee Study.

IMPACT FEE SUMMARY

The existing and recommended Future Park Facilities fee amounts are summarized in **Tables ES-1** and **ES-2**, respectively, below. Fees within this Park Fee Study reflect the maximum justifiable

fee level that may be imposed on new residential and new non-residential development depending upon the residential dwelling unit type, or non-residential land use type and square footage. To compensate for potential changes in construction costs in the future, the fee amounts shall be increased each year based on changes in the Engineering News Record ("ENR") Construction Cost Index for Los Angeles. More specifically, as the development impact fees ("DIFs") proposed in this Park Fee Study are based on Future Facilities costs in 2017 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. Therefore, beginning on January 1, 2018 and every year thereafter, an escalator equal to the change in the ENR Construction Cost Index for Los Angeles during the twelve months of the prior fiscal year may be added to the maximum DIF levels at the City's discretion.

TABLE ES-1
DEVELOPMENT IMPACT FEE SUMMARY: EXISTING FEES

RESIDENTIAL DEVELOPMENT (PER UNIT)		NON-RESIDENTIAL DEVELOPMENT (PER SQUARE FOOT)	
SINGLE FAMILY	MULTI-FAMILY	INDUSTRIAL	COMMERCIAL*
$7,500.00	$6,793.00	$0.00	$0.00

TABLE ES-2
DEVELOPMENT IMPACT FEE SUMMARY: PROPOSED FEES

RESIDENTIAL DEVELOPMENT (PER UNIT)		NON-RESIDENTIAL DEVELOPMENT (PER SQUARE FOOT)	
SINGLE FAMILY	MULTI-FAMILY	INDUSTRIAL	COMMERCIAL*
$7,482.59	$6,617.55	$0.94	$0.90

* "Commercial" includes Retail, Office, and "Other" non-residential land uses. ("Other" non-residential land uses include flex space, hospitality, healthcare, and specialty.)

I. INTRODUCTION

All new residential and non-residential development creates a direct impact on park and recreation facilities or contributes to the cumulative impact of new development on park and recreation facilities. In order to adequately plan for new development and identify the public park and recreation facilities and costs associated with mitigating the direct and cumulative impacts of new development, David Taussig & Associates, Inc. ("DTA") was retained by the City of Perris (the "City") to prepare a new AB 1600 Fee Justification Study (the "Park Fee Study"). The need for this Park Fee Study is driven by anticipated residential and non-residential development within the City.

The Park Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code (the "Act" or "AB 1600"), which was enacted by the State of California in 1987, by identifying the additional public park and recreation standard required by new development ("Future Park Standard") and determining the maximum level of fees that may be imposed to meet the Future Park Standard through the horizon year 2040. Fee amounts have been determined that will finance park and recreation facilities at the standard established by Ordinance Number 953 (in 1993) and stated in the City's Parks and Recreation Master Plan (dated August 30, 2005): i.e., 5.00 acres of improved park and recreation facilities for every 1,000 new residents. The Future Park Standard and estimated land acquisition and associated construction costs per residential dwelling unit and per non-residential building square foot are discussed in **Section IV** of the Park Fee Study. Hereinafter, references to non-residential square footage will specifically reflect building square footage, not the square footage of the parcel on which the non-residential development is located.

Note that the City's existing park impact fee program applies only to new residential development. By contrast, through the updated fee program, all new residential and non-residential development may be required to pay its "fair share" of the cost of the new infrastructure. The City will determine the land uses on which the fee is to be imposed and the land uses, if any, which will be exempt from the fee.

This nexus study utilizes estimates of the City's existing housing and population from the California Department of Finance, Demographic Research Unit, *Report E-5* released on May 1, 2016. Based upon population projections from the Western Riverside Council of Governments ("WRCOG"), new residential development is expected to result in approximately 57,823 new residents within the City over the time period 2017-2040, i.e., a population of 135,080, representing an increase of roughly 75% compared to 2017 estimates (i.e., 77,257 residents) that DTA calculated using 2016 California Department of Finance data. According to reports accessed in March – April 2017 from CoStar, a commercial real estate information company, the City's existing non-residential development is estimated at 23.2 million building square feet, of which approximately 19.5 million building square feet (~84%) is attributed to industrial land uses. Based on data obtained from the City of Perris Planning Department, projected new square footage is 33.2 million by 2040 for all non-residential land uses combined. This figure represents an

approximately 42.9% increase over the City's existing non-residential development. Additionally, DTA's calculations for non-residential impacts utilize employees-per-square-foot data compiled by the U.S. Green Building Council and sourced from the Institute of Transportation Engineers (ITE) and the San Diego Association of Governments (SANDAG). Using these data and non-residential development data provided by the City, DTA projects that the City will add approximately 63,247 employees over the time period 2017-2040 due to new non-residential development, particularly industrial development (which is projected to contribute 53,239 new employees). The City will need to expand its public park and recreation facilities to accommodate the impacts of its residential and non-residential growth, and the levy of impact fees in conformance with AB 1600 legislation will help finance new park and recreation facilities which are needed to mitigate these impacts.

The following steps were incorporated into the Park Fee Study:

1. **Demographic Assumptions**: Identify future housing growth and future non-residential development that will generate increased demand for park and recreation facilities.
2. **Facility Standard**: Identify the acreage and cost of park and recreation facilities required to meet the Future Park Standard (i.e., 5.00 acres per 1,000 residents) and to serve the increased demand resulting from new residential and non-residential development. Facilities costs are discussed in **Section IV.**
3. **Cost Allocation**: Allocate these costs per new residential dwelling unit and per new non-residential square foot for each land use type.
4. **Fee Schedule**: Calculate the fee per new residential dwelling unit and the fee per non-residential square foot for each land use type.

II. LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

Prior to World War II, development in California was held responsible for very little of the cost of public infrastructure. Public improvements were financed primarily through jurisdictional general funds and utility charges. It was not uncommon during this period for speculators to subdivide tracts of land without providing any public improvements, expecting the closest city to eventually annex a project and provide public improvements and services.

Starting in the late 1940s, however, the use of impact fees grew with the increased planning and regulation of new development. During the 1960s and 1970s, the California Courts broadened the right of local government to impose fees on developers for public improvements that were not located on-site. More recently, as a result of the approval of Proposition 13 in 1978, the limits on general revenues for new infrastructure have resulted in new development being held responsible for a greater share of public improvements, and both the use and levels of impact fees have grown substantially. Higher fee levels were undoubtedly driven in part by a need to offset the decline in funds for infrastructure development from other sources.

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project..." (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit. Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance. Assembly Bill ("AB") 2604 (Torrico), however, which was signed into law in August 2008, encourages public agencies to defer the collection of fees until close of escrow to an end user in an attempt to assist California's then troubled building industry.

The authority of local governments to impose impact fees on development is derived from their police power to protect the health and welfare of citizens under the California Constitution (Article 11, Section 7). Furthermore, the California Mitigation Fee Act provides a prescriptive guide to establishing and administering impact fees based on "constitutional and decisional law." Development impact fees ("DIFs") were enacted under Assembly Bill 1600 by the California Legislature in 1987 and codified under California Government Code §66000 *et seq.*, also referred to as the Mitigation Fee Act (the "Act" or "AB 1600").

AB 1600 defines local governments to include cities, counties, school districts, special districts, authorities, agencies, and other municipal corporations. Fees governed by the Act include development fees of general applicability, and fees negotiated for individual projects. The Act does not apply to user-fees for processing development applications or permits, fees governed by other statutes (e.g., the Quimby Act), developer agreements, or penalties, or fees specifically

excluded by the Act (e.g., fees collected pursuant to agreements with redevelopment agencies or various reimbursement agreements).

Public facilities that can be funded with impact fees are defined by the Act as "public improvements, public services, and community amenities." Government Code, §65913.8 precludes the use of DIFs to fund maintenance or services, with limited exceptions for very small improvements and certain temporary measures needed by certain special districts. In combination, these provisions effectively restrict the use of most impact fees to public capital improvements.

For general information, please see:

- "Exactions and Impact Fees in California: A Comprehensive Guide to Policy, Practice, and the Law," edited by William Abbott, et al., Solano Press Books, 2012 Third Edition.

The City has identified the need to levy development impact fees to pay for public park and recreation facilities. The development impact fees presented in this study will finance public park and recreation facilities for new development at the level established by the City in Ordinance Number 953. Upon the adoption of the Park Fee Study and required legal documents by the City Council, all new residential and non-residential development may be required to pay its "fair share" of the cost of public park and recreation facilities through these development impact fees.

In 2006, Government Code Section 66001 was amended to clarify that a development impact fee cannot include costs attributable to existing deficiencies, but can fund costs used to maintain the existing level of service or meet an adopted level of service that is consistent with the general plan. This Park Fee Study for the City is intended to meet the nexus or benefit requirements of AB 1600, which mandates that there is a nexus between fees imposed, the use of the fees, and the development projects on which the fees are imposed.

Section 66000 *et seq.* of the Government Code requires that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee as a condition of new development:

1. Identify the purpose of the fee. (Government Code Section 66001(a)(1))

2. Identify the use to which the fee will be put. (Government Code Section 66001(a)(2))

3. Determine that there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed. (Government Code Section 66001(a)(3))

4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed. (Government Code Section 66001(a)(4))

5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

Identifying these items will enable a development impact fee to meet the nexus and rough proportionality requirements established by previous court cases. This section presents each of these items as they relate to the imposition within the City of the proposed development impact fees for public park and recreation facilities. Current state financing and fee assessment requirements only allow new development to pay for its fair share of new facilities' costs. Any current deficiencies resulting from the needs of existing development must be funded through other sources. Therefore, a key element to establishing legally defensible development impact fees is to determine what share of the benefit or cost of the new facilities can be equitably assigned to existing development, even if the facilities have not yet been constructed. By removing this factor, the true impact of new development can be assessed and equitable development impact fees assigned.

A. IDENTIFY THE PURPOSE OF THE FEE (GOVERNMENT CODE SECTION 66001(A)(1))

Based upon population and housing data for 2010 (base year) and 2035 (projected) published by the Western Riverside Council of Governments ("WRCOG"), DTA has calculated that new residential development is expected to result in approximately 57,823 new residents within the City over the period 2017-2040. Additionally, as explained in **Section I**, it is estimated that the City will add approximately 63,247 employees as a result of new non-residential development; roughly 84% of these new workers are attributed to new industrial development. These future residents and employees will create an additional demand for public park and recreation facilities that existing facilities alone cannot fulfill. In order to accommodate new development in an orderly manner, without adversely affecting the current quality of life in the City, additional public park and recreation facilities will need to be constructed.

The projected direct and cumulative effect of future development, both residential and non-residential, has required the preparation of this Park Fee Study. Each new residential dwelling unit and each new square foot of non-residential development will contribute to the need for new public park and recreation facilities, and as such, the proposed impact fee may be charged to all future development, irrespective of location, in the City. The development impact fees, when collected, will be placed into a dedicated fund that will be used solely for the design, acquisition, installation, and construction of public park and recreation facilities and other appropriate costs to mitigate the direct and cumulative impacts of new residential and non-residential development in the City.

The discussion in this subsection of the Park Fee Study sets forth the purpose of the development impact fee as required by Section 66001(a)(1) of the California Government Code.

B. IDENTIFY THE USE TO WHICH THE FEE IS TO BE PUT (GOVERNMENT CODE SECTION 66001(A)(2))

The development impact fee will be used specifically for the design, acquisition, installation, and construction of the types of public park and recreation facilities discussed in **Section IV** of the Park Fee Study. **Section IV** addresses the costs related to park and recreation improvements that are necessary to mitigate the direct and cumulative impacts of new development in the City. By directly funding these costs, the park development impact fees will enhance the quality of life for future City residents and employees, as well as protect their health, safety, and welfare.

The discussion presented in this subsection of the Park Fee Study identifies the use to which the development impact fee is to be put as required by Section 66001(a)(2) of the California Government Code.

C. DETERMINE THAT THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (BENEFIT RELATIONSHIP) (GOVERNMENT CODE SECTION 66001(A)(3))

As discussed in **Section II.A** above, the projected direct and cumulative effects of future residential and non-residential development have prompted the preparation of this Park Fee Study. Each residential dwelling unit and each square foot of non-residential development will contribute to the need for new public park and recreation facilities. Even future "in fill" development projects, which may be adjacent to existing park and recreation facilities, contribute to impacts on such facilities because they are an interactive component of a much greater universe of development located throughout the City. Consequently, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public park and recreation facilities and creates the need for new facilities to accommodate growth.

As set forth in **Section V** of the Park Fee Study, the fees will be expended for the design, acquisition, installation, and construction of new public park and recreation facilities to meet the Future Park Standard, as that is the purpose for which the DIF is collected. As previously stated, all new residential and non-residential development creates a direct impact on park and recreation facilities or contributes to the cumulative impact of new development on park and recreation facilities.

For the foregoing reasons, there is a reasonable relationship between the design, acquisition, construction, and installation of the public park and recreation facilities and new residential and non-residential development as required under Section 66001(a)(3) of the Mitigation Fee Act.

D. Determine How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project upon which the Fee is Imposed (Impact Relationship) (Government Code Section 66001(a)(4))

As set forth in **Section II.A** above, all new residential and non-residential development contributes to the direct and cumulative impacts on public park and recreation facilities or creates the need for new facilities to accommodate growth. Also, as previously stated, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public park and recreation facilities or creates the need for new facilities to accommodate growth. Moreover, the public park and recreation facilities identified in **Section IV** of this report are specifically a function of the number of projected future residents and employees within the City and do not reflect any unmet needs of existing development.

For the reasons presented herein and in **Section V**, there is a reasonable relationship between the need for the public park and recreation facilities and all new development within the City as required under Section 66001(a)(4) of the Mitigation Fee Act.

E. The Relationship between the Amount of the Fee and the Cost of the Public Facilities Attributable to the Development upon which the Fee is Imposed ("Rough Proportionality" Relationship) (Government Code 66001(a)

As set forth above, all new development in the City impacts public park and recreation facilities. Moreover, each development project and its related increase in population of residents and/or employees will adversely affect existing park and recreation facilities. Thus, the imposition of the updated development impact fee to finance new public park and recreation facilities is an efficient, practical, and equitable method of permitting residential and non-residential development to proceed in a responsible manner.

All new development impacts the need for public park and recreation facilities directly and/or cumulatively. Even new development located adjacent to existing facilities will have access to and benefit from new public park and recreation facilities. Again, the design, acquisition, construction, and installation of the public parks and recreation facilities discussed in **Section IV** are specifically a function of projected new residents and employees within the City and do not reflect any unmet needs of existing development.

As set forth in **Section V** below, the proposed development impact fee amounts are roughly proportional to the impacts resulting from new residential and non-residential development. Thus, there is a reasonable relationship between the amount of the development impact fee and the cost of the public park and recreation facilities.

F. AB 1600 Nexus Test and Apportionment of Facilities Costs

Section 66000 *et seq.* of the Government Code requires that a reasonable relationship exist between the need for public facilities and the type of development on which a development impact fee is imposed. The need for public park and recreation facilities is related to the level of service established by Ordinance Number 953: i.e., 5.00 acres per 1,000 residents. This ratio is the Future Park Standard, which varies in proportion to the persons per household ("PPH") generated by a particular residential land use or the employees per square foot ("EPSF") associated with a particular non-residential land use. These metrics, PPH and EPSF, indicate the additional residents and employees that result from each dwelling unit or square foot of new development, respectively. Thus, the PPH and EPSF metrics reflect increased demand for park facilities within the City.

DTA has established fees for four (4) land use categories (listed in **Table II-1** below) to acknowledge the differences in PPH / EPSF impacts among various land uses. The City will develop a table of general plan land use designations that link to the land use classifications used in this study for clarification and consistency with City zoning. This table will be made a part of the ordinance or resolution that will be adopted for the purpose of implementing this development impact fee program.

Table II-1
Land Use Classification for the Park Fee Study

Land Use Categories
Single Family Residential ("Single Family")
Multi-family Residential ("Multi-family")
Industrial
Commercial[1]

The costs associated with the public park and recreation facilities needed to serve new residential and non-residential development are identified in **Section IV**. Additionally, **Section V** presents the nexus test and the analysis undertaken to apportion public park and recreation facilities costs to each land use classification. The public park and recreation facilities costs per "Equivalent Benefit Unit" (*see* **Section V**) drive the development impact fee amount for each land use classification and establish that there is a reasonable relationship between the need for public park and recreation facilities and the land use type characterizing the development on which an impact fee is being imposed.

[1] "Commercial" includes Retail, Office, and "Other" non-residential land uses. ("Other" non-residential land uses include flex space, hospitality, healthcare, and specialty.)

III. DEMOGRAPHICS

In order to determine the public park and recreation facilities needed to serve new development as well as establish fee amounts to fund such facilities, DTA utilized data obtained from the U.S. Census Bureau, the California Department of Finance *Report E-5*, the Western Riverside Council of Governments (WRCOG) "Western Riverside County Growth Forecasts 2010-2035", CoStar reports, and the City of Perris Planning Department. Using estimates of the City's existing population and housing, as well as projections through 2035, DTA extrapolated from these data to arrive at projections of total residential development for the target year of 2040. DTA then subtracted existing development data from the 2040 projections to obtain estimates of new development from the present through 2040. Estimates of existing non-residential development by land use (i.e., Industrial, Retail, Office, and Other) were obtained via CoStar. Future non-residential development data contained in Staff Review Committee (SRC) Agendas from 2016 and 2017 were provided to DTA by the City of Perris Planning Department. DTA extrapolated from these data to arrive at projections of new non-residential development square footage from 2017 through the target year of 2040.

A detailed overview of the residential and non-residential demographics utilized in this study is provided below.

A. RESIDENTIAL DEVELOPMENT

To achieve housing projections for the City of Perris for the target year 2040, DTA extrapolated from housing data obtained from WRCOG for 2010 (base year) and 2035. Based on the WRCOG data, DTA assumes that housing units will continue to grow at a rate of approximately 581 units per year. **Table III-1** below presents the housing estimates for years 2010, 2016, 2035, and 2040. Note that 2016 estimates from the California Department of Finance *Report E-5* are also included in the table for reference. 2016 housing estimates by type of dwelling unit are provided in **Table III-2** on the following page.

TABLE III-1
HOUSING DATA, CITY OF PERRIS

YEAR	HOUSEHOLDS	DATA SOURCE
2010	16,365	WRCOG
2016	18,754	CA DEPT. OF FINANCE
2017	19,335	DTA (CALCULATED)
2035	30,900	WRCOG
2040	33,807	DTA (CALCULATED)

TABLE III-2
EXISTING HOUSING UNITS, CITY OF PERRIS
CALIFORNIA DEPARTMENT OF FINANCE, REPORT E-5 CITY/COUNTY HOUSING ESTIMATES, 1/1/2016

HOUSING UNITS								
TOTAL	SINGLE DETACHED	SINGLE ATTACHED	TWO TO FOUR	FIVE PLUS	MOBILE HOMES	OCCUPIED	VACANCY RATE	PERSONS PER HOUSEHOLD ("PPH")
18,754	14,332	391	631	1,725	1,675	17,037	9.2%	3.92

In this Park Fee Study, all Single Family Detached and Single Family Attached units are classified as "Single Family" units. The categories Two to Four units and Five Plus units, and Mobile Homes are classified as "Multi-family" units. Grouping the *Report E-5* data accordingly results in the numbers for Single Family and Multi-family units shown in **Table III-3** below. To bring the *Report E-5* data current to 2017, DTA utilized the annual rate of housing growth from the WRCOG projections to obtain the housing estimates presented in **Table III-4** below. Note that the PPH published in *Report E-5*, 4.31, was obtained by dividing the household population (i.e., number of residents) of 73,482 persons by the number of *occupied* dwelling units, i.e., 17,037. In this study, DTA defines PPH as the ratio of residents to *total* dwelling units; under this definition, the PPH derived from the *Report E-5* data would be approximately 3.92.

DTA calculations based on a CoStar report (dated April 25, 2017), which includes data on all existing Multi-family units in the City, yielded a ratio of residents to occupied dwelling units of approximately 3.81 for existing Multi-family units.[2] Utilizing the housing and population estimates obtained from WRCOG and *Report E-5*, and assuming a vacancy rate of five percent (5%), DTA calculated a PPH (i.e., the ratio of residents to total dwelling units) of 4.10 for Single Family households and 3.62 for Multi-family households. Because it is difficult to project PPH, this study also assumes that PPH remains constant for each residential land use type over the time period 2017-2040. Using a constant PPH for future Single Family and Multi-family development is a conservative assumption because demographic trends (i.e., the increase in the City's Hispanic or Latino population) suggest that PPH will likely increase in the future.[3]

[2] DTA assumes two (2) persons per bedroom in calculating PPH for Multi-family units, based on the number of bedrooms listed by CoStar for each existing unit.

[3] Cf. *Analysis of Impediments to Fair Housing Choice*, City of Perris, May 2014: "The significant increase in Perris' Hispanic population likely contributed to the increase in average household size citywide. These trends may indicate a potential increase in demand for larger housing units as the Hispanic population continues to grow."

TABLE III-3
EXISTING HOUSEHOLD ESTIMATES (2016)

EXISTING (2016)					
RESIDENTIAL DWELLING UNIT TYPE	HOUSEHOLDS	% OF TOTAL HOUSEHOLDS	RESIDENTS (ESTIMATED)	OCCUPIED UNITS	PPH
Single Family	14,723	78.51%	57,688	13,375	3.92
Multi-family	4,031	21.49%	15,794	3,662	3.92[4]
Total/Average	**18,754**	**100.00%**	**73,482**	**17,037**	**3.92**

TABLE III-4
EXISTING HOUSEHOLD ESTIMATES (2017)

EXISTING (2017)					
RESIDENTIAL DWELLING UNIT TYPE	HOUSEHOLDS	% OF TOTAL HOUSEHOLDS	RESIDENTS (ESTIMATED)	OCCUPIED UNITS	PPH
Single Family	15,179	78.51%	62,197	14,420	4.10
Multi-family	4,156	21.49%	15,060	3,948	3.62
Total/Average	**19,335**	**100.00%**	**77,257**	**18,369**	**4.00**

As shown in **Table III-1**, above, DTA extrapolated from WRCOG housing estimates to arrive at a projection of 33,807 households in 2040. **Table III-5**, below, presents total housing unit projections in 2040 for Single Family and Multi-family residential land uses. Using *Report E-5* data (*see* **Table III-3**), DTA retained the existing percentage breakdown between Single Family and Multi-family (roughly 80% to 20% of total housing, respectively) and kept the PPH at 4.10 and 3.62 for Single Family and Multi-family, respectively, in calculating housing projections through 2040.

[4] *Report E-5* assumes that PPH is the same for Single Family units and Multi-family units (i.e., the PPH is calculated for all households and is not associated with specific residential land use types).

TABLE III-5
TOTAL FUTURE HOUSEHOLD ESTIMATES (2040)

PROJECTED (2040)					
RESIDENTIAL DWELLING UNIT TYPE	HOUSEHOLDS	% OF TOTAL HOUSEHOLDS	RESIDENTS (ESTIMATED)	OCCUPIED UNITS	PPH
Single Family	26,540	78.51%	108,748	25,213	4.10
Multi-family	7,267	21.49%	26,332	6,903	3.62
Total/Average	**33,807**	**100.00%**	**135,080**	**32,117**	**4.00**

Lastly, **Table III-6** summarizes projected new residential development from 2017 to 2040, since only new development will be subject to the proposed park development impact fee. The projected expansion in the number of housing units by nearly 75% and the corresponding increase in residents by nearly 75% demonstrate that the City is expected to undergo dramatic residential growth in the coming decades.

TABLE III-6
PROJECTED NEW RESIDENTIAL DEVELOPMENT (2017 – 2040)

RESIDENTIAL DWELLING UNIT TYPE	HOUSEHOLDS	% INCREASE IN HOUSEHOLDS	RESIDENTS (ESTIMATED)	% INCREASE IN RESIDENTS
Single Family	11,361	74.85%	46,551	74.85%
Multi-family	3,111	74.85%	11,272	74.85%
Total Growth	**14,472**	74.85%	**57,823**	**74.85%**

B. NON-RESIDENTIAL DEVELOPMENT

In contrast to residential development, which is measured in terms of dwelling units, non-residential development is typically measured in square footage. Estimates of the City's existing non-residential development by land use type are shown below in **Table III-7**; these data are sourced from CoStar reports accessed in March – April 2017. The City of Perris Planning Department provided 10-year projections of new industrial development for the time period 2017-2027. In addition, DTA projected new development square footage for commercial uses, office space, and "other" non-residential land uses for the time period 2017-2040 based on development data provided by the City. Specifically, the City Planning Department provided copies of 2016-2017 agendas from Staff Review Committee (SRC) meetings, which list proposed projects under review by city staff, as a source for new non-residential development square

footage. DTA reconciled the City's 10-year new development projections for industrial land uses with the industrial data provided in the SRC agendas, and determined that the 2016-2017 SRC data project new development over a period of approximately five (5) years. Consequently, DTA used the new development data for the five-year time span to arrive at projections for the remaining land uses (i.e., commercial, office, and other non-residential) through the horizon year 2040. It is anticipated that the City will add about 33.2 million square feet of new non-residential development from 2017 through 2040, representing an approximately 42.86% increase over the City's existing non-residential development. Roughly 84% of future non-residential development will be due to industrial land uses.

Projections of future non-residential development by land use category for the time period 2017-2040 are included in **Table III-8**. Note that non-residential development is expressed in *thousand* square feet in the following tables.

TABLE III-7
EXISTING NON-RESIDENTIAL DEVELOPMENT ESTIMATES (2017)
IN THOUSAND SQUARE FEET

EXISTING (2017) – COSTAR DATA		
NON-RESIDENTIAL LAND USE TYPE	THOUSAND SQUARE FEET	% OF TOTAL DEVELOPMENT
Industrial	19,493	83.96%
Commercial[5]	3,724	16.04%
Total*	**23,217**	**100.00%**
*Total may not sum due to rounding.		

[5] "Commercial" includes Retail, Office, and "Other" non-residential land uses. ("Other" non-residential land uses include flex space, hospitality, healthcare, and specialty.)

TABLE III-8
PROJECTED NEW NON-RESIDENTIAL DEVELOPMENT (2017 – 2040)

PROJECTED (2017 - 2040)		
NON-RESIDENTIAL LAND USE TYPE	THOUSAND SQUARE FEET	% OF TOTAL NEW DEVELOPMENT
Industrial	27,874	84.04%
Commercial[6]	5,293	15.96%
Total*	**33,167**	**100.00%**
*Total may not sum due to rounding.		

[6] "Commercial" includes Retail, Office, and "Other" non-residential land uses. ("Other" non-residential land uses include flex space, hospitality, healthcare, and specialty.)

IV. PARK AND RECREATION FACILITIES

Government Code Section 66000 *et seq.*, which codifies California's Mitigation Fee Act, requires that if impact fees are going to be used to finance public facilities, those facilities must be identified prior to the adoption of the fee. There are three basic methodologies that can be employed to determine the facilities to be financed. The first methodology, which is called a "Plan-Based Approach," is based on the existence of a "Facilities Plan" (or "Needs List") that lists the specific facilities necessary to serve future growth. The Facilities Plan utilized under this approach is usually prepared by a municipality's staff and/or consultants, often with community input, and is then adopted by the municipality's legislative body either prior to or concurrent with the approval of the fee program. The Facilities Plan also identifies the costs of the facilities listed, and these costs are in turn allocated based on the level of benefit to be received by each of the projected future land uses anticipated to be developed within the time period being analyzed. In the case of the City, the existing Parks and Recreation Master Plan was prepared and adopted by the City Council in 2005 and is out of date. Additionally, while the City has developed a Capital Improvement Program ("CIP") for the current fiscal year, the CIP Parks & Recreation projects are expected to be completed within roughly the next five years and therefore do not extend through the fee program horizon year of 2040. As a result, a Plan-Based Approach is infeasible at this time.

A second methodology to identify facilities needs is the "Capacity-Based Approach," which is based on the magnitude of existing capacity or expanded capacity needed for a type of public facility to handle projected growth during the selected time period. This approach works best for facilities such as an existing water storage facility or sewer treatment plant where existing costs or facilities expansion costs necessary to serve future development are already known (and in the case of existing capacity, may have already been expended). This kind of fee is not necessarily dependent on a particular land use plan for future development, but is instead based on the cost per unit of constructing the remaining existing capacity in a facility, or the cost to expand such capacity, which can then be applied to any type of future development. The City has already determined that, based on a standard of 5.00 acres per 1,000 residents, there is no existing surplus of park and recreation facilities that is available to serve new development. Furthermore, the City has not determined what specific improvements could be added to existing park facilities to adapt them to use by a greater population of residents, nor the cost of such improvements. As a result, insufficient information was available to employ the "Capacity-Based Approach" in this Park Fee Study.

A third approach is to utilize a facilities "standard" established for future development, against which facilities costs are determined based on units of demand from this development. This approach, which is often applied to park and recreation facilities when there is no existing or up-to-date Facilities Plan, establishes a generic unit cost for capacity, which is then applied to each land use type per unit of demand. This standard is not based on the cost of a specific existing or future facility, but rather on the cost of providing a certain standard of service, such as the 5.00 acres of park and recreation facilities per 1,000 residents established by Ordinance Number 953.

This method has several advantages, including not requiring a municipality to know (i) the cost of a specific facility, (ii) how much capacity or service is provided currently (as the new standard does not necessarily need to reflect the existing standard), or (iii) the size, site, or characteristics of specific future facilities.

In the case of the City, in which specific facility sites or sizes, or types of park and recreation improvements or facilities needed through 2040 have not yet been determined, the City does intend to acquire (or require future development to provide on-site) 5.00 acres per 1,000 new residents, whether those residents are generated by Single Family or Multi-family units. Similarly, for future non-residential development, the City does intend to acquire (or require future development to provide on-site) a specific number of acres depending on the employees per thousand square feet who are brought to the City by each type of new development. The rationale behind this approach is that non-residential development also contributes to demand by creating additional employees in the City, who may also use the City's park facilities. DTA's calculations of acreage required to serve new non-residential development are based on a translation of the Future Park Standard from acres per resident to acres per 1,000 square feet, using "Equivalent Benefit Units," as described in **Section V**.

In sum, given the lack of a Facilities Plan covering the Park Fee Study time period and the absence of available information regarding capacity, the City and DTA determined that a "Standards-Based Approach" was the most appropriate methodology for purposes of calculating impact fees for the Park Fee Study. As mentioned, since a comprehensive list of specific park and recreation sites and/or facilities needed through the target year 2040 has not been determined to-date, specific costs are not yet known. Consequently, it was necessary to estimate the land acquisition costs and construction costs associated with maintaining the Future Park Standard. While the standards-based fee study is not limited to specific improvements in a Facilities Plan or Needs List, it does identify more generally the types of improvements that should be included in developing future parks and the estimated costs related to constructing these improvements. Further information on these improvement costs and types is provided below in **Section IV.A-C**.

A. LAND ACQUISITION COSTS

Sites for new park and recreation facilities are anticipated to include the acquisition of parcels of vacant/undeveloped or underutilized land. Without knowing which specific sites will be acquired by the City, DTA calculated a price per acre based on data provided by the City of Perris for Enchanted Heights Park, a future park that is part of the CIP program. The acreage data, total estimated acquisition cost, and acquisition cost per acre for the vacant land parcels acquired for Enchanted Heights Park are provided below in **Table IV-1**. Based on these data, the City will be utilizing an estimated land price of $63,750 per acre as the cost of new parkland. While there can be significant variation in cost among individual parcels, the City has confirmed that the acquisition cost per acre used in this Park Fee Study provides a reasonable estimate of the average price of parkland within Perris.

TABLE IV-1

FUTURE PARKS ACQUISITION COST PER ACRE				
NAME	NEW AMENITIES	SITE ACREAGE	ACQUISITION COST	ACQUISITION COST PER ACRE
Enchanted Heights Park	Passive & Active use park, 12,000 sq. foot community center	20 acres	$1,275,000	**$63,750**
Source: City of Perris				

B. PARK IMPROVEMENT TYPES AND COSTS

As noted previously, the specific types of improvements/facilities to be constructed within future City parks through 2040 have not yet been identified, but they are expected to be included in the City Park Facilities Plan that is periodically updated by City staff with the assistance of the community. In order to maintain as much flexibility as possible, City and DTA staff have prepared a generic list of facilities/improvements that could be included within these future parks. The types of park facilities listed in **Table IV-2** are expected to be financed, in whole or in part, through the levy of a development impact fee on potentially all future residential and future non-residential development in the City.

TABLE IV-2

EXAMPLES OF PARK IMPROVEMENTS TO BE FINANCED	
Basketball Courts	Picnic Tables
Ball Fields (Baseball, Football, Soccer, Multi-Use)	Playground (Tot Lot, Water Play)
Bike Paths (Class I, Class II, and Class III)	Recreation Center
Bike Rack	Restrooms
Community Center	Retaining Walls and Fencing
Concession Building	Security Lighting
Courts (Basketball, Horseshoe, Tennis, Volleyball)	Shade Structures
Drinking Fountains	Signalized Crossings for Ped/Bike Trails
Exercise Stations	Site Furniture
Grading/Earthwork	Site Preparation
Irrigation and Landscaping	Splash Pad
Park Benches	Synthetic Soccer Fields
Parking Lot/Paving	Trash Receptacles
Pedestrian Paths/Trails	Utilities (Drainage, Sewer, Water, Gas, Electrical)
Permanent Sports Lighting	Walkway Lighting

In an effort to determine the appropriate cost of the types of public park and recreation facilities listed in **Table IV-2**, DTA collected park and recreation facilities cost information for recently constructed public parks in Southern California. These cost data, shown in **Table IV-3**, were obtained from a park and recreation facilities cost database derived from other DTA park fee studies, as well as online and municipality-provided park cost information. While the source data for certain parks (e.g., Bradley Basin Park in the City of Menifee) included design and other soft costs, the majority of the source data did not. Therefore, since most of the park and recreation facilities cost figures in **Table IV-3** do not include design costs, they are generally conservative cost estimates. Notably, the Cities of Encinitas and Laguna Niguel park construction costs are based on actual bids, while the construction costs for the other parks listed are estimates provided by the municipalities in which the parks are to be developed.

The resulting weighted average public park and recreation facilities construction cost is $310,875 per acre; thus, the City will be utilizing $310,875 per acre as an estimated construction cost. Detailed park and recreation facilities construction costs are included in **Appendices A-F.**

TABLE IV-3

PARK AND RECREATION FACILITIES CONSTRUCTION COSTS					
PUBLIC AGENCY	PARK	YEAR	ACRES	ESTIMATED CONSTRUCTION COST	ESTIMATED CONSTRUCTION COST PER ACRE
City of Perris	Morgan Park (Phase II)	2017	49.0	$14,300,000	$291,837
City of Perris	Enchanted Heights Park	2017	20.0	$7,500,000	$375,000
City of Perris	Big Rock Nature Park	2017	16.0	$1,000,000	$62,500
City of Encinitas	Encinitas Community Park	2012	44.0	$13,927,642 [1]	$316,537
City of Laguna Niguel	Crown Valley Park	2014	18.00	$4,599,531	$255,530
City of San Marcos	Bradley Park	2012	34.0	$12,492,484	$367,426
City of Menifee	Evans Park	2016	19.0	$11,000,000 [2]	$578,947
City of Menifee	Bradley Basin Park	2016	9.1	$2,500,000 [3]	$274,725
County of Riverside	Rancho Jurupa Park	2013	45.0	$12,000,000	$266,667
County of Riverside	Lawler Lodge	2013	10.0	$3,000,000	$300,000
County of Riverside	Jenson Alvarado Ranch	2013	20.0	$6,000,000	$300,000
				Weighted Average	**$310,875**

[1] Excludes $5,250,000 for EIR, design, and development.
[2] Excludes $600,000 for engineering and technical design work.
[3] Includes design.

C. PARK AND RECREATION FACILITIES MAXIMUM COSTS

Adding the $63,750 per acre in land acquisition costs to the $310,875 per acre in improvements costs yields a full cost for park and recreation facilities of $374,625 per acre. This Park Fee Study assumes that $374,625 per acre is the maximum cost of adding new park and recreation facilities. Therefore, this total cost per acre is used in calculating the proposed fees, which represent the maximum level of fees that the City may impose on new development.

To compensate for potential changes in construction costs in the future, the fee amounts shall be increased each year based on changes in the ENR Construction Cost Index for Los Angeles. More specifically, as the development impact fees ("DIFs") proposed in this Park Fee Study are based on Future Facilities costs in 2017 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. Therefore, beginning on January 1, 2018 and every year thereafter, an escalator equal to the change in the ENR Construction Cost Index for Los Angeles during the twelve months of the prior fiscal year may be added to the maximum DIF levels at the City's discretion.

D. PARK AND RECREATION FACILITIES GRANTS AND REVENUES RECEIVED

The City has already secured certain revenues (e.g., grants, developer contributions, etc.) with which it can offset the aforementioned facilities costs. In particular, the funds are dedicated to the following projects: Perris Valley Storm Drain Channel Trail, Phase 1; San Jacinto River Trail; and Enchanted Heights Park. A complete, current list of the City's parks funding sources is provided below in **Table IV-4**.

TABLE IV-4
CITY OF PERRIS – PARKS FUNDING SOURCES

PROJECT (PARK SITE)	FUNDING SOURCE	BUDGET
Perris Valley Storm Drain Channel Trail, Phase 1	Active Transportation Program Grant	$ 1,200,000.00
	Developer Contribution (IDI)	165,000.00
	Transportation DIF	200,000.00
	Parks DIF	258,000.00
San Jacinto River Trail	Habitat Conservation Fund Grant	210,104.00
	Developer Contribution (KB Home)	351,908.00
Enchanted Heights Park	Housing Related Parks Program	557,101.00
	Housing Related Parks Program	568,975.00
Total		**$ 3,511,088.00**
Source: City of Perris Planning Department		

DTA has accounted for these park and recreation funds in determining the estimated facilities cost to be allocated among the various types of new development. In other words, the total facilities cost that forms the basis of the fee program is expressed net of grants and other funding specific to park and recreation facilities. **Section V**, below, shows the calculation of the development impact fees for park and recreation facilities for residential and non-residential land uses.

V. METHODOLOGY UTILIZED TO CALCULATE DEVELOPMENT IMPACT FEES

Pursuant to the nexus requirements of Government Code 66000 *et seq.*, a local agency is required to "determine how there is a reasonable relationship between the amount of the development impact fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed." It is impossible to accurately determine the impact that a specific new residential unit or new non-residential development will have on existing facilities. Predicting future residents' and employees' specific behavioral patterns, park, and health and welfare requirements is extremely difficult, and would involve numerous assumptions that are subject to substantial variances. Recognizing these limitations, the Legislature drafted AB 1600 to specifically require that a "reasonable" relationship be determined, not a direct cause and effect relationship. This reasonable relationship, which was discussed in detail in **Section II** of the Park Fee Study, is summarized in **Table V-1**.

TABLE V-1

PUBLIC PARK AND RECREATION FACILITIES AB 1600 NEXUS TEST	
Identify Purpose of Fee	Park and Recreation Facilities
Identify Use of Fee	The design, acquisition, installation, and construction of public park and recreation facilities, including parkland
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	New residential and non-residential development will generate additional residents and employees, thereby increasing demand for active and passive park and recreation facilities within the City. Land will have to be purchased and improved to meet this increased demand; thus, a reasonable relationship exists between the need for park and open space facilities and the impact of residential and non-residential development. Fees collected from new development will be used to meet the Future Park Standard identified in **Section IV**.

There are many methods of calculating development impact fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Development impact fees in this study have been calculated utilizing a "standards-based" methodology. The fee levels are a function of (i) the City's existing park standard of 5.00 acres per 1,000 residents, (ii) the estimated cost per acre for new park and recreation facilities, and (iii) the estimated PPH (for residential land use categories) and EPSF (for non-residential land use categories). One global assumption utilized within this Park Fee Study for the allocation of costs between existing and new development relates to the allocation of costs based on the facilities standard. The public parks and recreation facilities described in **Section IV** are 100% allocated to new development because these facilities are specifically a function of projected new residents and new employees within the City and do not reflect any unmet needs or deficiencies pertaining to existing development.

Because impact fees are typically presented in terms of dollars per dwelling unit for residential land uses and dollars per square foot (or per thousand square feet) for non-residential land uses, the methodology of this fee study involves calculating the park facilities demand generated by each residential unit and by each non-residential component (i.e., thousand square feet). Specifically, this demand is expressed in terms of potential hours of parks and open space usage associated with the new residents and workers created by future development. Using the City's Future Park Standard of 5.00 acres per 1,000 residents, and employing the concept of an "Equivalent Benefit Unit" ("EBU"), DTA links the demand for park facilities (per residential dwelling unit, or per non-residential thousand square feet, for each land use type) to the acreage of parkland needed to be purchased and improved to satisfy this level of demand. By adding the specified acreage of parks and open space facilities based on the demand resulting from new development, the City can meet the requirements of its Future Park Standard and enhance the quality of life of its future residents and employees. After calculating the estimated costs of parkland acquisition and improvements, net of park grants/funding the City has already received, DTA proceeded to allocate the costs among the various land use types according to the total demand generated by each category of new development. Total park facilities demand for each land use type is given by the EBUs associated with the land use type, multiplied by the projected number of dwelling units or thousand square feet of new development through 2040 for the category. The recommended fee levels and fee calculation methodologies are summarized in **Sections V.A-F** below.

A. POTENTIAL PARKS AND OPEN SPACE USAGE PER PERSON

In this Park Fee Study, demand for park and recreation facilities is quantified in terms of hours per week of potential park facilities usage. Hours per week of potential benefit are calculated per individual (working/non-working resident or employee) and, by extension, per unit of development (i.e., residential dwelling unit or non-residential thousand square feet). Detailed calculations of potential park facilities usage hours, and the conversion of hours to Equivalent Benefit Units ("EBUs") for each land use class, are provided in **Section V.B** below.

B. EQUIVALENT BENEFIT UNITS ("EBUS")

Impact fee calculation methods are based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Accordingly, each of the fee calculations in this Park Fee Study employs the concept of an Equivalent Benefit Unit ("EBU") to allocate benefit among the four (4) land use classes listed in **Table II-1** (i.e., Single Family Residential, Multi-family Residential, Industrial, and Commercial). EBUs are a means of quantifying different land uses in terms of their equivalence to the level of benefit experienced by a Single Family residential dwelling unit, where equivalence in this case is measured in terms of potential infrastructure use or benefit for parks and recreation facilities. In this Park Fee Study, EBUs are calculated based on the number of residents or employees generated by each land use class.

This analysis assumes that each employed person living in the City has three (3) hours of potential park usage during weekdays (i.e., one hour before work, one hour during lunch, and one hour after work), and twelve (12) hours per day on weekends: This potential usage amounts to 3*5 + 2*12 = 15 + 24 = 39 hours per week. In addition, it is assumed that each non-working person living in the City has twelve (12) hours per day of potential park usage, seven (7) days a week, or 84 hours per week. Lastly, it is assumed that each industrial or commercial employee has three (3) hours of potential park usage, five (5) days a week (with no usage on the weekends), or 15 hours per week.

The rationale behind the calculation of residential demand per dwelling unit is as follows. According to the U.S. Census Bureau, approximately 62.8% of the population of the City of Perris is in the civilian labor force. In addition, DTA assumes that the average number of persons per household for Single Family land uses in the City is 4.10. Thus, for a Single Family residential unit, we have (62.8%)*(4.10)*(39) + (37.2%)*(4.10)*(84) = approximately 228 hours of park facilities demand per week, per dwelling unit. Because EBUs are used to quantify park facilities demand (generated by other land use classes) in relation to the level of benefit experienced by a Single Family residential dwelling unit, by definition the ratio of EBU per Single Family unit is 1.00. Therefore, since on a weekly basis there are 228 hours of park demand per Single Family unit, one EBU is equal to 228 hours. For a Multi-family residential unit, the assumed PPH is lower at approximately 3.62. Consequently, the park facilities demand associated with Multi-family land uses is (62.8%)*(3.62)*(39) + (37.2%)*(3.62)*(84) = approximately 202 hours of demand per week, per dwelling unit. Each Multi-family unit therefore represents a level of demand equal to 202/228, or approximately 0.88 EBUs.

To quantify non-residential demand, this fee study utilizes the ratio of employees per square foot ("EPSF") for each type of land use, based on data sourced from the Institute of Transportation Engineers (ITE) and the San Diego Association of Governments (SANDAG) and compiled by the U.S. Green Building Council.[7] For example, for industrial land uses, DTA calculated an EPSF of 1.91, i.e., on average there are 1.91 employees per thousand square feet of industrial development. Given that each employee has an estimated 15 hours per week of potential park usage, the demand generated by each thousand-square-foot component of industrial development is approximately 29 hours of potential park usage. Since one EBU is equal to 228 hours, the demand associated with industrial land uses is 29/228, or approximately 0.13 EBU per thousand square feet. DTA likewise applied this methodology in calculating EBU per thousand square feet for commercial land uses, with a result of approximately 0.12 EBU per thousand square feet.

A summary of park and recreation facilities demand metrics for each land use class is provided in **Table V-2** on the following page.

[7] "Building Area per Employee by Business Type." U.S. Green Building Council. May 13, 2008.

TABLE V-2
PARK FACILITIES DEMAND PER UNIT / PER THOUSAND SQUARE FEET

LAND USE	LAND USE CATEGORIES	PPH (RESIDENTS PER UNIT)	WEEKLY DEMAND PER UNIT	EBUS PER UNIT
Residential	Single Family	4.10	228 hours	1.00
	Multi-family	3.62	202 hours	0.88
LAND USE	**LAND USE CATEGORIES**	**EMPLOYEES PER 1,000 SQ. FT.**	**WEEKLY DEMAND PER 1,000 SQ. FT.**	**EBUS PER 1,000 SQ. FT.**
Non-Residential	Industrial	1.91	29 hours	0.13
	Commercial	1.89	28 hours	0.12

Multiplying the EBUs per dwelling unit (or per thousand square feet) by the number of units (or thousand square feet) of new development projected from 2017 to 2040 yields the total number of EBUs generated by new development, as set forth in **Table V-3** below.

TABLE V-3
TOTAL PARK FACILITIES DEMAND CREATED BY NEW DEVELOPMENT (2017-2040)

LAND USE	LAND USE CATEGORIES	EBUS PER UNIT	NEW DEVELOPMENT IN UNITS	TOTAL EBUS
Residential	Single Family	1.00	11,361	11,361
	Multi-family	0.88	3,111	2,751
LAND USE	**LAND USE CATEGORIES**	**EBUS PER 1,000 SQ. FT.**	**NEW DEVELOPMENT IN 1,000 SQ. FT.**	**TOTAL EBUS**
Non-Residential	Industrial	0.13	27,874	3,497
	Commercial	0.12	5,293	640
Total				**18,248**

C. ACREAGE REQUIRED TO MEET FUTURE PARK STANDARD

As previously mentioned, the City's Ordinance Number 953 established a standard of 5.00 acres per 1,000 residents, i.e., 0.005 acres per resident, which the City intends to use as its Future Park Standard to satisfy the demand created by new development. The conversion of this residential standard to apply to non-residential land use classes is shown below in **Table V-4**.

TABLE V-4
FUTURE PARK STANDARD BY LAND USE CLASS

LAND USE	LAND USE CATEGORIES	ACRES PER RESIDENT	RESIDENTS PER EBU	EBU PER UNIT	ACRES REQUIRED PER UNIT
Residential	Single Family	0.005	4.10	1.00	0.02049
	Multi-family	0.005	4.10	0.88	0.01812
LAND USE	**LAND USE CATEGORIES**	**ACRES PER RESIDENT**	**RESIDENTS PER EBU**	**EBU PER 1,000 SQ. FT.**	**ACRES REQUIRED PER 1,000 SQ. FT.**
Non-Residential	Industrial	0.005	4.10	0.13	0.00257
	Commercial	0.005	4.10	0.12	0.00248

Finally, to obtain the total number of acres of improved parkland required to meet the Future Park Standard, DTA multiplied the acres required per dwelling unit (or per thousand square feet) by the projected development in new dwelling units (or in thousand square feet), as set forth in **Table V-5** on the following page.

TABLE V-5
TOTAL ACRES REQUIRED TO MEET FUTURE PARK STANDARD

LAND USE	LAND USE CATEGORIES	ACRES REQUIRED PER UNIT	NEW DEVELOPMENT IN UNITS	TOTAL ACRES REQUIRED
Residential	Single Family	0.02049	11,361	232.76
	Multi-family	0.01812	3,111	56.36
LAND USE	**LAND USE CATEGORIES**	**ACRES REQUIRED PER 1,000 SQ. FT.**	**NEW DEVELOPMENT IN 1,000 SQ. FT.**	**TOTAL ACRES REQUIRED**
Non-Residential	Industrial	0.00257	27,874	71.63
	Commercial	0.00248	5,293	13.10
Total (Residential and Non-Residential)				**373.85**

D. NET COST OF PARK FACILITIES TO SATISFY NEW DEMAND

After determining that the City requires a total of 373.85 acres of new park and recreation facilities to meet the Future Park Standard and satisfy the demand created by new development, DTA proceeded to calculate the amount of financing needed to pay for the required acreage of new facilities.

As noted in **Section IV.D**, the City has already secured certain revenues (e.g., grants, developer contributions, etc.) with which it can offset the parkland acquisition and facilities construction costs. **Table V-6**, below, presents the total costs of new park facilities (i.e., acquisition and construction costs), less offsetting revenues, which equals approximately $137 million in projected facility expenditures necessary to meet the Future Park Standard for new development.

TABLE V-6
FINANCING REQUIRED TO MEET FUTURE PARK STANDARD

FACILITY TYPE	NUMBER OF ACRES REQUIRED	COST PER ACRE	FACILITY COST
Park Land Acquisition	373.85	$63,750.00	$23,833,088.20
Park Improvements	373.85	$310,875.24	$116,221,445.09
Subtotal Park Costs			**$140,054,533.29**
Less: Offsetting Revenues			($3,511,088.00)
Net Cost of Facilities			**$136,543,445.29**

E. ALLOCATION OF COSTS

A key assumption in this Park Fee Study is that 100% of the park and recreation facilities costs, or roughly $137 million, will be allocated to new development. The reason for this allocation is that the facilities are specifically a function of projected new residents and new employees within the City and do not reflect any unmet needs or deficiencies pertaining to existing development.

Based on data presented in **Table V-3**, the total number of EBUs resulting from new development is 18,248. Dividing the net cost of facilities (i.e., the revenues to be generated by the park fee program) over the 18,248 EBUs yields an allocation of $7,482.59 per EBU, as shown in **Table V-7** below. This cost allocation per EBU was used in calculating the cost allocation by land use category (**Table V-8**), as each land use type is associated with a specific number of EBUs per dwelling unit or per thousand square feet of development.

TABLE V-7
COST ALLOCATION PER EBU

NET COST OF FACILITIES	% ALLOCATED TO NEW DEVELOPMENT	TOTAL COST ALLOCATED TO NEW DEVELOPMENT	TOTAL NUMBER OF EBUS	COST ALLOCATION PER EBU
$136,543,445.29	100%	$136,543,445.29	18,248	**$7,482.59**

TABLE V-8
COST ALLOCATION BY LAND USE TYPE

LAND USE	LAND USE CATEGORIES	EBUS PER UNIT	COST ALLOCATION PER UNIT	NEW DEVELOPMENT IN UNITS	COST FINANCED	% COST FINANCED
Residential	Single Family	1.00	$7,482.59	11,361	$85,010,218.14	62.26%
	Multi-family	0.88	$6,617.55	3,111	$20,584,133.51	15.08%
LAND USE	**LAND USE CATEGORIES**	**EBUS PER 1,000 SQ. FT.**	**COST ALLOCATION PER 1,000 SQ. FT.**	**NEW DEVELOPMENT IN 1,000 SQ. FT.**	**COST FINANCED**	**% COST FINANCED**
Non-Residential	Industrial	0.13	$938.64	27,874	$26,163,329.67	19.16%
	Commercial	0.12	$904.20	5,293	$4,785,763.98	3.50%
Total (Residential and Non-Residential)					**$136,543,445.29**	**100.00%**

According to the data presented in **Table V-8** above, the land use classes of Single Family, Multi-family, and Industrial combined would contribute approximately 96.5% of the park impact fee revenues.

F. PROPOSED FEE SCHEDULE

The existing and recommended Future Park Facilities fee amounts are summarized in **Tables V-9** and **V-10**, respectively, below. Proposed fees in **Table V-10** are based on the cost allocation methodology described in the previous subsection of this report. The residential fee for Single Family is are the same as the allocation rate per EBU: $7,482.59 per unit. Because a Multi-family unit generates approximately 0.88 EBUs, the fee for Multi-family is given by the cost allocation per unit, i.e., 0.88 times the Single Family fee, or $6,617.55 per unit. Similarly, the proposed non-residential fees are equal to the cost

allocation by square footage for each land use category. This allocation, expressed in terms of thousand square feet in **Table V-7**, is divided by 1,000 to yield the fees per square foot in **Table V-10** below.

TABLE V-9
DEVELOPMENT IMPACT FEE SUMMARY: EXISTING FEES

RESIDENTIAL DEVELOPMENT (PER UNIT)		NON-RESIDENTIAL DEVELOPMENT (PER SQUARE FOOT)	
SINGLE FAMILY	MULTI-FAMILY	INDUSTRIAL	COMMERCIAL*
$7,500.00	$6,793.00	$0.00	$0.00

TABLE V-10
DEVELOPMENT IMPACT FEE SUMMARY: PROPOSED FEES

RESIDENTIAL DEVELOPMENT (PER UNIT)		NON-RESIDENTIAL DEVELOPMENT (PER SQUARE FOOT)	
SINGLE FAMILY	MULTI-FAMILY	INDUSTRIAL	COMMERCIAL*
$7,482.59	$6,617.55	$0.94	$0.90

* "Commercial" includes Retail, Office, and Other non-residential land uses.

As mentioned previously, fees recommended within this Park Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and new non-residential development depending upon the residential dwelling unit type, or non-residential land use type and building square footage. To compensate for potential changes in construction costs in the future, the fee amounts shall be increased each year based on changes in the ENR Construction Cost Index for Los Angeles. More specifically, as the development impact fees ("DIFs") proposed in this Fee Study are based on Future Facilities costs in 2017 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. Therefore, beginning on January 1, 2018 and every year thereafter, an escalator equal to the change in the ENR Construction Cost Index for Los Angeles during the twelve months of the prior fiscal year may be added to the maximum DIF levels at the City's discretion.

In addition, the City has the option of imposing a lower fee or waiving the fee altogether for certain land use classes if it feels that there are overriding concerns that call for a partial or full reduction or a delay in the imposition of the fees on one or more land use classes. Fees may also be waived in the case of a specific project, if the City feels it is in its interest to waive the fees.

APPENDIX A

CITY OF PERRIS – MORGAN PARK (PHASE II), ENCHANTED HEIGHTS PARK, AND BIG ROCK NATURE PARK CONSTRUCTION COST DATA

CITY OF PERRIS PARKS & Facilities

EXISTING PARKS				
NAME	NEW AMENITIES	COST	ACQUISITION COSTS	TOTAL
Morgan Park (Phase I)				
Metz Park				
Paragon Park	Restroom	$250,000		$250,000
Rotary Park	Restroom	$250,000		$250,000
Skydive Baseball Park				
Copper Creek Park	Restroom	$250,000		$250,000
Civic Center				
Monument Ranch Park	Restroom, 12,000 sq. ft. community center	$2.6 mil.		$2.6 mil.
Foss Field				
KB Home, Inc.	Tot Lot, walkway lighting	$250,000		$250,000
Bob Long Park				
Frank Eaton Park				
Howard Schlundt Park				
Russell Stewart Park				
Linear Park Reach 1*	Solar Walkway lighting	$450,000		$450,000
Linear Park Reach 2**				
Liberty Park	Restroom	$250,000		$250,000
Banta Beatty Park				
Patriot Soccer Park	(2) small synthetic soccer fields, tot lot, walkway lighting, restroom, landscaping	$2 mil.		$2 mil.
May Ranch Park				
Mercado Park				

FUTURE PARKS				
NAME	NEW AMENITIES	COST	ACQUISITION COSTS	TOTAL
Morgan Park (Phase II) (49 acres)	(4) Synthetic soccer fields with lighting, 50,000 sq. foot community center, tot lot, restroom	$14.3 mil.		$14.3 mil.
Linear Park Reach 3***	Ped. walking trail w/exercise stations (2,091 lineal feet @ $300 per)	$627,300		$627,300
Enchanted Heights Park (20 acres)	Passive & Active use park, 12,000 sq. foot community center	$7.5 mil.	$1.275 mil.	$8.775 mil.
Monument Park Phase 2	Ballfields, basketball courts, lighted walking path	$1.5 mil.		$1.5 mil.
Big Rock Nature Park (16 acres)	Pedestrian trail, parking lot	$1 mil.		$1 mil.
San Jacinto River Trail	Pedestrian and Bike trail, with trailhead	$600,000		$600,000
Perris Valley Storm Channel Trail Phase 2	Pedestrian and Bike trail, with signalized crossings	$2.8 mil.	$500,000	$3.3 mil.
Linear Park West	Walking Trail, lighting, exercise stations (4,149 lineal feet @ $300 per)	$1.24 mil.		$1.24 mil.
Subtotal				
Total All Parks (Existing and Future)		***$35,869,800***	***$1,775,000***	***$37,644,800***

* Ramona to Bradley Road
** Bradley Road to Evans Road

APPENDIX B

CITY OF ENCINITAS – ENCINITAS COMMUNITY PARK CONSTRUCTION COST DATA

City of Encinitas
Source: USS Cal Bid and Native Grow Nursery Bid (www.ci.encinitas.ca.us)

Summary

	Total Costs
Land Acquisition	$18,200,000
EIR, Design, and Development	$5,250,000
Construction (USS Cal Builders)	
Park Amenities	$11,216,788
Landscaping	$2,710,855
Landscaping (Native Grow Nursery)	$122,594
Park Acres	44.00
Construction Cost per Acre (Park Amenities only)	$254,927
Landscaping Cost per Acre	$64,397
Total Improvement Costs per Acre	$319,324
Land Acquisition Costs per Acre	$413,636

Improvement/Construction Costs Detail

Description	Quantity	Unit Cost	Subtotal	Total	Grand Total
Encinitas Community Park					$13,927,642
Construction					
General Work				$1,471,242.00	
Mobilization	1 LS	$216,000.00	$216,000.00		
Clear and Grub	1 LS	$87,000.00	$87,000.00		
Grading	164,100 CY	$1.62	$265,842.00		
Fine Grading	1,533,000 SF	$0.11	$168,630.00		
Soil Removal/Recompaction	32,000 CY	$2.81	$89,920.00		
Soil Reuse (Primary Soils Management Zone)	55,000 CY	$9.35	$514,250.00		
Storm Water Pollution Control/ SWPPP	1 LS	$27,000.00	$27,000.00		
Striping, Signage, & Painted Curb	1 LS	$48,600.00	$48,600.00		
Traffic Control	1 LS	$54,000.00	$54,000.00		
Utility Work				$1,113,970.32	
Fire Hydrant Assembly	4 EA	$5,562.00	$22,248.00		
Reclaimed Water 1-1/2" PVC	220 LF	$12.42	$2,732.40		
Reclaimed Water 2" PVC	695 LF	$15.12	$10,508.40		
Reclaimed Water 12" PVC	3,035 LF	$115.56	$350,724.60		
Reclaimed Service 1-1/2"	2 EA	$3,456.00	$6,912.00		
Reclaimed Water Service 6"	1 EA	$23,247.00	$23,247.00		
Sewer 4" PVC	710 LF	$48.60	$34,506.00		
Sewer 6" PVC	1,240 LF	$51.84	$64,281.60		
Sewer 8" PVC	649 LF	$92.88	$60,279.12		
Sewer Cleanout	29 EA	$648.00	$18,792.00		
Sewer- Cut and Cap Existing Pump Station	1 EA	$1,080.00	$1,080.00		
Sewer Manhole	2 EA	$6,307.20	$12,614.40		
Water 1/2" PVC	980 LF	$10.80	$10,584.00		
Water 1" PVC	555 LF	$11.88	$6,593.40		
Water 2" PVC	320 LF	$15.12	$4,838.40		
Water 8" PVC	1,250 LF	$75.60	$94,500.00		
Water 12" PVC	2,735 LF	$133.92	$366,271.20		
Water- Remove Existing ACP	1,100 LF	$5.40	$5,940.00		
Water Service 1"	3 EA	$3,990.60	$11,971.80		
Water Service 2"	1 EA	$5,346.00	$5,346.00		
Drainage				$1,544,243.40	
Atrium Drain	129 EA	$248.40	$32,043.60		
Bio-Retention Area (C-1.8, p22)	1 LS	$183,600.00	$183,600.00		
Bio-Retention Area (Dog Park)	1 LS	$41,040.00	$41,040.00		
Catch Basin and Grate	73 EA	$1,431.00	$104,463.00		
Catch Basin per SDRSD D-8	3 EA	$2,997.00	$8,991.00		
Curb Inlet	5 EA	$5,076.00	$25,380.00		
HDPE Storm Drain Pipe 18"	2,540 LF	$64.80	$164,592.00		
HDPE Storm Drain Pipe 24"	450 LF	$77.76	$34,992.00		
Headwall	3 EA	$2,700.00	$8,100.00		
Headwall w/ Trashrack	12 EA	$3,888.00	$46,656.00		
Headwall with Manifold	1 EA	$4,050.00	$4,050.00		
Junction Structure - APWA 331	3 EA	$540.00	$1,620.00		
Junction Structure - APWA 332	25 EA	$702.00	$17,550.00		
Manhole	5 EA	$5,454.00	$27,270.00		
Manhole - APWA 320/ Modified APWA 320	3 EA	$9,558.00	$28,674.00		

Improvement/Construction Costs Detail - Continued

Description	Quantity	Unit Cost	Subtotal	Total
Parkway Culvert APWA 151	11 EA	$2,430.00	$26,730.00	
Perforated Drain at Backstop (4")	570 LF	$37.80	$21,546.00	
Rip-Rap	3,125 SF	$21.60	$67,500.00	
Stormceptor	1 EA	$49,194.00	$49,194.00	
Storm Drain 6" PVC	6,800 LF	$31.86	$216,648.00	
Storm Drain 8" PVC	2,580 LF	$35.91	$92,647.80	
Storm Drain 10" PVC	145 LF	$64.80	$9,396.00	
Storm Drain 12" PVC	2,420 LF	$54.00	$130,680.00	
Storm Drain 54" rcp	366 LF	$367.20	$134,395.20	
Storm Drain Cleanout	11 EA	$324.00	$3,564.00	
Subdrain- Play Area	40 LF	$59.40	$2,376.00	
U-Channel 1'-6"	50 LF	$27.00	$1,350.00	
V-ditch 1'-6" Deep	1,185 LF	$27.00	$31,995.00	
V-Gutter	1,095 LF	$24.84	$27,199.80	
Building, Fence, and Wall Improvements				$3,643,256.00
Building- South Concession/ Restroom	1 LS	$525,000.00	$525,000.00	
Building- North Restroom	1 LS	$510,000.00	$510,000.00	
Electrical- Main Service	1 LS	$59,400.00	$59,400.00	
Electrical- Site Conduits, Conductors, Trenching, Complete	1 LS	$95,040.00	$95,040.00	
Light Fixture 14'	58 EA	$7,000.00	$406,000.00	
Light Fixture (18' single head)	11 EA	$8,835.00	$97,185.00	
Light Fixture (18' double head)	2 EA	$15,120.00	$30,240.00	
Light Fixture (20' single head)	58 EA	$10,044.00	$582,552.00	
Light Fixture (20' double head)	10 EA	$10,962.00	$109,620.00	
Light Fixture- Bollard	4 EA	$9,450.00	$37,800.00	
Junction Box for Future Light	69 EA	$1,252.00	$86,388.00	
Fencing- Backstops at 2 Ballfields	1 LS	$155,000.00	$155,000.00	
Fencing- 6' HT. Chainlink	360 LF	$37.80	$13,608.00	
Fencing- 8' HT. Chainlink	1,340 LF	$59.40	$79,596.00	
Fencing- 20' HT. Chainlink	450 LF	$145.80	$65,610.00	
Fencing- Lodge Pole	115 LF	$48.60	$5,589.00	
Gate w/ Pilasters- Tubular Steel	1 LS	$14,040.00	$14,040.00	
Trash Enclosures	2 EA	$31,054.00	$62,108.00	
Wall- 18" HT. at Park Entry	70 LF	$75.60	$5,292.00	
Wall-18" Planter	300 LF	$75.60	$22,680.00	
Wall-4' HT. For Material Bin Storage	70 LF	$86.40	$6,048.00	
Wall 6' HT. Masonry w/ Pilaster	4,105 LF	$135.00	$554,175.00	
Wall- Cheek Wall At Stair	175 LF	$86.40	$15,120.00	
Wall- 6' HT. Masonry at Maintenance Yard	140 LF	$135.00	$18,900.00	
Wall- Planter/Ret., incl. Guard Rail where required	475 LF	$145.80	$69,255.00	
Wall- Seat Walls	45 LF	$378.00	$17,010.00	
Site Improvements				$2,478,849.48
Asphalt Paving	2700 TON	$100.00	$270,000.00	
Bollards at Lot 'A'	7 EA	$702.00	$4,914.00	
Class II Base- Provide and Place	8,009 TON	$23.76	$190,293.84	
Class II Base- Place Onsite Material	6,529 TON	$23.76	$155,129.04	
Color Concrete Band 18" Wide	2105 LF	$19.44	$40,921.20	
Color Concrete Walkways	116,040 SF	$9.18	$1,065,247.20	
Concrete Mowcurb 6" Wide	6,750 LF	$12.96	$87,480.00	
Concrete Mowcurb 12" Wide	1,130 LF	$16.20	$18,306.00	
Concrete Stairs at Ball Fields	625 LF	$54.00	$33,750.00	
6" Curb/ Class II Base	8,350 LF	$17.28	$144,288.00	
6" Curb & Gutter/ Class II Base	3,670 LF	$22.68	$83,235.60	
6" Curb & Gutter w/block out/ Class II Base	1,600 LF	$25.92	$41,472.00	
Curb Ramp	25 EA	$810.00	$20,250.00	
Driveway Approach - SDRSD G-14A	1 EA	$2,268.00	$2,268.00	
Grass Pave2	1,480 SF	$13.50	$19,980.00	
Overlook w/ Seatwall, Conc. Band, & Interlocking Paver	1 LS	$29,160.00	$29,160.00	
Pavers	13,285 SF	$9.18	$121,956.30	
6" PCC Pavement	785 SF	$8.10	$6,358.50	
Simulated Bridges, Complete with Lodge Pole Fence, Stamped Concrete, and Flatwork	2 EA	$7,020.00	$14,040.00	
Stabilized Decomposed Granite Walkways w/ Curbing	9,245 SF	$14.04	$129,799.80	

Improvement/Construction Costs Detail - Continued

Description	Quantity	Unit Cost	Subtotal	Total
Site Furnishings				$304,938.00
Bat Rack @ Dugouts	4 EA	$2,700.00	$10,800.00	
Bench @ Dugouts	4 EA	$2,970.00	$11,880.00	
Bench- Custom with Back	22 EA	$1,620.00	$35,640.00	
Bench- Custom without Back	6 EA	$1,620.00	$9,720.00	
Bike Rack	5 EA	$810.00	$4,050.00	
Bleacher w/ Guard Rail	4 EA	$7,020.00	$28,080.00	
BQ Unit Group	5 EA	$702.00	$3,510.00	
BQ Unit Single	10 EA	$486.00	$4,860.00	
Concrete Seating Pad- Accessible	7 EA	$2,700.00	$18,900.00	
Concrete Seating Pad	12 EA	$2,700.00	$32,400.00	
Picnic Tables	28 EA	$1,458.00	$40,824.00	
Picnic Pads (Large 327 SF)	8 EA	$3,780.00	$30,240.00	
Picnic Pads (Small 130 SF)	12 EA	$1,512.00	$18,144.00	
Pitching Rubber, Bases, Home Plate (Complete Set)	2 EA	$5,940.00	$11,880.00	
Pedestrian Drinking Fountain	4 EA	$2,970.00	$11,880.00	
Score Table	2 EA	$1,890.00	$3,780.00	
Trash / Recycle Receptacles (Install Only)	35 EA	$810.00	$28,350.00	
Street Improvements				$100,564.74
Adjust Existing Facility to Grade	11 EA	$702.00	$7,722.00	
Asphalt Deeplift	450 LF	$9.72	$4,374.00	
Asphalt Dike (6")	30 LF	$9.72	$291.60	
Asphalt Grind and Overlay	165 SF	$2.16	$356.40	
Asphalt Paving	151 TON	$102.60	$15,492.60	
Class II Base	247 TON	$23.76	$5,868.72	
Concrete Alley Apron	1020 SF	$6.48	$6,609.60	
Concrete Cross Gutter	480 SF	$6.48	$3,110.40	
Concrete Driveway (w/8" PCC/6" AB)	2 EA	$2,052.00	$4,104.00	
Concrete Enhanced Paving @ Santa Fe Entry	208 SF	$8.10	$1,684.80	
Concrete Pedestrian Ramp	8 EA	$449.28	$3,594.24	
Concrete Sidewalk	2000 SF	$4.86	$9,720.00	
6" Curb/ Class II Base	180 LF	$17.28	$3,110.40	
6" Curb & Gutter/ Class II Base	595 LF	$21.60	$12,852.00	
6" Curb & Gutter (Rolled), Incl. Transitions/ Class II Base	36 LF	$22.68	$816.48	
Grass Pave2	225 SF	$13.50	$3,037.50	
Miscellaneous Relocations	1 LS	$8,100.00	$8,100.00	
Parkway Culvert	1 EA	$2,430.00	$2,430.00	
Sawcut	675 LF	$10.80	$7,290.00	
Traffic Signal and Signage Improvements				$437,130.00
3" PVC Conduit	180 LF	$27.00	$4,860.00	
2" PVC Conduit	150 LF	$27.00	$4,050.00	
Signal Cables and Wires	1 LS	$21,600.00	$21,600.00	
6T Pull Box	1 EA	$1,620.00	$1,620.00	
6E Pull Box	1 EA	$1,890.00	$1,890.00	
5T Pull Box	1 EA	$1,890.00	$1,890.00	
5E Pull Box	2 EA	$1,890.00	$3,780.00	
Type 1A Pole and Foundation	1 EA	$27,000.00	$27,000.00	
Type 15TS Pole, Foundation, 15' Lum Arm	1 EA	$27,000.00	$27,000.00	
HPS Luminaire	1 EA	$4,860.00	$4,860.00	
SV-4-TB	1 EA	$1,620.00	$1,620.00	
SV-1-T	1 EA	$1,620.00	$1,620.00	
SP-1-T Ped. Head	1 EA	$1,620.00	$1,620.00	
SP-2-T Ped Head	1 EA	$1,620.00	$1,620.00	
Polara Audible Navigator PPB Assembly and System	8 EA	$243,000.00	$194,400.00	
Type E Loop Detector	22 EA	$4,860.00	$106,920.00	
Overhead Box Guard	1 EA	$1,620.00	$1,620.00	
Miscellaneous Equipment Modification	1 LS	$12,960.00	$12,960.00	
Miscellaneous Relocations/ Removals	1 LS	$16,200.00	$16,200.00	

Improvement/Construction Costs Detail - Continued

Description	Quantity	Unit Cost	Subtotal	Total
Landscaping				$2,710,854.55
1 Gal. Container Planting (Install Only)	50,640 EA	$1.94	$98,241.60	
15 Gal. Tree	461 EA	$129.60	$59,745.60	
24" Box Tree	452 EA	$259.20	$117,158.40	
3" Mulch	4,325 CY	$34.56	$149,472.00	
Bio-Retention Planter Strips	6,280 SF	$4.32	$27,129.60	
Bio-Swale w/ Boulders, Pebbles at Parking Lot E	2240 SF	$9.18	$20,563.20	
Garden Buffer Bioswale w/ Boulders, Cobble	31295 SF	$9.18	$287,288.10	
Hydroseed Mix (Irrigated)	126,315 SF	$0.45	$56,841.75	
Hydroseed Mix (Non-irrigated)	329,375 SF	$0.06	$19,762.50	
Infield Mix	45,740 SF	$1.30	$59,462.00	
Irrigation (Complete)	1,154,545 SF	$1.14	$1,316,181.30	
Palm Brehea armata 5' B.T.	13 EA	$3,780.00	$49,140.00	
Palm Brehea armata 8' B.T.	7 EA	$4,590.00	$32,130.00	
Palm Brehea armata 10' B.T.	3 EA	$5,400.00	$16,200.00	
Palm Phoenix reclinata 10' B.T.	8 EA	$5,940.00	$47,520.00	
Palm Queen 15' B.T.	35 EA	$540.00	$18,900.00	
Palm Queen 18' B.T.	20 EA	$432.00	$8,640.00	
Palm Queen 20' B.T.	16 EA	$432.00	$6,912.00	
Soil Preparation	1,155,545 SF	$0.22	$254,219.90	
Turf Stolons	624,740 SF	$0.09	$56,226.60	
Vegetated Swale	24,000 SF	$0.38	$9,120.00	
NATIVE GROVE NURSERY - LANDSCAPING				$122,593.95
Achillea 'Island Pink'	1,340	$1.80	$2,412.00	
Aloe Arorescens	658	$2.10	$1,381.80	
Alyogyne Hugelii	216	$2.05	$442.80	
Arctostaphyos Hookeri 'Monterey Carpet'	478	$2.25	$1,075.50	
Arteisia 'Powis Castle'	131	$1.90	$248.90	
Baccharis Pilularis 'Pigeon Point'	1,439	$1.80	$2,590.20	
Buddleja Davidii Nanohoensis	268	$2.40	$643.20	
Cares Divulsa	6,774	$2.10	$14,225.40	
Carex Spissa	1,097	$2.10	$2,303.70	
Carssa Macrocarpa 'Tuttle'	1,207	$2.10	$2,534.70	
Ceanothus Gloriosus 'Emily Brown'	701	$2.60	$1,822.60	
Ceanothus 'Yankee Point'	372	$2.20	$818.40	
Cistus Purpurus	2,532	$2.25	$5,697.00	
Dasyliron Wheeleri	1,644	$2.60	$4,274.40	
Denromecon Hafordii	639	$3.10	$1,980.90	
Hemerocallis Hybrid	404	$2.25	$909.00	
Hesperaloe Parviflora	3,409	$2.25	$7,670.25	
Heteromeles Arbutifolia	396	$3.60	$1,425.60	
Loropetalum Chinese	119	$2.40	$285.60	
Mahonia Repens	1,560	$3.80	$5,928.00	
Muhlenbergia Capillaris 'Regal Mist'	823	$2.25	$1,851.75	
Muhlenbergia Rigens	2,148	$2.10	$4,510.80	
Myoporum Parvifolum 'Putah Creek"	678	$2.40	$1,627.20	
Parthenocissus Tricuspidata	45	$28.50	$1,282.50	
Penstemon Barbatus 'Navigator'	3,459	$1.80	$6,226.20	
Pennisetum Setaceum 'Rubrum'	684	$2.60	$1,778.40	
Photinia Fraseri	205	$2.25	$461.25	
Phormuim 'Wings of Gold'	436	$3.10	$1,351.60	
Pittosporum Tobira 'Variegatum' Mock Orange	313	$2.20	$688.60	
Prunus Ilicfolia	365	$2.60	$949.00	
Rhamus Californica	554	$3.10	$1,717.40	
Ribes Viburnifolium	327	$3.10	$1,013.70	
Rosa Floribunda 'Bright Pink Iceburg'	151	$2.80	$422.80	
Rosmarimus Officinalis 'Huntington Carpet'	16,368	$2.10	$34,372.80	
Salvia Celevelandii 'Winnifield Gilman'	657	$2.10	$1,379.70	
Salvia Leucantha	1,803	$2.10	$3,786.30	
Westingia Fruticosa	135	$2.10	$283.50	
Xylosma Congestum	98	$2.25	$220.50	

APPENDIX C

CITY OF LAGUNA NIGUEL – CROWN VALLEY PARK CONSTRUCTION COST DATA

Laguna Niguel - Crown Valley Community Park
Source: Bid Results, 2014

Summary

	Total Costs
Land Acquisition	n/a
Construction	$4,599,531
Park Acres	18.00
Construction Cost per Acre	$255,529

Improvement/Construction Costs Detail

Description	Quantity		Unit Cost	Subtotal	Total	Grand Total
						$4,599,531
General					$177,052.00	
Mobilization (Not to exceed 2% of contract price)	1.00	LS	$90,000.00	$90,000.00		
Develop Construction Water	1.00	LS	$9,740.00	$9,740.00		
Payment and Performance Bonds	1.00	LS	$68,850.00	$68,850.00		
Construction Field Office	1.00	LS	$6,377.00	$6,377.00		
Traffic Control	1.00	LS	$2,085.00	$2,085.00		
Site Preparation					$28,907.38	
Clearing and Grubbing	1.58	AC	$11,361.00	$17,950.38		
Instill Temporary Construction Chain Link Fence	1.00	LS	$10,957.00	$10,957.00		
Rough Grading						
Over Excavation (5 ft average) unsuitable material excavation and recompaction (keyway)	13,010.00	CY	$6.50	$84,565.00	$171,342.00	
Ampitheatre - 4" PVC Schedule 40 Perforated Pipe	3,280.00	CY	$8.60	$28,208.00		
Back Drain with Filter Material	304.00	LF	$50.00	$15,200.00		
4" PVC Schedule 40 Pipe	135.00	LF	$21.00	$2,835.00		
On-Site Export Materials Disposal/Handling	3,070.00	CY	$8.00	$24,560.00		
Erosion Control (Entire Site)	1.00	LS	$15,974.00	$15,974.00		
Demolition					$71,950.00	
Exist Ampitheatre Area - Demolition	1.00	LS	$40,433.00	$40,433.00		
Ex. Spray Ground Play Area - Demolition	1.00	LS	$31,517.00	$31,517.00		
Precise Grading Construction - Ampitheatre					$120,902.00	
6" Curb per OCPW STD 120-2	103.00	LF	$18.00	$1,854.00		
3' Cross Gutter	69.00	SF	$17.00	$1,173.00		
4" AC/10" AB	1,271.00	SF	$10.00	$12,710.00		
Sidewalk Access Ramp	1.00	EA	$1,768.00	$1,768.00		
Grade Keyway 5'x15'	150.00	CY	$36.28	$5,442.00		
Replace Salvaged Gate	1.00	EA	$3,305.00	$3,305.00		
0" to 6" Curb Transition	-	LF	$0.00	$0.00		
0" Curb per OCPW STD 120-2	-	LF	$0.00	$0.00		
10" Wide Seatwall	122.00	LF	$222.00	$27,084.00		
Seatwall (18" Wall Retaining-Note 18)	112.00	LF	$243.00	$27,216.00		
Concrete (Retaining Wall-H-Varies)	400.00	SF	$75.83	$30,332.00		
12" Wide Border with Grooves	1.00	EA	$185.00	$185.00		
Landscape Tie Steps	3.00	EA	$692.00	$2,076.00		
Seatwall (18" Wall Retaining-Note 20)	23.00	LF	$263.00	$6,049.00		
DG Trail	427.00	SF	$4.00	$1,708.00		
Drainage Construction - Ampitheatre					$76,222.00	
4" PVC Subdrain	19.00	LF	$23.00	$437.00		
4" Perforated Pipe	447.00	LF	$27.00	$12,069.00		
6" PVC	257.00	LF	$26.00	$6,682.00		
8" PVC	153.00	LF	$27.00	$4,131.00		
Connect to Ex Storm Drain	4.00	EA	$1,147.00	$4,588.00		
12" Area Drain Conc. V-Ditch	4.00	EA	$600.00	$2,400.00		
12" Landscape Drain	7.00	EA	$230.00	$1,610.00		
18" Area Drain	-	EA	$0.00	$0.00		
12" Area Drain	1.00	EA	$599.00	$599.00		
1' Concrete Wide V-Ditch	190.00	LF	$33.00	$6,270.00		
18" N-12 HDPE Pipe	293.00	LF	$33.00	$9,669.00		
4" Trench Drain	82.00	LF	$151.00	$12,382.00		
Concrete Cradle	-	LF	$0.00	$0.00		
24" HDPE Pipe Manhole	2.00	EA	$3,711.00	$7,422.00		
6" Clean-Out	3.00	EA	$995.00	$2,985.00		
Trench Backfill/PVMT Repair	131.00	SF	$38.00	$4,978.00		
Construction - Ampitheatre					$5,749.00	
Accessible Stall Striping	144.00	SF	$17.00	$2,448.00		
Accessible Parking Sign	2.00	EA	$522.00	$1,044.00		
4" Wheel Stop	2.00	EA	$116.00	$232.00		
Stall Striping	18.00	LF	$7.00	$126.00		
Re-Stripe Hump Markings	2.00	EA	$407.00	$814.00		
Re-Stripe Crosswalk	31.00	LF	$35.00	$1,085.00		

Improvement/Construction Costs Detail

Description			Unit Cost	Subtotal	Total	Grand Total
Site Amenities - Ampitheatre					$295,322.00	
Concrete A: Natural Color	6,463.00	SF	$8.00	$51,704.00		
Concrete B: Salmon Colored, 24" Scored	140.00	SF	$16.00	$2,240.00		
Concrete C: Mesa Buff Colored Banding	686.00	SF	$10.00	$6,860.00		
Concrete D: Checkerboard Finish, MICA, 24" Scored	1,182.00	SF	$16.00	$18,912.00		
Concrete F: Salmon Colored	937.00	SF	$12.00	$11,244.00		
Decomposed Granite	28.00	CY	$143.00	$4,004.00		
Concrete Mowstrip	195.00	LF	$11.00	$2,145.00		
Concrete Risers	236.00	LF	$29.00	$6,844.00		
Stage Ramp Railing	60.00	LF	$427.00	$25,620.00		
Parking Lot Ramp Railing	84.00	LF	$143.00	$12,012.00		
Concrete Curb	23.00	LF	$38.00	$874.00		
Ampitheatre Stage Stone Structure	1.00	EA	$81,596.00	$81,596.00		
Ampitheatre Overhead Framework	1.00	EA	$8,696.00	$8,696.00		
Ampitheatre Stage Lighting	1.00	LS	$62,571.00	$62,571.00		
Site Furniture					$25,078.00	
Trash Receptacles	5.00	EA	$1,240.00	$6,200.00		
Recycled Material Receptacle	3.00	EA	$1,240.00	$3,720.00		
Bench	1.00	EA	$1,559.00	$1,559.00		
Botanical Preserve Sign with Pilasters	1.00	EA	$5,382.00	$5,382.00		
Grading Edge Adjustments	1.00	EA	$8,217.00	$8,217.00		
Irrigation - Ampitheatre					$86,074.00	
Automatic Irrigation System	36,703.00	SF	$2.00	$73,406.00		
Automatic Controller	1.00	EA	$12,668.00	$12,668.00		
Planting - Ampitheatre					$100,774.20	
Soil Preparation and Weed Abatement	36,703.00	SF	$0.40	$14,681.20		
Sodded Turf - Ampitheatre	30,905.00	SF	$1.00	$30,905.00		
Artificial Turf	2,208.00	SF	$15.00	$33,120.00		
3" Thick Layer of Mulch	5,798.00	SF	$0.50	$2,899.00		
36" Box Tree	5.00	EA	$913.00	$4,565.00		
5 Gallon Shrub	324.00	EA	$18.00	$5,832.00		
1 Gallon Shrub	731.00	EA	$12.00	$8,772.00		
Post Installation Maintenance - Ampitheatre					$11,010.90	
90 Day Maintenance	36,703.00	SF	$0.30	$11,010.90		
Precise Grading Construction - Sprayground Play Area					$205,206.00	
6" Curb per OCPW STD 120-2	322.00	LF	$14.00	$4,508.00		
4" HMA Over 6" AB	3,233.00	SF	$6.00	$19,398.00		
4" Sidewalk	-	SF	$0.00	$0.00		
0" to 6" Curb Transition	52.00	LF	$14.00	$728.00		
0" Curb per OCPW STD 120-2	43.00	LF	$16.00	$688.00		
8" Wide Seatwall	242.00	LF	$242.00	$58,564.00		
Concrete (Retain) Wall	720.00	SF	$87.00	$62,640.00		
Retaining Wall (2:1 Backfill)	320.00	SF	$101.00	$32,320.00		
6" CMU Wall	70.00	LF	$174.00	$12,180.00		
12" Wide Border with Grooves (At H/C Ramps)	4.00	EA	$1,224.00	$4,896.00		
Seatwall (18" Wall Retaining-Note 20)	46.00	LF	$146.00	$6,716.00		
Seatwall (18" Wall Retaining-Note 18)	8.00	LF	$321.00	$2,568.00		
Drainage Construction - Sprayground Play Area					$102,428.00	
4" PVC Subdrain	274.00	LF	$25.00	$6,850.00		
4" Perforated Pipe	438.00	LF	$28.00	$12,264.00		
6" PVC	457.00	LF	$29.00	$13,253.00		
8" PVC	265.00	LF	$30.00	$7,950.00		
Connect to Ex Storm Drain	-	EA	$0.00	$0.00		
12" Area Drain Conc. V-Ditch	11.00	EA	$600.00	$6,600.00		
12" Landscape Drain	-	EA	$0.00	$0.00		
6" Landscape Drain	17.00	EA	$246.00	$4,182.00		
12" Area Drain	5.00	EA	$599.00	$2,995.00		
18" Area Drain	-	EA	$0.00	$0.00		
1' Concrete Wide V-Ditch	341.00	LF	$33.00	$11,253.00		
18" PVC	-	LF	$0.00	$0.00		
Connect to Rain Drop Box	1.00	EA	$432.00	$432.00		
4" Trench Drain	111.00	LF	$154.00	$17,094.00		
12" PVC	26.00	LF	$34.00	$884.00		
4" Trench Drain	62.00	LF	$168.00	$10,416.00		
JS Type VI	2.00	EA	$2,635.00	$5,270.00		
24" HDPE	-	LF	$0.00	$0.00		
6" Clean-Out	3.00	EA	$995.00	$2,985.00		

Improvement/Construction Costs Detail

Description			Unit Cost	Subtotal	Total	Grand Total
Wet Utility Services - Sprayground Play Area					$41,192.00	
Install 2" Backflow Preventer	2.00	EA	$5,758.00	$11,516.00		
2" PVC Water Line	190.00	LF	$13.00	$2,470.00		
Point of Connection to Building	3.00	EA	$498.00	$1,494.00		
Connect to Ex Service	2.00	EA	$492.00	$984.00		
Connect to Ex 1" Water Line	1.00	EA	$171.00	$171.00		
4" SDR-35 PVC Sewer Pipe	72.00	LF	$31.00	$2,232.00		
Remove Cleanout and Join	2.00	EA	$603.00	$1,206.00		
Connect to Drain Pipe	1.00	EA	$455.00	$455.00		
Remove 1" Water Line	78.00	LF	$8.00	$624.00		
Water Meter	2.00	EA	$10,020.00	$20,040.00		
Storm Drain Construction - Sprayground Play Area					$37,029.00	
24" RCP	108.00	LF	$185.00	$19,980.00		
Adjust Existing MH	1.00	EA	$1,584.00	$1,584.00		
Remove Ex 24" RCP	545.00	LF	$22.00	$11,990.00		
Concrete Saddle	31.00	LF	$73.00	$2,263.00		
Concrete Collar	3.00	EA	$404.00	$1,212.00		
Construction - Sprayground Play Area					$23,330.00	
Accessibile Stall Striping	143.00	SF	$17.00	$2,431.00		
Accessible Parking Sign	2.00	EA	$522.00	$1,044.00		
4" Wheel Stop	2.00	EA	$116.00	$232.00		
Stall Striping	278.00	LF	$7.00	$1,946.00		
Re-Stripe Crosswalk	51.00	LF	$35.00	$1,785.00		
Erosion Control	1.00	LS	$15,892.00	$15,892.00		
Site Amenities - Sprayground Play Area					$1,496,502.00	
Concrete A: Natural Color	5,316.00	SF	$8.00	$42,528.00		
Concrete B: Salmon Colored, 24" Scored	285.00	SF	$17.00	$4,845.00		
Concrete C: Mesa Buff Colored Banding	760.00	SF	$10.00	$7,600.00		
Concrete E: Checkerboard Finish, 48" Scored	3,334.00	SF	$15.00	$50,010.00		
Concrete F: Salmon Colored	640.00	SF	$13.00	$8,320.00		
Concrete G: Salmon with Mica Feldspar	179.00	SF	$22.00	$3,938.00		
Concrete Risers	252.00	LF	$23.00	$5,796.00		
Concrete Curb	165.00	LF	$20.00	$3,300.00		
Concrete Mowstrip	150.00	LF	$14.00	$2,100.00		
Mosaic	1.00	LS	$6,492.00	$6,492.00		
Architectural Art Panel	3.00	LS	$5,797.00	$17,391.00		
42" High Guardrail	90.00	LF	$416.00	$37,440.00		
Handrail at Steps and Ramps - Play Area	321.00	LF	$485.00	$155,685.00		
Concrete Cheek Wall/Curb	190.00	LF	$191.00	$36,290.00		
42" Tubular Steel Fence with Embellishments	185.00	LF	$536.00	$99,160.00		
6' High, Water Feature, Tubular Steel Fence	146.00	LF	$450.00	$65,700.00		
Entry Archway with Columns - No Gates	2.00	SET	$29,212.00	$58,424.00		
6' High Tubular Steel Service Gates	2.00	SET	$13,333.00	$26,666.00		
6' x 5' High Tubular Steel Service Gates	1.00	SET	$4,116.00	$4,116.00		
6' x 10' High Tubular Steel Service Gates	1.00	SET	$7,189.00	$7,189.00		
6' High Pilasters	3.00	EA	$5,411.00	$16,233.00		
4' High Pilaster	1.00	EA	$5,382.00	$5,382.00		
30" High Pilasters	9.00	EA	$2,551.00	$22,959.00		
Service Switchgear Total	1.00	LS	$124,609.00	$124,609.00		
Site Lighting Fixtures	1.00	LS	$684,329.00	$684,329.00		
Architecture - Sprayground Play Area					$555,839.00	
Restroom and Pump Room Building	682.00	SF	$700.00	$477,400.00		
Outdoor Shower and Drain to Sewer	1.00	EA	$10,319.00	$10,319.00		
Life Guard Chair	2.00	EA	$1,780.00	$3,560.00		
Shade Canopy at Picnic and Water Feature Areas	3.00	EA	$21,520.00	$64,560.00		
Site Furniture - Sprayground Play Area					$73,962.00	
ADA Picnic Table	4.00	EA	$2,386.00	$9,544.00		
Picnic Table	5.00	EA	$2,131.00	$10,655.00		
Bench	11.00	EA	$1,559.00	$17,149.00		
Trash Receptacles	11.00	EA	$1,240.00	$13,640.00		
Bike Rack	1.00	EA	$934.00	$934.00		
Recycled Material Receptacle	10.00	EA	$2,204.00	$22,040.00		
Play Equipment - Sprayground Play Area					$698,935.00	
Water Spray Ground Features with Recycling Pump	1.00	CY	$259,705.00	$259,705.00		
Playground Equipment and GFRC Amenities	2.00	SET	$174,882.00	$349,764.00		
Ruberized Surfacing	2,495.00	SF	$26.00	$64,870.00		
Water Spray Ground - Natural Color with Glass	934.00	SF	$19.00	$17,746.00		
Sand Colored Concrete	685.00	SF	$10.00	$6,850.00		
Irrigation - Sprayground Play Area					$53,092.00	
Automatic Irrigation System	20,212.00	SF	$2.00	$40,424.00		
Automatic Controller	1.00	EA	$12,668.00	$12,668.00		

Improvement/Construction Costs Detail

Description			Unit Cost	Subtotal	Total	Grand Total
Planting - Sprayground Play Area					$87,719.60	
Soil Preparation and Weed Abatement	20,212.00	SF	$0.50	$10,106.00		
Sodded Turf	5,929.00	SF	$0.90	$5,336.10		
3" Thick Layer of Mulch	14,283.00	SF	$0.50	$7,141.50		
60" Box Tree	1.00	EA	$5,481.00	$5,481.00		
48" Box Tree	3.00	EA	$1,495.00	$4,485.00		
36" Box Tree	24.00	EA	$889.00	$21,336.00		
5 Gallon Shrub	882.00	EA	$19.00	$16,758.00		
1 Gallon Shrub	1,423.00	EA	$12.00	$17,076.00		
Post Installation Maintenance - Sprayground Play Area					$13,509.80	
90 Day Maintenance	20,212.00	SF	$0.40	$8,084.80		
Landscape Ties	155.00	LF	$35.00	$5,425.00		
Trash Enclosure					$40,403.00	
8"x8"x16" Precision Block CMU Wall	83.00	LF	$133.00	$11,039.00		
4" Mon PCC Curb	60.00	LF	$13.00	$780.00		
6" PCC Pavement	547.00	SF	$7.00	$3,829.00		
6"x4" Schedule 40 Gal Steel Tube FTG	5.00	EA	$552.00	$2,760.00		
Fab and Install Metal Gate	36.00	LF	$389.00	$14,004.00		
Fab Slide Bolt	3.00	EA	$267.00	$801.00		
Install 6" Schedule 40 Gal Steel Bollards	2.00	EA	$487.00	$974.00		
Mortar Cap	83.00	LF	$4.00	$332.00		
Type A1-6 PCC Curb	17.00	LF	$27.00	$459.00		
3" AC Over 4" AB Pavement	73.00	SF	$12.00	$876.00		
Sawcut and Remove AC Pavement	75.00	LF	$13.00	$975.00		
Remove 6" Curb	58.00	LF	$16.00	$928.00		
Paint DBL 4" Wide Striping	882.00	EA	$3.00	$2,646.00		

APPENDIX D

CITY OF SAN MARCOS – BRADLEY PARK CONSTRUCTION COST DATA

San Marcos - Bradley Park
Source: Bradley Park Master Plan, 2014

Summary

Land Acquisition	n/a
Construction Costs	$12,492,484
Park Acres	34.00
Construction Cost per Acre	$367,426

Improvement/Construction Costs Detail

	Description	Quantity	Unit Cost	Subtotal	Total	Grand Total
						$12,492,484
One					$339,568	
	South Rancho Santa Fe Road on-site parking	168	$552.45	$92,811		
	Head Start Parking Lot	43	$2,866.21	$123,247		
	Pacific Street Parking	107	$1,154.30	$123,510		
Two					$4,552,878	
	Football/Soccer Field #1, Softball/Baseball Fields #1 & #2			$2,122,177		
	241 Car Parking Lot with Access Drives			$1,070,011		
	Center Core Area			$1,275,810		
	Walking Trail			$84,880		
Three					$4,310,556	
	Baseball Field #1			$1,582,821		
	Softball/Baseball Field #3 & Soccer Field #4			$1,161,504		
	Softball/Baseball Field #4			$932,111		
	Restroom & Concession Building at S. Rancho Santa Fe Rd.			$549,240		
	Walking Trail			$84,880		
Four					$3,289,482	
	Group Picnic Area at Lower Mesa			$212,157		
	Football/Soccer Field #2, Softball/Baseball Fields #5 & #6			$2,122,177		
	Baseball Field #2 with Cover Play Area and Picnic Amenities			$694,207		
	Baseball Field #3			$260,941		

APPENDIX E

CITY OF MENIFEE – EVANS PARK AND BRADLEY BASIN PARK CONSTRUCTION COST DATA

CITY OF MENIFEE COMMUNITY SERVICES DEPARTMENT

CAPITAL PROJECTS TRACKING REPORT

CIP 2016-2021

PRIORITY (1-5)	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	STATUS	TOTAL YEAR ESTIMATE	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Beyond
4	CS004	Street Medians	Design and construction of Landscape and Irrigation Improvements. Project areas: Cherry Hills, Sun City, McCall	75%	$250,000	$0	$0	$0	$0	$0	$250,000
2	CS005	Park Monument Improvements	New Park Monument Sign branding at E.L. Pete Peterson, La Ladera, Lyle Marsh, Lazy Creek parks.	In Design	$5,000	$5,000	$0	$0	$0	$0	$0
1	CS006	Picnic Shelter Improvements	Rehab City Park Picnic Shelters. ADA path of travel to shelter pads. Add shelters to various sites	Bidding	$25,000	$25,000	$0	$0	$0	$0	$0
2	CS007	Park Furnishings	Replace and install new park furnishings: Picnic tables, Park Benches, and Trash and coal Receptacles	In Design	$55,000	$25,000	$20,000	$10,000	$0	$0	$0
3	CS008	Park Restroom Furnishings Replacement	Replace and Install New Park Restroom Furnishings per City standard specifications.	In Design	$10,000	$10,000	$0	$0	$0	$0	$0
3	CS009	Irrigation Control System Upgrades	Upgrade all parks to Calsense irrigation control system (hardware and communication equipment)	In Design	$60,000	$30,000	$20,000	$10,000	$0	$0	$0
5	CS010	Evans Park Design	Engineering and technical design work for 20 acre park dedication adjacent to Paloma Valley HS	Conceptual Designs reviewed	$600,000	$50,000	$0	$0	$0	$0	$550,000
5	**CS011**	**Evans Park Construction**	**Construction of 19 acre park adjacent to Paloma Valley HS**	**Pending Funding**	**$11,000,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,000,000**
2	CS012	Rancho Ramona Park Restroom	Installation of permanent prefabricated restroom building	CDBG approved	$156,500	$156,500	$0	$0	$0	$0	$0
2	CS013	Rancho Ramona Park Playground Resurfacing	Removal of damaged rubberized surface and installation of new recycled pour in place rubber material	CDBG approved	$40,000	$40,000	$0	$0	$0	$0	$0
2	CS014	Park Lighting and ADA Upgrades	Replace and upgrade all park security and walkway lights to more efficient and brighter LED technology	Staff Assessment	$120,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
5	CS015	Sports Field Lighting	Design and installation of Musco sports field lights at La Ladera Park diamond and multipurpose field	Master Plan Survey Results	$40,000	$0	$0	$0	$0	$0	$40,000
1	CS016	Turf Conversion Design	Conceptual and final design specifications with bid documents for conversion of turf to drought tolerant landscaping in all affected parks	Conceptual Designs reviewed	$0	$0	$0	$0	$0	$0	$0
1	CS017	Turf Conversion Construction	Eliminate all non-essential grass turf areas in parks and convert to drought tolerant landscape with drip irrigation	Preparing Bid Documents	$1,700,000	$0	$0	$0	$0	$0	$1,700,000
3	CS018	La Ladera Park Playground Resurfacing	Removal of sand infill and damaged rubberized surface and installation of new recycled pour in place rubber material throughout	Staff Assessment	$50,000	$50,000	$0	$0	$0	$0	$0
2	CS019	Playground Equipment Upgrades	Replacement of non-compliant play equipment with City standard/specified materials (Lazy Creek, E.L. Peterson)	Staff Assessment	$40,000	$40,000	$0	$0	$0	$0	$0
4	CS020	Lazy Creek Rec Center Improvements	Replacement of failing roof sections, building fascia, stucco, central HVAC,exterior lights and shade cover	Staff Assessment	$30,000	$30,000	$0	$0	$0	$0	$0
3	CS021	Parking Lot Resurfacing and Trash Enclosures	Slurry seal, curb/gutter and striping of Lazy Creek parking lot (ADA access improvements). Installation of City standard trash enclosures at all parks	Staff Assessment	$150,000	$150,000	$0	$0	$0	$0	$0
2	CS022	IT Network Upgrades	Installation of data network bridge from Dept. HQ to KC Center and fiber optic connection to/from Lazy Creek Rec Center to place all on City network.	Bidding	$30,000	$30,000	$0	$0	$0	$0	$0
4	CS023	Trails Connectivity & Enhancements	Installation of 2/3-rail vinyl fencing, DG, signs, pet waste stations, and planters for trails not currently developed or in need of improvement & park access.	Inventory Needed	$160,000	$80,000	$50,000	$30,000	$0	$0	$0
5	CS024	Irrigation Upgrades	Various sprinkler system improvements, including new mainlines, replacement and new booster pumps, conversion to drip where applicable	Staff Assessment	$50,000	$20,000	$20,000	$10,000	$0	$0	$0
1	CS025	AMR Park Security and Access Enhancements	Installation of timer gate control, closed loop IP based video surveillance, perimeter fence extensions, motion sensored security lights with loud speaker	Estimates	$20,000	$20,000	$0	$0	$0	$0	$0
3	CS026	Maintenance Storage Improvements	new security doors, bollards, and window reinforcement for E.L. Pete Perterson Park Maintenance storage/sub-office.	Staff Assessment	$5,000	$5,000	$0	$0	$0	$0	$0
5	CS027	Historical Monuments	Installation of monument signs and plaques in parks and along trails in the City to mark historic facilities, landmarks, or cultural significance	Estimates	$40,000	$40,000	$0	$0	$0	$0	$0
4	CS028	Senior Center Improvements	Reconfiguration of one meeting room, small library, and storage room into one larger multipurpose room at the Senior Center.	Staff Assessment	$51,753	$51,753	$0	$0	$0	$0	$0
5	CS029	Utility Corridor Trail	Development of the Mclaughlin utility corridor as a multi-use trail via an easement from SoCal Edison	PRTC Discussion	$5,000,000	$0	$0	$0	$0	$0	$5,000,000
2	CS030	Central Park Art Kiosks	Purchase of lockable art kiosks for use in the art/palm pavilion at Central Park, Menifee Town Center	Pending Park Construction	$55,000	$20,000	$35,000	$0	$0	$0	$0
5	CS031	Park Land Acquisition	Purchase of usable vacant land for the future development of parks and trails (sports, active and passive uses)	PRTC Discussion	$7,500,000	$500,000	$0	$0	$0	$0	$7,000,000
3	CS032	Permanent Park Restrooms	Installation of prefabricated restroom buildings at exisitng park facilities: AMR Skatepark, Lazy Creek Park, Lyle Marsh Park	Estimates	$250,000	$150,000	$100,000	$0	$0	$0	$0
3	CS033	Park Surveillance Systems	Installation of park security cameras for Network Video Recording and remote IP surveillance	Estimates	$167,000	$117,000	$50,000	$0	$0	$0	$0
1	CS034	Tree Inventory/Mapping	City-wide count and placment of trees in city ROW. Includes GIS mapping of each spieces with health status and maintenance plan for all.	Staff Assessment	$25,000	$25,000	$0	$0	$0	$0	$0
1	CS035	Trails Inventory/Mapping	City-wide assessment of existing and proposed trails. Includes GIS mapping, quantity analysis and financial estimates for trail connectivity	Staff Assessment	$55,000	$55,000	$0	$0	$0	$0	$0
3	CS036	Lyle Marsh Park Improvements	Deisgn and construction of east side of park to expand school parking, add universal playground, ADA access, and restroom building per CS032	Staff Assessment	$575,000	$25,000	$0	$0	$0	$0	$550,000
5	**CS037**	**Bradley Basin Park**	**Design and construction of Riverside County Flood Control owned basin facility for use as public park by Menifee residents**	**Staff Assessment**	**$2,500,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,500,000**
1	CS038	Living Healthy Trail/Fitness Improvements	Installation of DG trail and fitness equipment at various locations in the City thanks to funsing from Valley Health Systems.	Estimates	$50,000	$50,000	$0	$0	$0	$0	$0
			Total		$30,865,253	$1,820,253	$315,000	$80,000	$20,000	$20,000	$28,610,000

FY 2015 - 2020 Capital Improvement Program
Community Services Department - Parks and Landscape Projects
Evans Park Construction - CS011

Priority	Project No.	Project Name	Total Estimated	Proposed Budget					
5	CS011	Evans Park Construction	Costs	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Beyond
100		General Fund	$ -						
301		Grant Fund	$ -						
320		CIP - Median Landscaping Fund	$ -						
420		CSA 33 - Rancho Ramona	$ -						
480		CSA 145 - West Side Facilities	$ -						
481		Community Development Block Grant Fund	$ -						
490		CFD 2012-1 Audie Murphy Ranch	$ -						
491		CFD 2012-2 Hidden Hills	$ -						
492		CFD 2014-1 Menifee Town Center	$ -						
494		CFD 2015-2 City-Wide Maintenance Services	$ -						
503		Park Development Impact Fees Fund, area 16	$ -						
504		Trails Development Impact Fees Fund, area 16	$ -						
511		Park Development Impact Fees Fund, area 17	$ -						
512		Trails Development Impact Fees Fund, area 17	$ -						
620		Quimby/Mitigation Park Fees Fund	$ -						
000		Unfunded	$ 11,000,000						$ 11,000,000
		Total	$ 11,000,000	$ -	$ -	$ -	$ -	$ -	$ 11,000,000

2012 Evans Park Conceptual Designs

DESCRIPTION:

As the second phase of the development of the Evans Park site property, following the completion of the design/engineering project (CS010), the competitive sealed bid process would be used to complete the construction of the park site.

JUSTIFICATION:

The construction of the Evans property into a park site would fulfill the final objective/purpose for the transfer of the property to the City. It would also increase the amount of developed park acreage for the community, and particularly for the west side of the City.

SCHEDULE:

A project schedule has not yet been identified as this would be contigent upon the identification of funding for the project.

COMMENTS/NOTES:

Staff will actively pursue grant opportunities to fund this project through CA State Parks and Recreation Department: Land Water Conservation Fund, Habitat Conservation Fund, and others.

FY 2015 - 2020 Capital Improvement Program
Community Services Department - Parks and Landscape Projects
Bradley Basin Park - CS037

Priority	Project No.	Project Name	Total Estimated Costs	Proposed Budget FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Beyond
5	CS037	Bradley Basin Park							
100	General Fund		$ -						
301	Grant Fund		$ -						
320	CIP - Median Landscaping Fund		$ -						
420	CSA 33 - Rancho Ramona		$ -						
480	CSA 145 - West Side Facilities		$ -						
481	Community Development Block Grant Fund		$ -						
490	CFD 2012-1 Audie Murphy Ranch		$ -						
491	CFD 2012-2 Hidden Hills		$ -						
492	CFD 2014-1 Menifee Town Center		$ -						
494	CFD 2015-2 City-Wide Maintenance Services		$ -						
503	Park Development Impact Fees Fund, area 16		$ -						
504	Trails Development Impact Fees Fund, area 16		$ -						
511	Park Development Impact Fees Fund, area 17		$ -						
512	Trails Development Impact Fees Fund, area 17		$ -						
620	Quimby/Mitigation Park Fees Fund		$ -						
000	Unfunded		$ 2,500,000						$ 2,500,000
	Total		$ 2,500,000	$ -	$ -	$ -	$ -	$ -	$ 2,500,000

Riv Co Flood Control, Bradley Basin

DESCRIPTION:

The existing Riverside County Flood Control basin located at the corner of Holland and Bradley has been a source of concern for the community since well before City incoporation. The 9.1 acre facility is a deep water retention site that rarely fills the bottom of the basin even after wettest storm events. The facility was constructed to mitigate excessive storm water runoff during a large event, similar to a 100-year storm.

After consulting with Riverside County Flood Control, there was verbal approval to allow the City to improve the faciility for use as a public park should the City choose to do so through an easment with Flood. Some restrictions and requiments apply to ensure the integrity of the facility as a basin utility first, then as a park. Staff stumbled across construction plans from 1998, wherein the county had already considered developing the site as a public park with a baseball/multipurpose field and other passive amenities.

JUSTIFICATION:

Development of this site into a park would address existing blight concerns and drive additonal recreation traffic in the community. The PTOSRMP encourages partnership with other agencies to address decificts in the current park and amenity inventories.

SCHEDULE:

COMMENTS/NOTES:

APPENDIX F

COUNTY OF RIVERSIDE – LAWLER LODGE, JENSON ALVARADO RANCH, AND RANCHO JURUPA PARK CONSTRUCTION COST DATA

COUNTY OF RIVERSIDE

DEVELOPMENT IMPACT FEE STUDY UPDATE

DRAFT FINAL REPORT

DECEMBER 18, 2013

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Table 8.6: Proposed Regional Park Facilities

Name	City/Unicorporated	Facilities (Acres)[1]	Total Value	Offsetting Revenues	Costs Allocated to New Unincorporated Growth
Eastern Riverside County					
Lake Cahuilla Recreation Area Improvements[2]	City of La Quinta	N/A	$ 600,000	$ 350,000	$ 250,000
Mayflower Park Expansion & Improvements - Campsite[3]	Unincorporated	N/A	8,000,000	620,000	7,380,000
Mayflower Park Expansion & Improvements - Irrigation System[4]	Unincorporated	N/A	2,000,000	-	2,000,000
Total			$10,600,000	$ 970,000	$ 9,630,000
Western Riverside County					
Louis Robidoux Nature Center Improvements[5]	Unincorporated	2.00	$ 234,500	$ 184,500	$ 50,000
Rancho Jurupa Park/Headquarters Expansion & Improvements[6]	Unincorporated	45.00	12,000,000	-	12,000,000
Gilman Historic Ranch Expansion[7]	City of Banning	75.00	2,250,000	-	2,250,000
Lawler Lodge Expansion & Improvements[8]	Unincorporated	10.00	3,000,000	-	3,000,000
Lake Skinner Recreation Area Improvements, Temecula[9]	Unincorporated	20.00	4,000,000	150,000	3,850,000
Hurkey Creek Park Expansion - Water Playground[10]	Unincorporated	N/A	1,500,000	-	1,500,000
Jenson Alvarado Ranch Expansion - Visitor Center[11]	Unincorporated	20.00	6,000,000	-	6,000,000
Bogart Park Campground Expansion[12]	Unincorporated	60.00	3,000,000	2,000,000	1,000,000
Idyllwild Park[13]	Unincorporated	50.00	3,000,000	-	3,000,000
San Timoteo Regional Park - Campsite[14]	Unincorporated	N/A	1,500,000	-	1,500,000
Total		232.00	$36,484,500	$ 2,334,500	$ 34,150,000

[1] Approximate size of facilities provided by Riverside County.

[2] Zero-depth water play facility.

[3] Project includes creation of an RV campground (80-100 sites), a camp store, a new boat dock (proper access to river due to river current issues), maintenance building for Park District staff, and nine (9) 400 square foot cabins with full utilities.

[4] Water system expansionthrough river, storm water, and runoff storage in a lagoon serving the dual purpose of recreation for small children (due to safety issues because of Colo.River current) and using surplus water for irrigation of new campground minimizing demands on domestic water.

[5] Expansion to the entry and parking along Riverview Drive.

[6] Ph.4 includes expansion of full hook-up campground services, RV dry storage, creation of 50-acre ft lake for water recreation using surplus water for irrigation through well & storm water (WQMD) storage.

[7] Expansion of parking for special events, re-creation of original barn for interpretive use and maintenance area.

[8] Facility improvements include expansion ADA accessibilty within the Lodge Building. Expansion and rerouting of the existing on-site waste disposal system.

[9] 150 full hook-up campsites, new restroom facility (1800 sq ft), ADA shade shelters, and new maintenance facility (3000 sq ft).

[10] Zero-depth water play facility.

[11] Expansion of the Historic Ranch & Museum through property acquisition, Development of new visitors center for site orientation, artifact storage, support facilities, historic exhibits, restrooms.

[12] Redesign and expansion of primitive camp stalls (est.50-100 sites); new 500 sq ft restroom; installation of City connected sewer system; redesign and expansion of road system needed as a result of Water District's construction.

[13] Installation of a new restroom (1000sqft), 30 new full hook-up campsites, expanding capacity of water and septic system.

[14] Phase 1:kiosk (875 sq ft) and campground (estimate 75-100 campsites) on new property next to existing Historic site.

Sources: County of Riverside; Willdan Financial Services.

EXHIBIT "B"
(RESOLUTION NUMBER_____)

Development Impact Fee Summary: **Proposed Fees**

Residential Development (Per Unit)		Non-Residential Development (Per Square Foot)	
Single Family	Multi-Family	Industrial	Commercial*
$7,482.59	$6,617.55	$0.94	$0.90