



*For further information on an agenda item, please contact  
the City at 101 North "D" Street, or call (951) 943-6100*

**AGENDA  
JOINT MEETING OF THE CITY COUNCIL, SUCCESSOR AGENCY  
TO THE REDEVELOPMENT AGENCY, PUBLIC FINANCE AUTHORITY,  
PUBLIC UTILITY AUTHORITY, HOUSING AUTHORITY, PERRIS JOINT POWERS  
AUTHORITY AND PERRIS COMMUNITY ECONOMIC DEVELOPMENT  
CORPORATION OF THE CITY OF PERRIS**

**PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20  
THIS MEETING WILL BE CONDUCTED AS A REMOTE MEETING VIA ZOOM**

**Tuesday, January 26, 2021**

**6:30 P.M.**

**City Council Chambers**

**(Corner of San Jacinto and Perris Boulevard)**

**101 North "D" Street**

**Perris, California**

***CLOSED SESSION:*** 5:30 P.M.

***ROLL CALL:***

Corona, Rabb, Rogers, Magaña, Vargas

- A. Conference with Legal Counsel - Potential Litigation - Government  
Code Section 54956.9 (d)(2) - 2 cases

**1. *CALL TO ORDER:*** 6:30 P.M.

**2. *ROLL CALL:***

Corona, Rabb, Rogers, Magaña, Vargas

**3. *INVOCATION:***

**4. *PLEDGE OF ALLEGIANCE:***

Councilmember Corona will lead the Pledge of Allegiance.

5. **REPORT ON CLOSED SESSION ITEMS:**

6. **PRESENTATIONS/ANNOUNCEMENTS: NO PRESENTATIONS**

*At this time, the City Council may recognize citizens and organizations that have made significant contributions to the community and it may accept awards on behalf of the City.*

7. **APPROVAL OF MINUTES:**

A. Consideration to approve the Revised Minutes of the Special Joint Meeting held on December 22, 2020 and the Minutes of the Regular Joint Meeting held on January 12, 2021 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

8. **CONSENT CALENDAR:**

*Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. **Public comment is limited to three (3) minutes.***

- A. Consideration to approve Premier Build and Design Group's request for a full, local street closure on Western Way at Nandina Avenue Intersection for Two Weeks in February 2021.
- B. Consideration to approve the Second Amendment to extend the City-wide tree maintenance service agreement with West Coast Arborist, Inc. (WCA).
- C. Consideration to ratify the Interim City Manager's authorization for emergency sewer repairs along Metz Road, between Davids Road and Richards Road completed by G. Hurtado, and award a contract to Romo Pipeline for additional sewer line repairs along Metz Road, between Richards Road and Perris Blvd.
- D. Consideration to adopt Resolution Number (next in order) approving the application for Grant Funds for the California Climate Investments Urban Greening Program.

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING THE  
APPLICATION FOR GRANT FUNDS FOR CALIFORNIA CLIMATE  
INVESTMENTS URBAN GREENING PROGRAM

- E. Consideration to approve the City's Monthly Check Register for November 2020.

**9. PUBLIC HEARINGS:**

*The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Mayor or a Member of the City Council. **Public comment is limited to three (3) minutes.***

- A. Consideration to adopt Resolution Number (next in order) amending and replacing Resolution Number 5141 adjusting Parks Development Impact Fees applicable to new development pursuant to Municipal Code Chapter 19.68.

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ESTABLISHING AND ADJUSTING PARKS DEVELOPMENT IMPACT FEES APPLICABLE TO NEW DEVELOPMENT PURSUANT TO MUNICIPAL CODE CHAPTER 19.68, AND REPLACING RESOLUTION NUMBER 5141

Introduced by: Director of Community Services, Sabrina Chavez

PUBLIC COMMENT

**10. BUSINESS ITEMS: (not requiring a "Public Hearing"):**

*Public comment will be called for each non-hearing item. Please keep comments brief so that everyone who wishes to speak has the opportunity to do so. After public comment is closed, you may not further speak on the matter unless the Mayor or City Council requests further clarification of your statement. **Public Comment is limited to three (3) minutes.***

- A. Update on the City of Perris Clearing the Air Initiative.

Introduced by: Director of Community Services, Sabrina Chavez

PUBLIC COMMENT

**11. PUBLIC COMMENT/CITIZEN PARTICIPATION:**

*This is the time when any member of the public may bring a matter to the attention of the Mayor and the City Council that is within the jurisdiction of the City Council. The Ralph M. Brown act limits the Mayor's, City Council's and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The City Council may discuss or ask questions for clarification, if desired, at this time. **Public comment is limited to three (3) minutes.***

**12. YOUTH ADVISORY COMMITTEE COMMUNICATIONS:**

**13. COUNCIL COMMUNICATIONS:**

*(Committee Reports, Agenda Items, Meeting Requests and Review etc.)*

*This is an opportunity for the Mayor and City Councilmembers to report on their activities and the actions of the Committees upon which they sit, to bring a matter to the attention of the full Council and staff, and to request agenda items. Any matter that was considered during the public hearing portion is not appropriate for discussion in this section of the agenda. NO ACTION CAN BE TAKEN AT THIS TIME.*

**14. CITY MANAGER'S REPORT:**

**15. ADJOURNMENT:**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Hall at (951) 943-6100. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

**COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION**

*With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at upcoming City Council meetings via Zoom. Public Comment is limited to three (3) minutes.*

**ZOOM MEETING INFORMATION**

When: January 26, 2021 06:30 PM Pacific Time (US and Canada)  
Topic: City Council Meeting

In order to provide Public Comment participants will be required to register at the following link:

[https://zoom.us/webinar/register/WN\\_mj-Jozk6TbqrYYi33ILTgw](https://zoom.us/webinar/register/WN_mj-Jozk6TbqrYYi33ILTgw)

After registering, you will receive a confirmation email containing information about joining the meeting.

During the council meeting, if you wish to speak for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

**THE CITY COUNCIL MEETING IS AVAILABLE FOR VIEWING AT THE FOLLOWING:**

City's Website:

<https://www.cityofperris.org/government/city-council/council-meetings>

YouTube:

<https://www.youtube.com/channel/UC24S1shebXkJFv3BnxdkPpg>

Facebook:

<https://www.facebook.com/PerrisToday/>

For cable subscribers only within Perris:  
Spectrum: Channel 3  
Frontier: Channel 16



7.A.

# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** January 26, 2021

**SUBJECT:** Approval of Minutes

**REQUESTED ACTION:** Approve the Revised Minutes of the Special Joint City Council meeting held on December 22, 2020 and the Minutes of the Regular Joint City Council Meeting held on January 12, 2021.

**CONTACT:** Nancy Salazar, City Clerk *for [Signature]*

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**BACKGROUND/DISCUSSION:** None

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**BUDGET (or FISCAL) IMPACT:** None

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Prepared by: Judy L. Haughney, CMC, Assistant City Clerk *[Signature]*

**REVIEWED BY:**

City Attorney \_\_\_\_\_

Assistant City Manager *[Signature]*

Finance Director \_\_\_\_\_

**Attachments:** 1. Minutes-December 22, 2020 (Revised)  
2. Minutes-January 12, 2021

Consent:

Public Hearing:

Business Item:

Presentation:

Other: Approval of Minutes

# ATTACHMENT 1

Revised Minutes of the Special City Council Meeting held on December 22, 2020

# ***CITY OF PERRIS***

MINUTES: **Revised**

Date of Meeting: December 22, 2020

06:30 PM

Place of Meeting: City Council Chambers

1. **CALL TO ORDER: 6:30 P.M.**

**Mayor Vargas called the Special City Council meeting to order at 6:31 p.m.**

2. **ROLL CALL: Rogers, Magaña, Corona, Rabb, Vargas**

**Present: Rogers, Magaña, Corona, Rabb, Vargas**

Staff Members Present: City Manager Belmudez, City Attorney Dunn, Assistant City Manager Miramontes, Assistant City Manager Carlos, Director of Finance Reyna, Director of Administrative Services Amozgar and City Clerk Salazar.

3. **INVOCATION:**

**Mayor Pro Tem Rogers gave the Invocation.**

4. **PLEDGE OF ALLEGIANCE:**

**Mayor Pro Tem Rogers led the Pledge of Allegiance.**

5. **BUSINESS ITEMS:**

- A. **Adopted Resolution Number 5745 to Grant a Designated Period for Two Years Additional Service Credit for eligible local miscellaneous members under California Government Code Section 20903.**

**Resolution Number 5745 is entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TO GRANT A DESIGNATED PERIOD FOR TWO YEARS ADDITIONAL SERVICE CREDIT FOR ELIGIBLE LOCAL MISCELLANEOUS MEMBERS UNDER CALIFORNIA GOVERNMENT CODE SECTION 20903**

**Director of Administrative Services Saida Amozgar gave the presentation on this item.**

**The following Councilmember spoke:  
Magaña**

**The Mayor called for Public Comment. There was no Public Comment.**



The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Marisela Magana to Approve Resolution Number 5745, as presented.

AYES: Rita Rogers, Marisela Magana, Malcolm Corona, David Starr Rabb, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- B. Adopted Resolution Number 5746 adjusting the Cannabis Cultivation and Distribution Tax Rate and establishing Tax Exemptions relating to the calculations of taxes owed pursuant to Chapter 3.40 of the Perris Municipal Code.

Resolution Number 5746 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ADJUSTING THE TAX RATE FOR CULTIVATION AND ESTABLISHING EXEMPTIONS RELATING TO THE CALCULATION OF TAXES OWED BY COMMERCIAL MARIJUANA OPERATIONS ENGAGING IN CULTIVATION AND DISTRIBUTION PURSUANT TO SECTIONS 3.40.020(B), 3.40.020(C), AND 3.40.030 OF CHAPTER 3.40 OF TITLE 3 OF THE PERRIS MUNICIPAL CODE

**Planning Manager Kenneth Phung gave the presentation on this item.**

**The following Councilmember's spoke:**

**Corona**

**Rogers**

**Vargas**

**The Mayor called for Public Comment. The following people spoke at Public Comment:**

**Nick Ortega**

**Joshua Naggar**

**Shade Awad**

**Kyle Castanon**

**Rance Garrett**

**The following Councilmember's spoke:**

**Rabb**

**Vargas**

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve

Resolution Number 5746 with the following substantive changes to proposed Section 4 (Distribution Tax): the base rate for the Distribution Tax shall be 2% except as follows: (i) 1% Distribution Tax for distributors if they also have a City license for cultivation and are distributing to cannabis businesses outside the City; (ii) 0.5% Distribution Tax for distributors if they also have a City license for cultivation and are distributing to cannabis businesses inside the City; and (iii) 0.0% Distribution Tax for distributors who also have a City license for cultivation and are distributing to their own cannabis business inside the City.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Michael Vargas

NOES: Rita Rogers

ABSENT:

ABSTAIN:

6. ADJOURNMENT:

**There being no further business Mayor Vargas adjourned the Regular City Council meeting at 7:25 p.m.**

**Respectfully Submitted,**

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**Nancy Salazar, City Clerk**

# ATTACHMENT 2

Minutes of the Regular City Council Meeting held on January 12, 2021

# ***CITY OF PERRIS***

## **MINUTES:**

Date of Meeting: January 12, 2021

06:30 PM

Place of Meeting: City Council Chambers

**PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WAS CONDUCTED AS A REMOTE MEETING VIA ZOOM**

**1. CALL TO ORDER: 6:30 P.M.**

**Mayor Vargas called the Regular City Council meeting to order at 6:30 p.m.**

**2. ROLL CALL: Magaña, Corona, Rabb, Rogers, Vargas**

**Present: Magaña, Corona, Rabb, Rogers, Vargas**

Staff Members Present: Interim City Manager Miramontes, City Attorney Dunn, Assistant City Manager Carlos, City Engineer McKibbin, Chief Information Officer Cervantes, Director of Community Services Chavez, Director of Finance Reyna, Interim Director of Development Services Neal, Director of Administrative Services Amozgar, Director of Public Works Hill and City Clerk Salazar.

**3. INVOCATION:**

**The Invocation was given by Mayor Pro Tem Rogers.**

**4. PLEDGE OF ALLEGIANCE:**

**Councilmember Magaña led the Pledge of Allegiance.**

**5. REPORT ON CLOSED SESSION ITEMS:**

**There was no Closed Session.**

**6. PRESENTATIONS/ANNOUNCEMENTS:**

**A. Recognition of City of Perris Retirees.**

**7. APPROVAL OF MINUTES:**

**A. Approved the Minutes of the Regular Joint Meeting held on December 8, 2020, and the Special Joint Meetings held on December 10, 2020 and December 22, 2020 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Malcolm Corona to Approve the Minutes, as presented.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

8. CONSENT CALENDAR:

**City Attorney Dunn noted that regarding Item 8.B. the Brown Act requires that an oral report be given prior to approval. He reported that the agreement proposed a salary of \$232,603.00 and is a 5% increase over the previous City Manager's salary, a management benefit package equal to the amended schedule of benefits for management and the same City vehicle that was used by the previous City Manager.**

**City Attorney Dunn also noted that regarding Item 8.F. a different map had been provided to the City Council, prior to the meeting, but it did not change the staff report or the agreement.**

**The Mayor called for Public Comment. There was no Public Comment.**

- A. Approved Assignment & Assumption of a Development Agreement from GM Gabrych Family Limited Partnership to Prologis-Exchange CA 2002 LLC for a project located at the southwest corner of Mountain Avenue and Goetz Road, and review and approval of a Certificate of Compliance for the same Development Agreement.
- B. Approved an Employment Agreement with the Interim City Manager.
- C. Approved the Inspection and Maintenance Agreement with Riverside County Flood Control and Water Conservation District and Riverside County Transportation Commission for the Interim Placentia Avenue Basins and Storm Drains.
- D. Approved a Master License Agreement for Trails with Riverside County Flood Control and Water Conservation District.
- E. Approved the City Council Meeting Schedule for June-August, and December 2021.
- F. Approved a New Memorandum of Understanding with D.R. Horton Los Angeles Holding Company, Inc., A California corporation (the D.R. Horton), the owner of the remaining property within CFD No. 2006-3 (Alder) related to D.R. Horton's plans to develop the remaining property. The District is located at Windflower Lane and W. Bowen Road (Avion Pointe Tract) and E. Nuevo Road and Wilson Avenue (Acacia Tract).
- G. Adopted Resolution Number SA-010 approving a Recognized Obligation Payment Schedule 21-22 (ROPS).

Resolution Number SA-010 is entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE DISSOLVED

REDEVELOPMENT AGENCY OF THE CITY OF PERRIS APPROVING A  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE 21-22

- H. Approved the Quarterly Investment Report for the quarter ended September 30, 2020.
- I. Approved the Quarterly Investment Report for the quarter ended December 31, 2020.

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve the Consent Calendar, as presented.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers,  
Michael Vargas

NOES:

ABSENT:

ABSTAIN:

9. PUBLIC HEARINGS:

- A. Adopted Resolution Number 5746 to Acquire an Easement for Utility Relocation in Connection with the Widening of Redlands Avenue.

Resolution Number 5746 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, DECLARING THAT PUBLIC INTEREST AND NECESSITY REQUIRE ACQUISITION OF AN EASEMENT IN A PORTION OF THE PROPERTY KNOWN AS ASSESSOR'S PARCEL NO. 303-120-009

Assistant City Attorney Nicholas Papajohn gave the presentation on this item.

The Mayor opened the Public Hearing at 6:52 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 6:53 p.m.

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Marisela Magana to Approve Resolution Number 5746, as presented.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers,  
Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- B. Adopted Resolution Numbers 5747, 5748 and 5749 regarding annexation of Parcel Map (PM) 37457 to the City's Maintenance Districts. PM 37457 is located at the northwest corner of Indian Avenue and Ramona Expressway. (Owner: IDIL Ramona, LLC)

Resolution Number 5747 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN

CONNECTION WITH ANNEXATION OF PM 37457 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2020/2021

Resolution Number 5748 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF PM 37457 TO BENEFIT ZONE 153, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2020/2021

Resolution Number 5749 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF PM 37457 TO BENEFIT ZONE 118, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2020/2021

**Daniel Louie, Willdan Financial, gave the presentation on this item.**

**The Mayor opened the Public Hearing at 6:55 p.m. There was no Public Comment. The Mayor closed the Public Hearing at 6:55 p.m.**

**The Mayor asked the City Clerk to open the Ballots. City Clerk Salazar opened the 3 Ballots and reported that they were marked YES.**

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Rita Rogers to Approve Resolution Numbers 5747, 5748 and 5749, as presented.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- C. Adopted Resolution Numbers 5750 and 5751 regarding annexation of Parcels into Community Facilities District Number 2001-3 (North Perris Public Safety District)-Annexation Number 40. Located at the northwest corner of Indian Avenue and Ramona Expressway. (Owner: IDIL Ramona, LLC).

Resolution Number 5750 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 40 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 40

Resolution Number 5751 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 40 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 40 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

**Daniel Louie, Willdan Financial, gave the presentation on this item.**

**The Mayor opened the Public Hearing at 6:59 p.m. There was no Public Comment.**

**The Mayor closed the Public Hearing at 7:00 p.m.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Marisela Magana to Approve Resolution Number 5750, as presented.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

**The Mayor asked the City Clerk to open the Ballot.**

**City Clerk Salazar opened the Ballot and reported that it was marked YES.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve Resolution Number 5751, as presented.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- D. Adopted Resolution Numbers 5752 and 5753 regarding annexation of Parcels into Community Facilities District Number 2018-02 (Public Services District)-Annexation Number 4. Located at the northwest corner of Indian Avenue and Ramona Expressway. (Owner: IDIL Ramona, LLC).

Resolution Number 5752 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2018-02 (PUBLIC SERVICES DISTRICT) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 4 THE QUESTION OF ANNEXING SUCH



**TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 4**

**Daniel Louie, Willdan Financial, gave the presentation on this item.**

**The Mayor opened the Public Hearing at 7:04 p.m. There was no Public Comment.  
The Mayor closed the Public Hearing at 7:04 p.m.**

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve Resolution Number 5752, as presented.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers,  
Michael Vargas

NOES:

ABSENT:

ABSTAIN:

**The Mayor asked the City Clerk to open the Ballot.**

**City Clerk Salazar opened the Ballot and reported that it was marked YES.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Marisela Magana to Approve Resolution Number 5753, as presented.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers,  
Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- E. **This item was continued until February 9, 2021-Consideration to adopt the First Reading of Ordinance Number (next in order) and Resolution Number (next in order) approving Green Valley Specific Plan Amendments and related entitlements for the property located along the northerly frontage of Ethanac Road between Goetz Road and Case Road. (Applicant: Matthew Villalobos, Raintree Investment Corporation).**

**The First Reading of Ordinance Number (next in order) is entitled:**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT (SPA) 18-05292 TO UPDATE THE ARCHITECTURAL AND DEVELOPMENT STANDARDS FOR REVIEWING DEVELOPMENT PROPOSALS, UPDATING THE LAND USE PLAN TO REFLECT CURRENT DEVELOPMENT CONSTRAINTS OF THE RIVERSIDE CONSERVATION AUTHORITY, AND PERRIS VALLEY AIRPORT TO FACILITATE THE CONSTRUCTION OF 1,241 DWELLING UNITS AT THE SOUTHERLY HALF OF THE GREEN VALLEY SPECIFIC PLAN LOCATED NORTH OF ETHANAC ROAD, SOUTH OF CASE ROAD, BETWEEN GOETZ ROAD AND GREEN VALLEY PARKWAY, AND MAKING THE FINDINGS IN SUPPORT THEREOF**

**Interim Director of Development Services Candida Neal gave the presentation on this item. She noted that the applicant had requested a continuance of this item**

until February 9, 2021.

**The Mayor opened the Public Hearing at 7:07 p.m. There was no Public Comment.**

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Rita Rogers to Approve Continuance of the item until February 9, 2021.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers,  
Michael Vargas

NOES:

ABSENT:

ABSTAIN:

10. **BUSINESS ITEMS:**

A. **Appointments were made to the City Committees and Commissions and Agencies.**

**Mayor Vargas introduced the item and made appointments to the City Committees and Commissions and Agencies.**

**The Mayor called for Public Comment. There was no Public Comment.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve the Appointments made by Mayor Vargas.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers,  
Michael Vargas

NOES:

ABSENT:

ABSTAIN:

B. **Appointed the Mayor Pro Tem.**

**Mayor Vargas announced that Councilmember Rabb would serve as Mayor Pro Tem for the year 2021.**

**The Mayor called for Public Comment. There was no Public Comment.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Malcolm Corona to Approve Councilmember David Starr Rabb as Mayor Pro Tem for 2021.

AYES: Marisela Magana, Malcolm Corona, David Starr Rabb, Rita Rogers,  
Michael Vargas

NOES:

ABSENT:

ABSTAIN:

11. PUBLIC COMMENT/CITIZEN PARTICIPATION:

**There was no Public Comment.**

12. COUNCIL COMMUNICATIONS:

**The following Councilmember's spoke:**

**Magaña**

**Rogers**

**Corona**

**Vargas**

**Rabb**

13. CITY MANAGER'S REPORT:

14. ADJOURNMENT:

**There being no further business Mayor Vargas adjourned the Regular City Council meeting at 7:34 p.m. in memory of Iral Evans who passed away on December 30, 2020, Brenda De Alba who passes away on December 31, 2020 and Carl Wuersch who passed away on November 19, 2020.**

**Respectfully Submitted,**

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**Nancy Salazar, City Clerk**



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

8.A.

**MEETING DATE:** January 26, 2021

**SUBJECT:** Full Local Street Closure Western Way at Nandina Avenue Intersection for Two Weeks in February 2021

**REQUESTED ACTIONS:** Approve Premier Build and Design Group's request for a full local street closure on Western Way at Nandina Avenue Intersection

**CONTACT:** Stuart E. McKibbin, City Engineer

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#### BACKGROUND/DISCUSSION:

On December 18, 2019 Planning Commission approved Development Project Review 19-00003, and subsequently on June 9, 2020, City Council approved a credit/reimbursement agreement with Developer IPT Perris DC III, LP for the improvement of Western Way from Nandina Avenue north to the City corporate boundary.

In order to expedite work and improve workmanship of the proposed improvements at Western Way and Nandina Avenue intersection, Premier Design and Build Group has written a formal request letter to close Western Way to through traffic at the intersection of Nandina Avenue. The request letter is included with this staff report. The intersection must be constructed with concrete and a two-week closure is required to allow the concrete time to cure. The closure would begin in February, but the exact start date will be dependent on the weather and the contractor's order of work.

As part of the proposed closure, the Contractor was required to prepare a traffic control plan and detour plan related to this intersection improvement work. The detour plan will take traffic to the nearest signalized intersection at Harley Knox Boulevard and Patterson Avenue as shown in attached plans.

City staff recommends approval of the Western Way full local street closure at Nandina Avenue subject to issuance of a City Encroachment Permit and proper notification to City Inspectors, local emergency responders, and local business.

---

#### BUDGET (or FISCAL) IMPACT:

There is no fiscal impact with the approval of the full local street closure on Western Way at Nandina Avenue intersection.

---

Prepared by: Brad Brophy, Deputy City Engineer

#### REVIEWED BY:

City Attorney \_\_\_\_\_ Assistant City Manager \_\_\_\_\_ Finance Director \_\_\_\_\_  
01006 0099 535159.1

**Attachment:**

1. Vicinity Map
2. Premier Design and Build Group Letter Requesting Street Closure
3. Traffic Control/Detour Plan for Proposed Closure

**Consent:** Yes

**Public Hearing:**

**Business Item:**

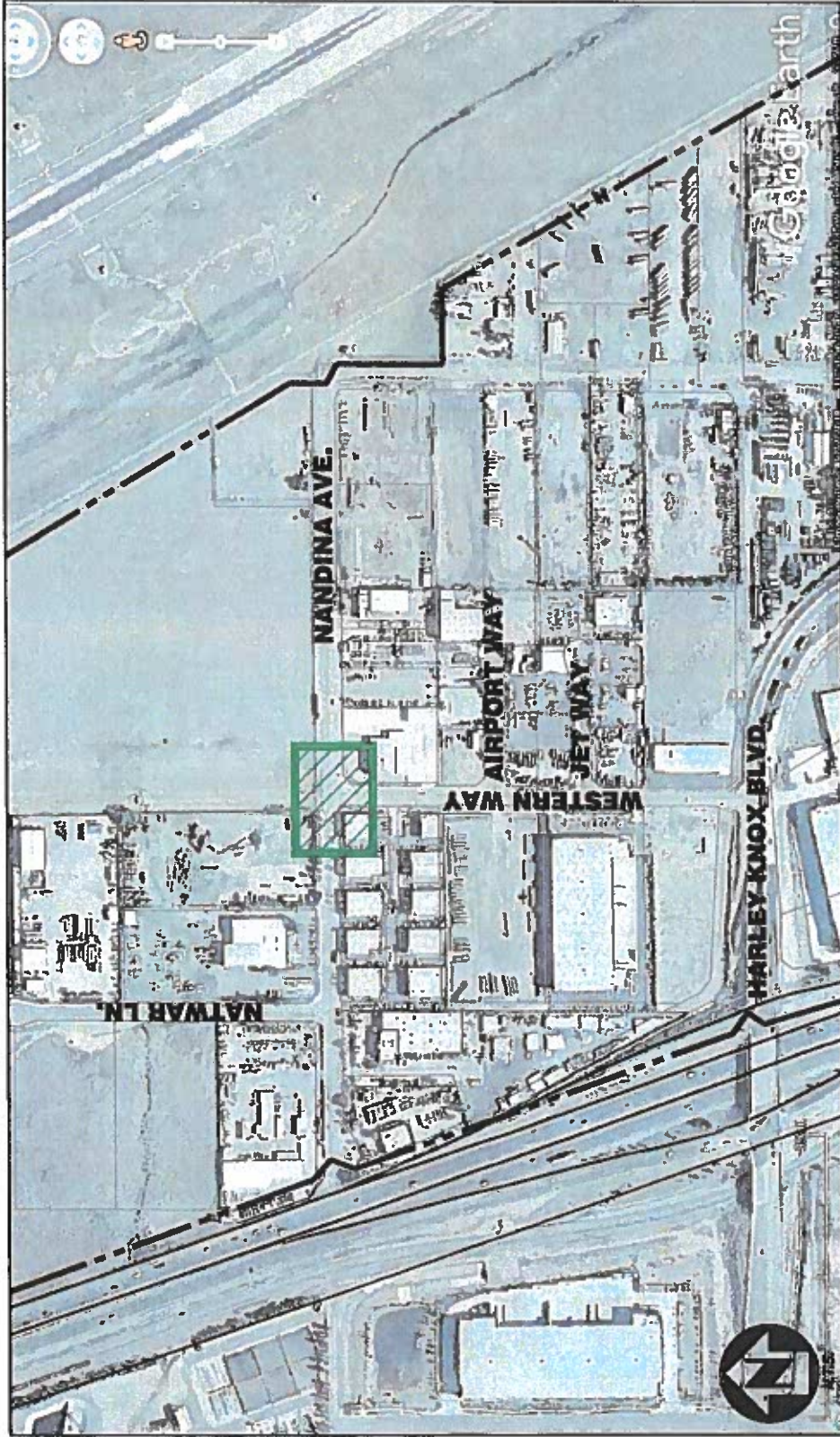
**Presentation:**

**Other:**

**Attachment #1**

**Vicinity Map**

**STREET CLOSURE REQUEST EXHIBIT**  
**VICINITY MAP**



**LEGEND:**



Street Closure



City of Perris Limit

**TRI LAKE**  
CONSULTANTS, INC.  
CITY ENGINEER  
DATE: 07/14/2021



**Attachment #2**

**Premier Design and Build Group Letter Requesting Street Closure**





Stuart E. McKibbin  
Tri Lake Consultants Inc.  
24 South D Street, Suite 100  
Perris, CA 92570

January 12, 2021

Western Way and Nandina Ave Intersection – Street Closure Request

Mr. McKibbin,

This letter is to inform you that PREMIER Design + Build Group is requesting that the City of Perris Council review our proposal for a full street closure on Western Way to complete the required offsite street improvements on the corner of Western Way & Nandina. After discussions with the team and City inspector this appears to be most advantageous way to complete this work for the neighbors and have traffic reroute to Patterson. The encroachment permit, traffic control plans and associated supporting backup will be attached as well for consideration.

If you have any questions, please feel free to contact me at (310) 749-5549.

Sincerely,

Derrick Schuster  
Senior Project Manager

Cc: Adrian Lopez - PREMIER Superintendent  
Ed Boyce - Offsite City Inspector  
Sharon Erb - Engineering Department

**CHICAGO**  
**MIAMI**  
**LOS ANGELES**  
**NEW JERSEY**

**SOUTHWEST DIVISION**

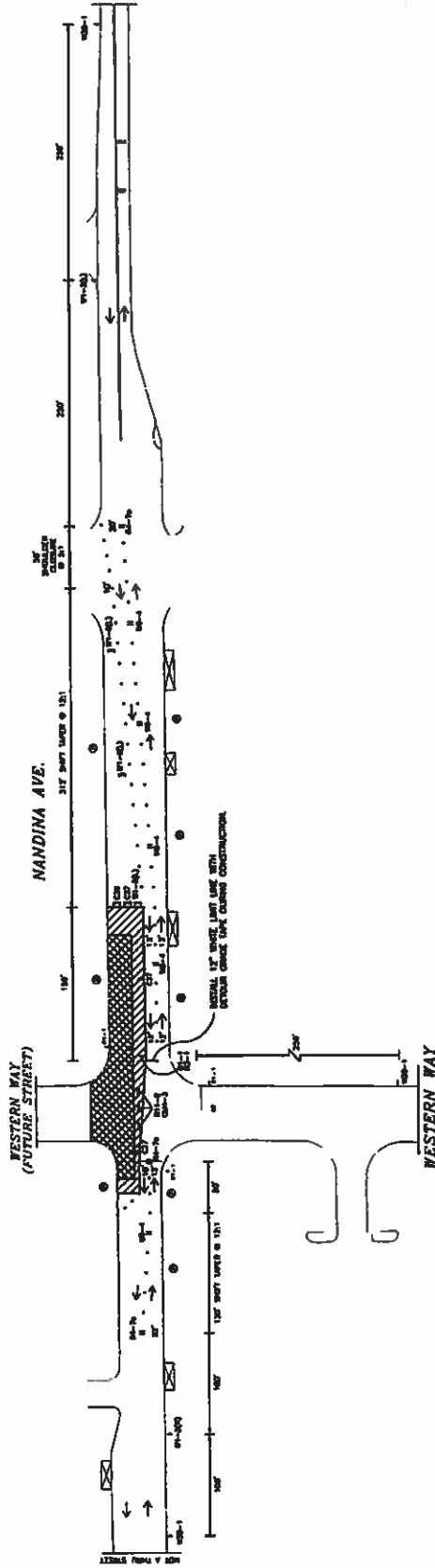
CA	1005104	FL	1517224
TN	0066077	LA	46706
<a href="http://pdbgroup.com">pdbgroup.com</a>		<b>949.333.2261</b>	

**Attachment #3**

**Traffic Control/Detour Plan for Proposed Closure**



PCC CONSTRUCTION  
 NANDINA AVE. AT WESTERN AVE.  
 PHASE I



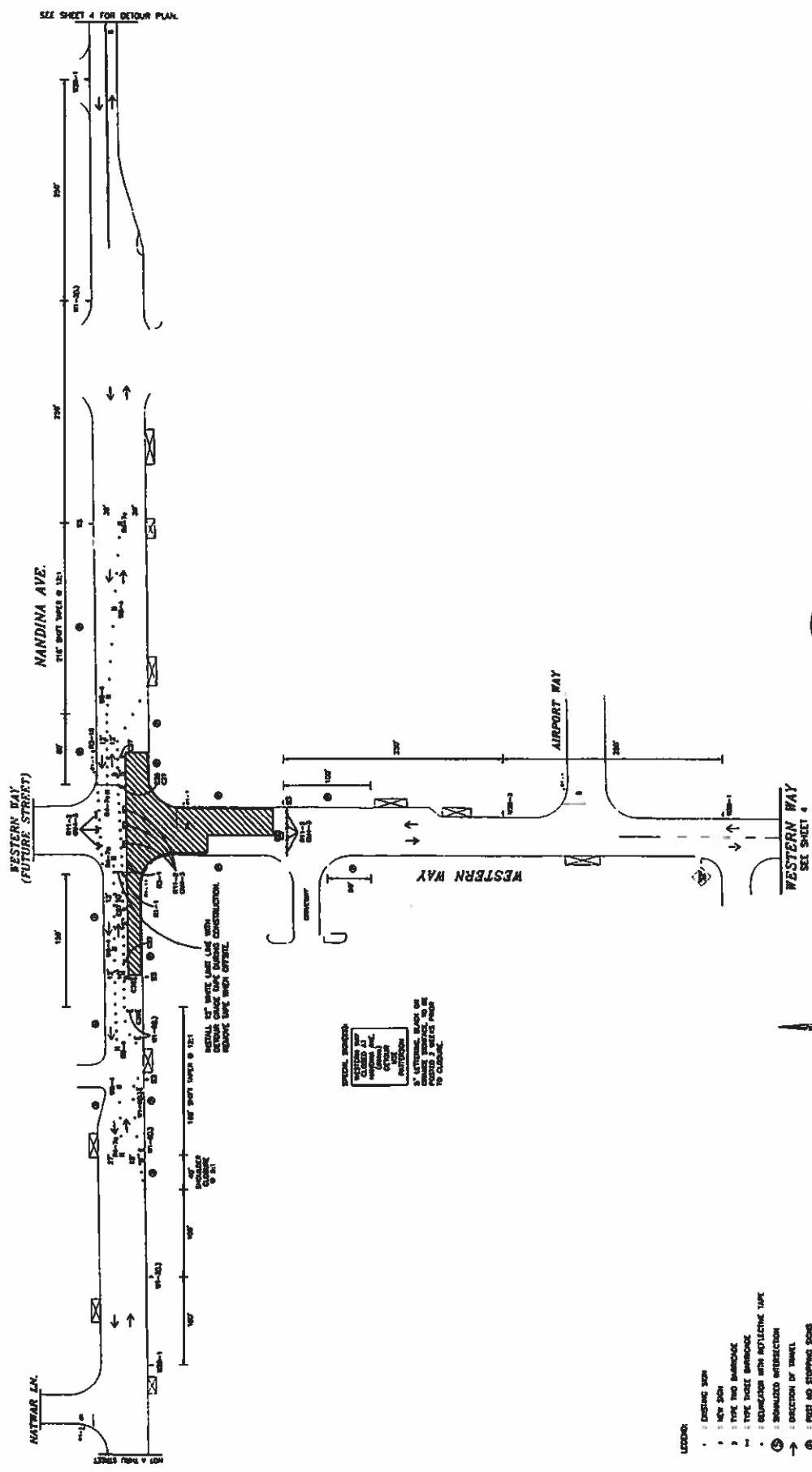
- LEGEND:
- 1 : EXISTING SIDEWALK
  - 2 : NEW SIDEWALK
  - 3 : TYPE TWO BARRICADE
  - 4 : TYPE THREE BARRICADE
  - 5 : DELINEATOR WITH REFLECTIVE TAPE
  - 6 : SOLIDIFIED INTERSECTION
  - 7 : DIRECTION OF TRAVEL
  - 8 : FOOT AND STOPPING SIGNS



REVISION	
NO.	DESCRIPTION

Revision No. \_\_\_\_\_  
 NORTH CAROLINA BOARD OF PROFESSIONAL ENGINEERS  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NORTH CAROLINA  
 PROJECT: CITY OF FERRIS  
 FERRIS AREA TRAFFIC CONTROL PLAN  
 PCC CONSTRUCTION  
 NANDINA AVE. AT WESTERN AVE.  
 PHASE I  
 Drawing No. \_\_\_\_\_

PCC CONSTRUCTION  
 NANDINA AVE. AT WESTERN AVE.  
 PHASE II



SEE SHEET 4 FOR DETOUR PLAN

**SPECIAL NOTES:**  
 SECTION OF  
 WESTERN WAY  
 BETWEEN  
 AIRPORT WAY  
 AND  
 NANDINA AVE.  
 TO BE  
 RECONSTRUCTED  
 IN  
 PHASE II OF  
 THIS PROJECT.  
 ALL  
 UTILITIES  
 SHALL  
 BE  
 PROTECTED  
 AND  
 DEPTH  
 OF  
 EXCAVATION  
 SHALL  
 BE  
 AS  
 SHOWN  
 ON  
 THIS  
 PLAN.  
 ALL  
 EXCAVATIONS  
 SHALL  
 BE  
 PROTECTED  
 WITH  
 SHIELDING  
 AND  
 SLOTTED  
 CURBS  
 SHALL  
 BE  
 INSTALLED  
 AT  
 ALL  
 INTERSECTIONS  
 WITH  
 AIRPORT  
 WAY  
 AND  
 NANDINA  
 AVE.

- LEGEND:**
- EXISTING SIDEWALK
  - NEW SIDEWALK
  - TYPE TWO CURB
  - TYPE THREE SIDEWALK
  - SIDEWALK WITH INTEGRATING TAP
  - SLOTTED CURB
  - DIRECTION OF TRAVEL
  - NO STOPPING SIGN
  - ARROW SIGN (OUTSIDE WORK)

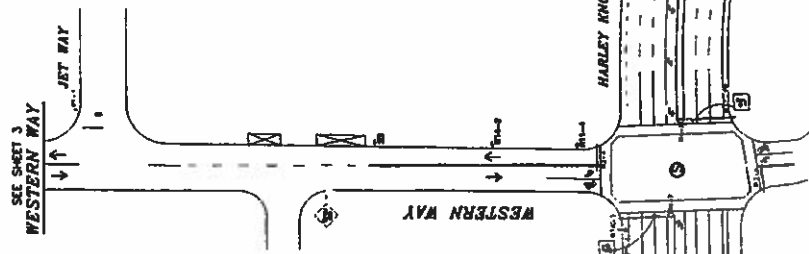
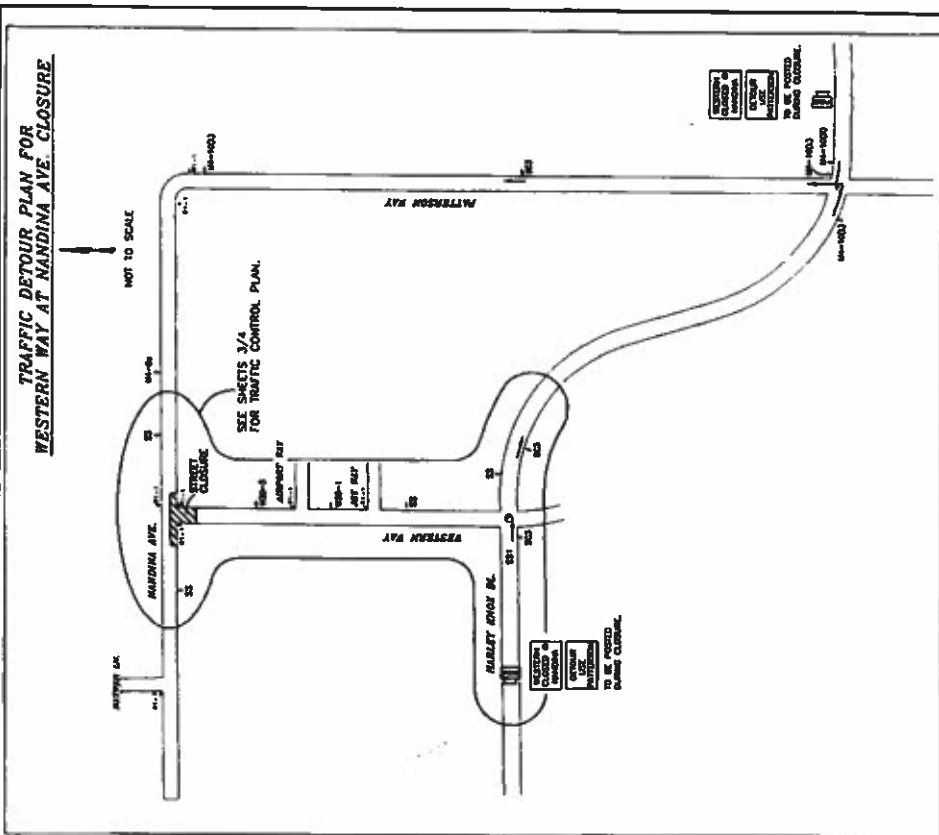


NO.	REVISION	DATE	BY

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 DATE: 10/1/1980

PROJECT NO. 12345  
 SHEET 1 OF 1

**TRAFFIC DETOUR PLAN FOR  
WESTERN WAY AT MANDINA AVE. CLOSURE**



**PCC CONSTRUCTION  
MANDINA AVE. AT WESTERN AVE.  
PHASE II**

- LEGEND:**
- ① : EXISTING SIGN
  - ② : NEW SIGN
  - ③ : TYPE TWO BARRICADE
  - ④ : TYPE THREE BARRICADE
  - ⑤ : REGULATIONS WITH REFLECTIVE MARK
  - ⑥ : SOLIDIFIED INTERSECTION
  - : DIRECTION OF TRAVEL
  - : POST NO STOPPING SIGN
  - ◻ : AHEAD SLOW (DURATION ROAD)
  - ⑦ : VARIABLE MESSAGE BOARD (MESSAGE & LOCATION TO BE DETERMINED BY CITY)

**CRITICAL ELEMENTS**

WESTERN WAY  
CLOSED AT  
MANDINA AVE.  
TRAFFIC TO BE  
ROUTED TO  
PATTERSON WAY

LITERATURE, MARKS ON  
PAPER TO BE RATED  
DURING CLOSURE.

**SECTION CLOSED & TRAFFIC TO BE RATED DURING CLOSURE.**



REVISION	DATE	DESCRIPTION

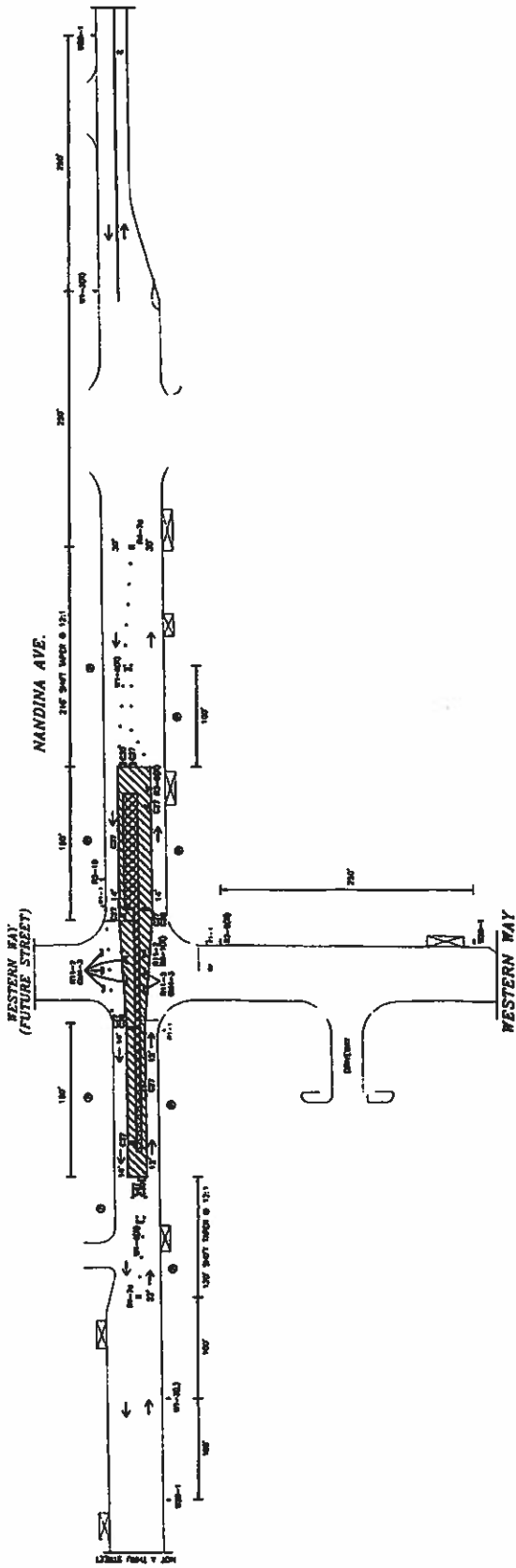
DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DATE: 12/10/20

APPROVED BY: [Signature]

CITY OF MISSOURI  
PUBLIC WORKS DEPARTMENT  
TRAFFIC CONTROL PLAN  
MANDINA AVE. AT WESTERN AVE.  
PHASE II

Scale: 1" = 30'

PCC CONSTRUCTION  
 NANDINA AVE. AT WESTERN AVE.  
 PHASE III



- LEGEND:
- 1 : CENTER POB
  - 2 : NEW SIGN
  - 3 : NEW SIGN
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  - 99 : NEW SIGN
  - 100 : NEW SIGN



REVISION	
NO.	DESCRIPTION

Prepared by:  
 TRAFFIC CONTROL, CHARLOTTE, N.C.  
 2602 SHELBY ST.  
 CHARLOTTE, N.C. 28203  
 PHONE 477-1077  
 FAX 477-1077

DATE: 11/20/79  
 DRAWN BY: J.W.D.  
 CHECKED BY: J.W.D.

CITY OF MOBILE  
 ENGINEERING CONTROL PLAN  
 PCC CONSTRUCTION  
 NANDINA AVE. AT WESTERN AVE.  
 PHASE III

Approved By: \_\_\_\_\_  
 DATE: 11/20/79

SHEET 3 OF 3



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** January 26, 2021

**SUBJECT:** Second Amendment to Extend City-wide tree maintenance service agreement with West Coast Arborist, Inc. (WCA)

**REQUESTED ACTION:** City Council to Approve the Second Amendment to extend the tree maintenance service agreement with West Coast Arborist for a two-year term; and authorize the Interim City Manager to execute the agreement with West Coast Arborist and all necessary documents.

**CONTACT:** Bryant Hill, Director of Public Works *BA*

#### BACKGROUND/DISCUSSION:

The City of Perris has a long-standing relationship with West Coast Arborist (WCA) for City-wide tree maintenance. In 2016, Council approved a two-year agreement with WCA in the amount of \$222,300 per contract year. The agreement expired on December 15, 2018, and Council approved the First Amendment to extend at the June 11, 2019, Council meeting for a one-year term in the amount of \$245,000. WCA has provided services on as needed basis between June 11, 2019, and January 30, 2021. As the City of Perris new developments are accepted by the City for landscape maintenance, it is essential to have a tree maintenance program. The Second Amendment will allow for regular tree maintenance City-wide.

Staff is recommending Council approve the Second Amendment extending the agreement for a two-year term, effective February 1, 2021, thru January 31, 2023, in the amount of \$245,000 in the first year and \$257,250 in the second year, to allow for a potential CPI increase of up to 5%.

**BUDGET (or FISCAL) IMPACT:** Cost for the agreement has been budgeted for FY 2020-2021, and there will be no budgetary impact in the current fiscal year. The balance of the agreement funding will be budgeted in the upcoming fiscal years.

Prepared by: Liset Hernandez, Public Works Manager

#### REVIEWED BY:

City Attorney \_\_\_\_\_  
 Assistant City Manager \_\_\_\_\_  
 Finance Director \_\_\_\_\_

**Attachments:** Attachment 1: Second Amendment  
 Attachment 2: First Amendment  
 Attachment 3: Agreement

**Consent:** January 26, 2021  
**Public Hearing:**  
**Business Item:**  
**Presentation:**  
**Other:**



# ATTACHMENT 1

WCA SECOND AMENDMENT

**AMENDMENT No. 2**  
**Amendment to Agreement Between**  
**The City of Perris and West Coast Arborist, Inc.**

THIS AMENDMENT No. 2 ("Amendment") to an Agreement for Tree Maintenance Services is made and entered into effective as of July 1, 2020, by and between the City of Perris, a municipal corporation located within Riverside County, State of California (hereinafter the "CITY"), and West Coast Arborist, Inc. (hereinafter "CONTRACTOR," collectively referred to with the CITY as the "PARTIES").

**RECITALS**

- A. The PARTIES entered into a two year agreement entitled "AGREEMENT FOR CITYWIDE TREE MAINTENANCE" dated December 16, 2016 (hereinafter the "Agreement"). The Agreement is incorporated by reference herein. The Agreement provides the terms and conditions, statement of services and budget for the performance of professional services related to citywide tree maintenance services and other services requested by the CITY and to be provided by CONTRACTOR.
- B. On or about July 1, 2019, the PARTIES the Agreement to extend the term of the original Agreement to June 30, 2020 ("Amendment No. 1").
- C. CONTRACTOR has been providing on-call services to CITY since June 30, 2020. The PARTIES desire to once again amend the Agreement to establish a new two-year term commencing on February 1, 2021.

**AGREEMENT**

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the parties agree to the following:

1. Section 2.1 of the Agreement is amended to read in its entirety as follows:

"For the services rendered pursuant to this Agreement, the Contractor shall be compensated, except as provided in Section 1.5, an amount not to exceed Two Hundred Forty-five Thousand Dollars (\$245,000) for services performed between February 1, 2021 and January 31, 2022, and Two Hundred Fifty-two Thousand Dollars (\$252,000) for services performed between February 1, 2022 and January 31, 2023 ("Contract Sum)."
2. Except to the extent specifically modified or amended hereunder, all of the terms, covenants and conditions of the Agreement and any previous amendments thereto shall remain in full force and effect between the PARTIES.

[SIGNATURES ON NEXT PAGE]

IN WITNESS HEREOF, the parties hereto have caused this Amendment to the Agreement to be duly executed this day and year first written above.

ATTEST:

"CITY"  
CITY OF PERRIS

By: \_\_\_\_\_  
Nancy Salazar, City Clerk

By: \_\_\_\_\_  
Clara Miramontes, Interim City Manager

APPROVED AS TO FORM:  
ALESHIRE & WYNDER, LLP

\_\_\_\_\_  
Eric L. Dunn, City Attorney

"CONTRACTOR"  
WEST COAST ARBORIST, INC.

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

[END OF SIGNATURES]

# ATTACHMENT 2

WCA FIRST AMENDMENT

**AMENDMENT No. 1**

**Amendment to Agreement Between**

**The City of Perris and West Coast Arborist, Inc.**

THIS AMENDMENT ("Amendment") to an Agreement for Tree Maintenance Services is made and entered into as of this 1 day of July, 2019, by and between the City of Perris, a municipal corporation located within Riverside County, State of California (hereinafter the "CITY"), and West Coast Arborist, Inc. (hereinafter "CONTRACTOR," collectively referred to with the CITY as the "PARTIES").

**RECITALS**

- A. The PARTIES have entered in to a two year agreement entitled "AGREEMENT FOR CITYWIDE TREE MAINTENANCE" that is dated December 16, 2016 (hereinafter the "Agreement"). The Agreement is incorporated by reference herein. The Agreement provides the terms and conditions, statement of services and budget for the performance of professional services related to citywide tree maintenance services and other services requested by the CITY and to be provided by CONTRACTOR.
- B. The PARTIES desire to amend the Agreement to extend the term of the original Agreement to June 30, 2019, and to renew the term of the Agreement, starting on July 1, 2019, to remain in effect until June 30, 2020.
- C. The Parties desire to amend section 2.1 of the Agreement to adjust compensation paid by CITY to CONTRACTOR to reflect an adjustment of approximately 2.1 percent, not to exceed a total of \$245,000 for the one-year period of the extension and renewal contemplated herein.

**AGREEMENT**

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the parties agree to the following:

1. The PARTIES hereby agree to amend Section 2.1 of the Agreement such that all services provided by CONTRACTOR to the CITY during the renewal period from July 1, 2019 to June 30, 2020, shall be compensated at the rates set forth in Attachment A to this Amendment. The total compensation paid by CITY to CONTRACTOR for services provided during the renewal period from July 1, 2019 to June 30, 2020, shall not exceed the sum of \$245,000.
2. The original termination date of the Agreement, as set forth in section 5.1 thereof, shall be extended from December 14, 2018 to June 30, 2019.
3. The PARTIES hereby agree to renew the term of the Agreement for a period of one year, from July 1, 2019 to June 30, 2020, pursuant to the terms of section 5.1 of the Agreement.
4. The PARTIES hereby agree to amend section 5.1 of this Agreement to allow for the term of the Agreement to be extended every twelve (12) months for an additional twelve (12) month period, starting on June 30, 2020, if the parties, through their respective governing bodies, mutually agree to the extension in writing and mutually agree on the rates to be charged for services.


5. Except to the extent specifically modified or amended hereunder, all of the terms, covenants and conditions of the Agreement and any previous amendments thereto shall remain in full force and effect between the PARTIES.

IN WITNESS HEREOF, the parties hereto have caused this Amendment to the Agreement to be duly executed this day and year first written above.

ATTEST:

"CITY"  
CITY OF PERRIS

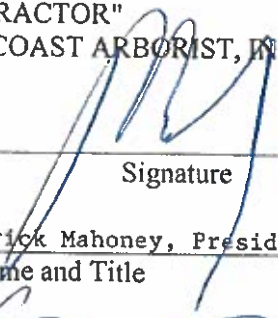
By:   
Nancy Salazar, City Clerk


By:   
Richard Belmudez, City Manager

APPROVED AS TO FORM:  
ALESHIRE & WYNDER, LLP

  
Eric L. Dunn, City Attorney

"CONTRACTOR"  
WEST COAST ARBORIST, INC.

By:   
Signature  
Patrick Mahoney, President  
Print Name and Title

By:   
Signature  
Richard Mahoney, Secretary  
Print Name and Title

[END OF SIGNATURES]

**EXHIBIT "A"**

**Tree Maintenance Services Agreement  
Letter Dated May 22, 2019**





*Tree Care Professionals Serving Communities Who Care About Trees*

www.WCAINC.com

May 22, 2019

City of Perris  
**ATTN: Liset Hernandez, Special Districts Supervisor**  
101 North D Street  
Perris, CA 92570

**RE: Tree Maintenance Services**

Dear Ms. Hernandez,

With this fiscal year coming to a close, West Coast Arborists, Inc. would like to take this opportunity to express our gratitude to you and your staff for another successful year. Together we have worked diligently to ensure that the City's urban forest continues to thrive.

The purpose of this letter is to express our interest in continuing with the agreement for an additional year with a slight adjustment in cost. Effective July 1, 2019, we respectfully request a cost adjustment of 2.1% based on the Consumer Price Index (CPI) for the Los Angeles-Orange-Riverside area for the previous calendar year, as published by the Department of Labor's Bureau of Labor Statistics. Attached for your review is our proposed Schedule of Compensation for FY2019-2020.

We appreciate your consideration in this matter. We look forward to continuing our successful business relationship. Should you have any questions or require additional information, please do not hesitate to call me at (800) 521-3714.

Sincerely,

Victor M. Gonzalez  
Vice President, Marketing

Attachment 1

**West Coast Arborists, Inc.**

2200 E. Via Burton Street • Anaheim, CA 92806 • 714.991.1900 • 800.521.3714 • Fax 714.956.3745

# CITY OF PERRIS

## Schedule of Compensation for Year 2019 - 2020

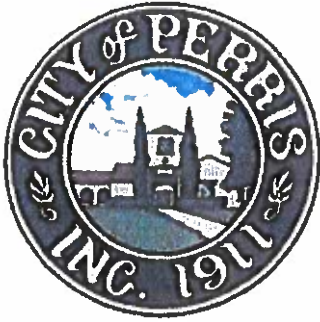
### Tree Maintenance Services performed by WCA, Inc.

Item	Description	Unit	Proposed Prices
1	Grid Pruning	Each	\$61.85
2	Tree Raising	Each	\$32.50
3	Svc Rqst Pruning 0-6 DSH	Each	\$61.85
4	Svc Rqst Pruning 7-18 DSH	Each	\$130.00
5	Svc Rqst Pruning >18 DSH	Each	\$212.90
6	Tree and Stump Removal	Inch	\$27.25
7	Tree Only Removal	Inch	\$20.40
8	Stump Only Removal	Inch	\$9.45
9	Plant 15 Gallon w/o RB	Each	\$130.00
10	Plant 15 Gallon w/ RB	Each	\$151.00
11	Plant 24" Box w/o RB	Each	\$261.00
12	Plant 24" Box w/ RB	Each	\$295.00
13	Plant 36" Box w/o RB	Each	\$652.20
14	Plant 36" Box w /RB	Each	\$686.85
15	Plant 48 Box w/o RB	Each	\$1,201.70
16	Plant 48 Box w/ RB	Each	\$1,236.30
17	Root Pruning/Barrier Installation	Foot	\$16.50
18	Tree Injection	Each	\$34.35
19	Crew Rental Services	Man Hour	\$76.50
20	Emergency Response Services	Man Hour	\$109.00
21	Specialty Equipment Rental	Hour	\$164.40
22	Arborist Services	Man Hour	\$110.00
23	Consulting Arborist	Man Hour	\$205.00
24	GPS Tree Inventory	Tree Site	\$2.00

The proposed rates reflect a cost adjustment of 2.1% based on the Consumer Price Index. Upon approval, the new rates will become effective July 1, 2019.

# ATTACHMENT 3

WCA ORIGINAL AGREEMENT



# CITY OF PERRIS

Office of the City Clerk

101 North "D" Street  
Perris, California 92570  
Tel: (951) 956-2925  
Fax: (951) 657-1087

February 1, 2017

West Coast Arborists, Inc.  
220 East Via Burton Street  
Anaheim, CA 92806  
Attention: Patrick Mahoney, President

Re: Agreement-Citywide Tree Maintenance Contract

Dear Mr. Mahoney:

Enclosed is an executed copy of the above mentioned agreement for your records.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

  
Nancy Saqzar  
City Clerk

Enclosure

**CITY OF PERRIS  
PUBLIC WORKS CONTRACT FOR  
CITYWIDE TREE MAINTENANCE CONTRACT**

THIS PUBLIC WORKS CONTRACT (herein "Agreement") is made and entered into this 16 day of December, 2016, by and between the CITY OF PERRIS, a municipal corporation, (herein "City") and WEST COAST ARBORISTS, INC., (herein "Contractor").

NOW, THEREFORE, the parties hereto agree as follows:

**1.0 SERVICES OF CONTRACTOR**

**1.1 Contract.**

The complete contract includes all contract documents, and Attachment 1 (Letter dated May 9, 2016) which are incorporated by this reference as though set forth in full herein.

**1.2 Scope of Services.**

In compliance with all of the terms and conditions of this Agreement, the Contractor shall furnish all tools, equipment, services, apparatus, facilities, transportation, labor, building/encroachment permits, disposal and materials, necessary and reasonably incidental to perform various tree maintenance services as set forth in Contractor's letter dated May 9, 2016. Contractor warrants that all work and services set forth in the Scope of Services will be performed in a competent, professional and satisfactory manner.

**1.3 Incorporation of and Compliance With State, Federal and Local Law.**

All applicable State of California, Federal, and local laws, statutes, rules, regulations, orders, determinations, and resolutions required to be contained in public works contracts which are not specifically referenced in the Agreement are incorporated herein by this reference. The Contractor is responsible for and has an independent duty to be familiar with all State of California, Federal, and local laws, statutes, rules, regulations, orders, determinations, and resolutions related to, pertaining to, and/or associated with the work and services to be provided under the Agreement. All work and services rendered hereunder shall be provided in accordance with all laws, statutes, rules, regulations, orders, determinations, and resolutions of the City and any Federal, State or local governmental agency of competent jurisdiction.

**1.4 Licenses, Permits, Fees and Assessments.**

If applicable, Contractor shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement.

**1.5 Additional Services**

City shall have the right at any time during the performance of the work and services, without invalidating this Agreement, to order extra work beyond that specified in the

Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a signed and authorized written order is first given by the Contract Officer to the Contractor, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Contractor. City and Contractor agree to negotiate the cost for additional services. City and Contractor agree that City may seek additional cost estimates from third party contractors to perform additional services. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, while City seeks estimates from third party contractors to perform additional services. Any increase in compensation of up to ten percent (10%) of the Contract Sum; or in the time to perform of up to one hundred eighty (180) days may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively must be approved by the City Council. It is expressly understood by Contractor that the provisions of this Section shall not apply to services and work specifically set forth in the Scope of Services or reasonably contemplated therein. Contractor hereby acknowledges that it accepts the risk that the work and services to be provided pursuant to the Scope of Services may be more costly or time consuming than the Contractor anticipates and that the Contractor shall not be entitled to additional compensation therefore.

## 2.0 COMPENSATION

### 2.1 Contract Sum.

For the services rendered pursuant to this Agreement, the Contractor shall be compensated, except as provided in Section 1.5, the sum of two hundred, twenty-two thousand, three hundred 00/100 dollars (\$222,300.00), for years one and two of the agreement; but not exceeding the maximum contract sum of four hundred, forty-four thousand, six hundred and 00/100 dollars (\$444,600.00) over the two year term of this Agreement (herein "Contract Sum"), except as provided in section 1.5

### 2.2 Method of Payment.

City agrees to pay and Contractor agrees to accept in full consideration for the performance of the work of this Agreement the Contract Sum, subject to additions and deductions as provided in Section 1.5, in accordance with the following provisions:

#### (a) Unconditional Waiver and Release.

A performance, payment and materials bond will not be required. However, the Contractor shall sign and submit an Unconditional Waiver and Release (Claim Release Form), to the City, upon progress and final payments.

#### (b) Progress and Final Payments.

Contractor shall submit to the City, and invoice for services rendered prior to the date of the invoice. Upon receipt and approval of invoice by the City, City shall pay Contractor within a reasonably prompt manner consistent with City's normal procedures for payable accounts, but not to exceed thirty (30) days from date received by City, unless otherwise

directed by the Contract Officer. Upon completion of the work by the contractor, a final inspection shall be made by the City.

### 2.3 Retention of Funds.

Contractor hereby authorizes City to deduct from any amount payable to Contractor (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Contractor's acts or omissions in performing or failing to perform Contractor's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Contractor, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Contractor to insure, indemnify, and protect City as elsewhere provided herein.

## 3.0 COORDINATION OF WORK

### 3.1 Representative of Contractor.

Patrick Mahoney, President, is designated as being the principal and representative of Contractor authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith.

### 3.2 Contract Officer.

Assistant Public Works Director or their designee, is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith ("Contract Officer"). The City Manager of City shall have the right to designate another Contract Officer at any time.

### 3.3 Prohibition Against Subcontracting or Assignment.

Contractor shall not contract with any entity to perform in whole or in part the work or services required hereunder without the express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any such prohibited assignment or transfer shall be void.

### 3.4 Independent Contractor.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Contractor, its agents or employees, perform the services required herein, except as otherwise set forth. Contractor shall perform all services required herein as an

independent contractor of City and shall remain under only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way for any purpose become or deemed to be a partner of Contractor in its business or otherwise or a joint venture or a member of any joint enterprise of Contractor.

#### 4.0 INSURANCE, INDEMNIFICATION AND BONDS

##### 4.1. Insurance.

The Contractor shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance:

(a) Commercial General Liability Insurance. A policy of commercial general liability insurance written on a per occurrence basis with a combined single limit of at least \$2,000,000 bodily injury and property damage including coverages for contractual liability, personal injury, independent contractors, broad form property damage, products and completed operations. The Commercial General Liability Policy shall name the City of Perris, California, its officers, employees and agents as additional insureds in accordance with standard ISO additional insured endorsement form CG2010(1185) or equivalent language.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both the Contractor and the City against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Contractor in the course of carrying out the work or services contemplated in this Agreement.

(c) Business Automobile Insurance. A policy of business automobile liability insurance written on a per occurrence basis with a single limit liability in the amount of \$1,000,000 bodily injury and property damage. Said policy shall include coverage for owned, non-owned, leased and hired cars.

All of the above policies of insurance shall be primary insurance. The insurer shall waive all rights of subrogation and contribution it may have against the City of Perris, California, its officers, employees and agents, and its insurers. In the event any of said policies of insurance are canceled, the Contractor shall, prior to the cancellation date, submit new evidence of insurance in conformance with this Section 4.1 to the Contract Officer. No work or services under this Agreement shall commence until the Contractor has provided the City with Certificates of Insurance or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City.

Contractor agrees that the provisions of this Section 4.1 shall not be construed as limiting in any way the extent to which the Contractor may be held responsible for the payment of damages to any persons or property resulting from the Contractor's activities or the activities of any person or person for which the Contractor is otherwise responsible.



In the event the Contractor subcontracts any portion of the work in compliance with Section 3.3 of this Agreement, the contract between the Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Contractor is required to maintain pursuant to this Section.

#### 4.2. Indemnification.

(a) To the fullest extent permitted by law, Contractor hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless the City of Perris, California, its elected and appointed officials and members, officers, attorneys, agents, representatives, consultants, employees, directors, shareholders, successors, and assigns (individually as "Indemnitee" and collectively, "Indemnites") from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, expert witnesses, consultants, or other professionals and all costs associated therewith (collectively, "Claims"), to the extent arising or claimed to arise out of, in connection with, resulting from, or related to any negligent act, error, omission or failure to act of Contractor or any of its subcontractors and their respective officers, agents, servants, employees, subcontractors, materialmen, suppliers or Contractor's failure to perform or negligent performance of any term, provision, covenant or condition of the Agreement or the Scope of Services, including this indemnity provision. This indemnity also applies to any Claims of any type or nature asserted on behalf of any of Contractor's subcontractors. This indemnity provision shall survive the termination of the Agreement and is in addition to any other rights or remedies which Indemnites may have under the law. Payment is not required as a condition precedent to an Indemnitee's right to recover under this indemnity provision. An Indemnitee shall have the right to select the attorneys to represent it in the event of a Claim and at Contractor's expense. Contractor shall pay Indemnites for any attorneys' fees, consultant and expert witness fees and costs incurred in enforcing this indemnification provision. This indemnity is effective without reference to the existence or applicability of any insurance coverages which may have been required under the Agreement or any additional insured endorsements, which may extend to Indemnites.

(b) Contractor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against any Indemnitee with respect to those Claims as to which such Indemnitee is indemnified under Section 4.2(a) above, except for such Claims which are the result of such Indemnitee's willful misconduct.

(c) In the event the City of Perris, California, its officers, agents or employees are made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operations or activities of Contractor hereunder, Contractor agrees to pay to the City of Perris, California, officers, agents or employees, any and all costs and expenses incurred by the City of Perris, California, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

#### 4.3 Sufficiency of Insurer or Surety.

Insurance or bonds required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most

recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the City's Risk Manager or designee of the City due to unique circumstances. In the event the City's Risk Manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies required by this Section 4 may be changed accordingly upon receipt of written notice from the City's Risk Manager or designee; provided that the Contractor shall have the right to appeal a determination of increased coverage by the City's Risk Manager to the City Council within ten (10) days of receipt of notice from the City's Risk Manager.

## 5.0 TERM

### 5.1 Term

Unless earlier terminated in accordance with 5.4 below, this Agreement shall commence on December 15, 2016 and continue in full force and effect until December 14, 2018. The two-year contract period may be renewed annually for up to a maximum of two additional one year periods by mutual agreement between City and Contractor, subject to the approval by the City Council.

### 5.2 Time For Completion and Liquidated Damages.

Contractor shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established, generally accepted to be twenty (20) calendar days from receipt of written or verbal authorization, written work order or verbal direction of the Contract Officer. It is expressly agreed that, except for extensions of time duly granted in writing by the Contract Officer or City Manager and for reasons authorized in this Agreement, time shall be of the essence, and contractor shall be held responsible for liquidated damages in a sum equal to \$500.00 (five hundred and 00/100 dollars) for each and every day after permitted time if the work is not completed to the city's satisfaction.

### 5.3 Force Majeure.

The time period(s) specified in this Agreement for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Contractor shall within ten (10) calendar days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for

any delay in the performance of this Agreement, however caused, Contractor's sole remedy being extension of the Agreement pursuant to this Section.

#### 5.4 Termination for Default of Contractor.

If the Contract Officer determines that the Contractor is in default due to the Contractor's failure to fulfill its obligations under this Agreement, City will give Contractor a written Notice of Default which will be served personally on the Contractor's representative or sent via U.S. First Class Mail to the Contractor at the address set forth in Section 8.1. The Contractor shall continue performing its obligations hereunder so long as the Contractor commences to cure such default within ten (10) calendar days of service of such notice and completes the cure of such default within forty-five (45) calendar days after service of the notice, or such longer period as may be permitted by the City; provided that if the default is an immediate danger to the health, safety and general welfare, the City reserves the right to not notify the Contractor of the default and to take any and all action that may be necessary to cure the default.

If a Notice of Default is issued and the Contractor fails to cure the default within the time periods set forth in this Section, the City may take over the work and prosecute the same to completion by contract or otherwise. The City may use any portion or all of the Contract Sum to pay for said work. The Contractor shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages).

Contractor agrees that if the default is an immediate danger to the health, safety, and general welfare, the City may take immediate action to cure the default and the Contractor shall be liable for all costs and expenses associated with curing the default.

Compliance with the provisions of this Section shall only be a condition precedent to termination of this Agreement for cause. Such compliance shall not be a waiver of the City's right to take legal action in the event that the dispute is not cured. Further, compliance with this Section shall not be a waiver of the City's right to seek liquidated damages or other damages from the Contractor caused by the Contractor's failure to comply with any term of the Agreement.

#### 5.5 Termination Prior to Expiration of Term.

Either party may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to the other party. Upon receipt of the notice of termination, the Contractor shall immediately cease all work or services hereunder except as may be specifically approved by the Contract Officer. In the event of termination by the City, Contractor shall be entitled to compensation for all services rendered prior to the effectiveness of the notice of termination and for such additional services specifically authorized by the Contract Officer and City shall be entitled to reimbursement for any compensation paid in excess of the services rendered.

#### 5.6 Resolution of Contractor Construction Claims.

Public Contracts Code section 20104 et. seq. sets forth detailed procedures for resolving disputes of \$375,000 or less. In the event that a dispute, valued at \$375,000 or less, arises as a result of the work described in this Agreement, the Contractor shall notify the City in writing of its contentions by submitting a claim therefore. Contractor and City shall comply with the detailed procedures stipulated in Public Contract Code Section 20104-20104.6, for resolving claims of \$375,000 or less.

In the event of any dispute valued at more than \$375,000 arises as a result of the work described in this Agreement, the Contractor shall notify the City in writing of its contentions by submitting a detailed claim that sets forth the amount of damages, the basis and/or cause of the damages and all supporting documents which support the claim within ten (10) calendar days after the claim arose. Contractor agrees to submit any additional information or documents requested by the City so it can fully analyze the claim.

In the event of any dispute, the Contractor shall not be relieved of its obligations under this Agreement and shall continue performing its obligations hereunder unless the City agrees in writing to release the Contractor from its obligations under the Agreement. Compliance with the provisions of this Section shall be a condition precedent to any legal action.

## **6.0 CITY OFFICERS, EMPLOYEES, AND U.S. MEMBERS OF CONGRESS**

### **6.1 Non-liability of City Officers and Employees**

No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

### **6.2 Conflict of Interest**

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any State statute or regulation. The Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

## **7.0 NON-DISCRIMINATION AND EQUAL OPPORTUNITY**

### **7.1 Covenants Against Discrimination**

Contractor covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement. Contractor

shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, marital status, national origin, or ancestry.

Statement of Equal Opportunity Clause

- (a) Contractor will not discriminate against any employee or applicant for employment because of race, color religion, sex, or national origin. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the County setting forth the provisions of this non-discriminating clause.
- (b) Contractor will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

**8.0 MISCELLANEOUS PROVISIONS**

8.1 Notice

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail addressed as follows:

City  
City of Perris  
Public Works Department, Engineering Administration Division  
101 N. "D" Street  
Perris, CA 92570  
ATTN: Michael Morales, Capital Improvements Project Manager

Contractor  
West Coast Arborists, Inc.  
2200 East Via Burton Street  
Anaheim, CA 92806  
ATTN: Patrick Mahoney, President

8.2 Handicap Accessibility Certification.

Contractor certifies that with respect to the public facilities or parts thereof that are altered by the work in this contract, the altered portions of the facilities shall be construed to be readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, and meet the laws established by the Americans With Disabilities Act of 1990, Public Law 101-336, and applicable portions of Title 24 of the California Code of Regulations (Access Code).

### 8.3 Records Retention Clause Examination and Audit

Contractor shall maintain and keep books and records on a current basis, recording all transactions pertaining to this Agreement in a form in accordance with generally acceptable accounting principles. Said books and records shall be made available to the City of Perris, the State Auditor of California, the Federal Government and to any authorized representatives thereof for purposes of audit at all reasonable times and places. All such books and records shall be retained for such periods of time as required by law, provided, however, notwithstanding any shorter periods of retention, all books, records, and supporting detail shall be retained for a period of at least four (4) years after expiration of any agreement.

### 8.4 Payroll Records

Contractor shall comply with State Labor Code section 1776, and shall maintain and keep accurate payroll records of employees, and shall certify these records upon request by the City. Said payroll records shall be made available to the City, the State Division of Labor Standards Enforcement, and the State Division of Apprenticeship Standards. If the Contractor fails to comply with State Labor Code Section 1776, Contractor shall be held responsible for penalties as set forth in said section.

Contractor or Subcontractors shall be registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. All Contractors and Subcontractors who perform work on this project must furnish electronic certified payroll reports directly to the Labor Commissioner (aka Division of Labor Standards Enforcement).

### 8.5 Prevailing Wages

Under the State Labor Code, Contractor shall not pay less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the public work is performed, and not less than the general prevailing rate per diem wages for holiday, overtime, health and welfare, pension, vacation and similar purposes to all workers employed on the work described in this Agreement. The City has obtained from the Director of the Department of Industrial Relations, State of California, the determination of general prevailing rates of per diem wages believed to be applicable to the work described in this Agreement, including employer payments for health and welfare, pension, vacation and similar purposes. Contractor shall obtain from the City Clerk said General Prevailing Wage Determination, and post it in a conspicuous place at the site of the work described in this Agreement (Lab. Code § 1773.2.). The statutory provisions for penalties for failure to pay prevailing wages (Lab. Code § 1775) and for penalties for failure to comply with state's wage and hour laws shall be enforced. (Lab. Code § 1813.).

8.6 Working Hours Restriction and Penalties For Non-Compliance

Contractor agrees that eight (8) hours is a legal days work for all employees hired by the Contractor, and that any worker's time of service is restricted to eight (8) hours during any calendar day, and forty (40) hours during any calendar week, unless overtime compensation is paid at not less than one and one half times the basic rate of pay. Contractor shall comply with said working hours restrictions and overtime compensation provisions, and shall pay a penalty of \$50.00 (fifty and 00/100 dollars) for each and every day a worker is employed in violation of said working hours restrictions and overtime compensation provisions.

8.7 Employment of Apprentices

Contractor shall comply with State Labor Code § 1777.5, and shall maintain and keep accurate records of apprentices who are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Bureau of Apprenticeship and Training, or with a State Apprenticeship Agency; and shall certify these records upon request by the City.

8.8 Interpretation

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

8.9 Integration; Amendment

It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

8.10 Severability

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

8.11 Corporate Authority

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

[END – SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

**CITY:**  
CITY OF PERRIS,  
a municipal corporation

  
Richard Belmudez, City Manager

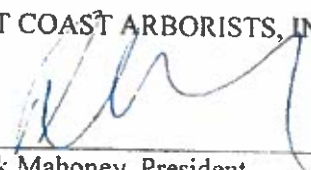
ATTEST:

  
Nancy Salazar, City Clerk

APPROVED AS TO FORM:  
Aleshire & Wynder, LLP

  
Eric L. Dunn, City Attorney

**CONTRACTOR:**  
WEST COAST ARBORISTS, INC.,

  
Patrick Mahoney, President

[END OF SIGNATURES]



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** January 26, 2021

**SUBJECT:** Ratify the Interim City Manager's authorization for emergency sewer repairs along Metz Road, between Davids Rd and Richards Rd completed by G. Hurtado, and award a contract to Romo Pipeline for additional sewer line repairs along Metz Rd., between Richards Rd. and Perris Blvd.

**REQUESTED ACTION:** That the City Council Ratify emergency sewer repairs completed by G. Hurtado Construction, Houston Harris, and Inframark in the amount of \$238,287.75 and approve the contract for Romo Pipeline for additional repairs along Metz Rd; Approve a budget amendment request for Fiscal Year 2020/2021 to appropriate \$242,426.35 to cover the amount of work completed and the additional repairs; and Authorize the Interim City Manager to execute the contract with Romo Pipeline and all necessary documents

**CONTACT:** Bryant Hill, Director of Public Works *BH*

#### BACKGROUND/DISCUSSION:

On December 29, 2020, Inframark, the contractor who manages Water and Sewer Operations for the City of Perris, received a call regarding a sewer overflow on Metz Rd and Davids Rd. Inframark contacted Houston Harris to pump the water down and unclog the sewer line. Houston Harris was unable to unclog the line and proceeded to video the line to diagnose the problem. The video determined the sewer main on Metz Rd between Davids Rd and Richard Rd had collapsed and did not allow any flow downstream. This area needed immediate attention as there were 79 homes directly affected (Attachment 1). Houston Harris continued to pump down the water to prevent an overflow until the line was repaired. Services provided by Houston Harris are \$39,745.25 (Attachment 2). Inframark was asked to oversee Houston Harris' work. The estimate provided by Inframark for overtime was approximately \$12,127.50 (Attachment 3).

The collapsed sewer line between Davids Rd and Richard Rd needed immediate repairs. G. Hurtado Construction provided the City of Perris with a quote to repair the collapsed sewer line in the amount of \$186,415.00 (Attachment 4). As it was an unexpected situation and the New Year Holiday was approaching, it was difficult to obtain additional quotes for immediate repairs. Staff reached out to Romo Pipeline for a quote on Section 1, but unfortunately Romo Pipeline's staff was affected by COVID-19 and unable to provide a quote. The City of Perris approved the repair of the sewer line from Davids Rd to Richard Rd on Metz Rd, including replacing an existing manhole at the intersection of Richards Rd and Metz Rd.

Houston Harris also videoed the next downstream section of approximately 240 ft of sewer line east of Richard Rd on Metz Rd and found it to be dilapidated and will need to be replaced to avoid future emergency issues. It was determined it is in the City's best interest to repair the 240 ft of the dilapidated sewer line. Quotes were obtained from G Hurtado Construction as well as Romo Pipeline. Staff recommends repairing the sewer line east of Richard Rd to be awarded to Romo Pipeline, as they are the lowest bidder.

G. Hurtado Construction (Attachment 5)	\$134,600.00
Romo Pipeline plus 10% contingency (Attachment 6)	\$62,068.60


Staff is recommending Council ratify the agreements approved by the Interim City Manager for the emergency sewer line repairs, pumping and video services, and project management services totaling \$238,287.75, and award additional repairs to Romo Pipeline to include a 10% contingency totaling \$62,068.60. The total estimated budget increases requested to complete the sewer line repairs along Metz Rd. are \$308,426.35.

Contractor	Scope of Work	Contract Amount
<b><u>Emergency Repairs</u></b>		
G. Hurtado Construction	Repairs to collapsed sewer line between Davids Rd and Richards Rd.	\$ 186,415.00
Houston Harris PCS, Inc. & Inframark Water Operations	Incidental cost of pumping the water out and project management.	\$ 51,872.75
<b><u>Additional Repair</u></b>		
Romo Pipeline	Additional repairs needed on Metz Rd South of Richards Rd. including a 10% contingency	\$ 62,068.60
Houston Harris	Estimated vector services during repairs (3 days)	\$ 8,070.00
	<b>Total Repair Cost</b>	<b>\$ 308,426.35</b>

**BUDGET (or FISCAL) IMPACT:** Approximately \$66,000.00 will be covered under existing available sewer and street funds. The remaining amount of \$242,426.35 requires the City Council to approve an increase to the 2020/2021 budget for account no. 5110064-7515 Repairs to Maintenance & Appurtenance in the amount of \$242,426.35.

Prepared by: Liset Hernandez, Public Works Manager

**REVIEWED BY:**

City Attorney \_\_\_\_\_  
 Assistant City Manager   
 Finance Director \_\_\_\_\_

- Attachments:
1. Aerial Map and Location Diagram
  2. Houston Harris Invoices (12/29 to 12/31/2020 & 1/1 to 1/5/2021)
  3. Inframark Estimate for Project Management
  4. G. Hurtado Construction Invoice for Sewer Repairs
  5. G. Hurtado Construction Estimate for Section 2 Sewer Repairs
  6. Romo Pipeline Estimate for Section 2 Sewer Repairs
  7. Romo Pipeline Draft Agreement

Consent: January 26, 2021  
 Public Hearing:  
 Business Item:  
 Presentation:  
 Other:






# ATTACHMENT 1

AERIAL AND DIAGRAM MAP OF AFFECTED AREA

# SEWER LINE REPAIRS VICINITY MAP

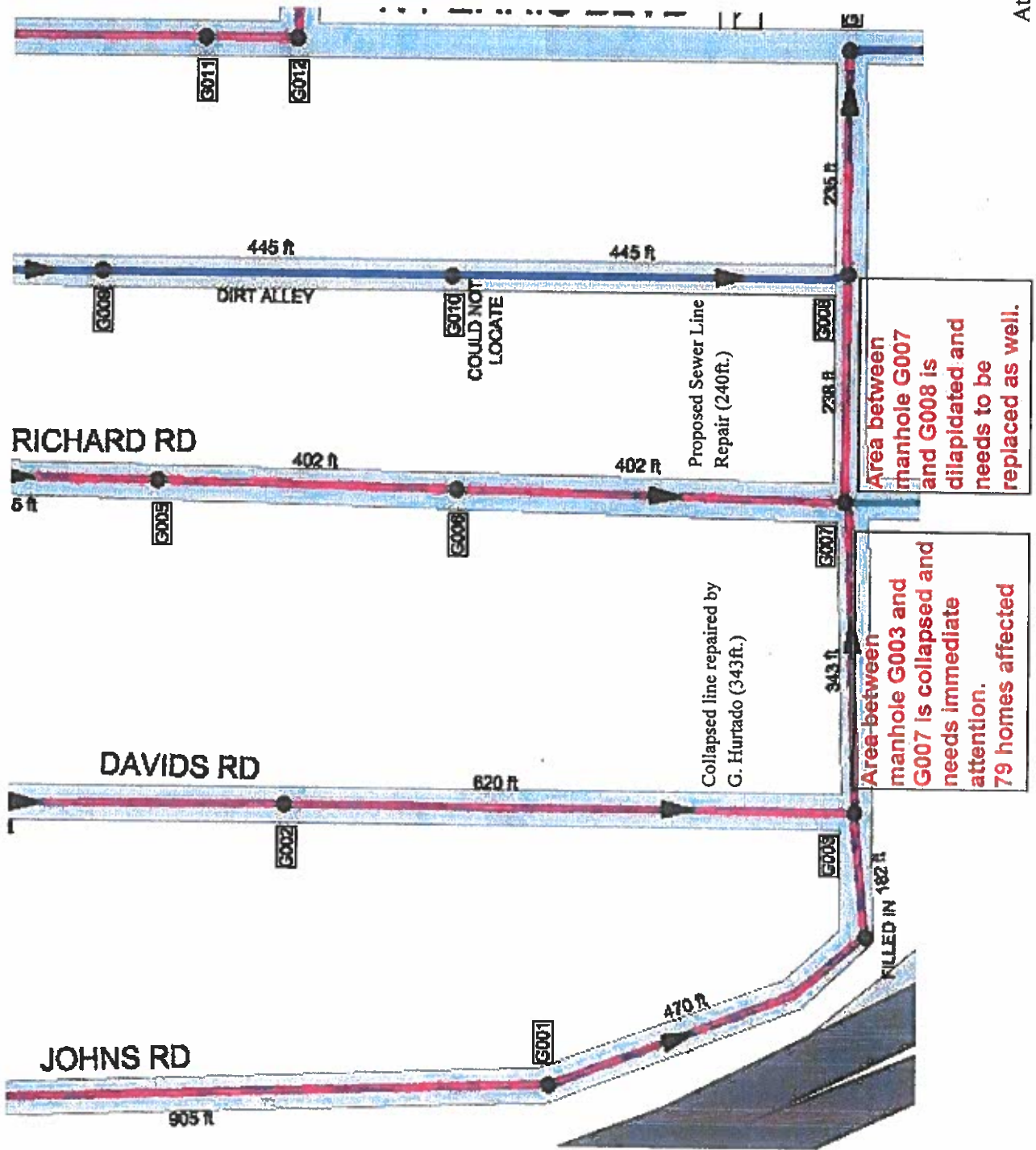


**LEGEND:**

-  SEWER LINE & MH REPAIRED BY G. HURTADO
-  PROPOSED SEWER LINE REPAIR
-  EXISTING SEWER LINE
-  EXISTING MANHOLE
-  SEWER FLOW DIRECTION

**TRU LAKE**  
CONSULTANTS, INC.  
CITY ENGINEER  
DATE: 07/14/2011





# ATTACHMENT 2

HOUSTON HARRIS INVOICES

(12/29 TO 12/31/2020 & 1/1 TO 1/5/2021)

# Houston & Harris PCS, Inc.

21831 Barton Road  
 Grand Terrace, CA 92313  
 (909) 422-8990 (909) 422-0841  
 www.houstonandharris.com

## Invoice

Bill To

Date	Invoice #
12/31/2020	20-23285

City of Perris  
 ATTN: Public Works Department  
 1015 South G Street  
 Perris, CA 92570

Additional Information
Ordered by Liset LHernandez@cityofperris.org Prevailing wage

Project / Job #		P.O. Number	Terms	City	
Emergency Sewer Line Repair(PW)			Due on receipt	Perris	
Date	Work Order #	Description	Quantity	Rate	Amount
12/29/2020	14576	Hydro-wash (Cleaning); 2-Man Crew: 8" Sewer Line	1.25	280.00	350.00
		Hydro-wash (Cleaning); 2-Man Crew, Overtime:	4	350.00	1,400.00
		Hydro-wash (Cleaning); 2-Man Crew, Overtime:	3.25	438.00	1,423.50
		Travel Charge: To Site	0.5	150.00	75.00
		Travel Charge: Return from Site	0.5	175.00	87.50
		2 Hour Minimum Shift Differential per Crew Member	1	120.00	120.00
		Video Pipe Inspect: 8" Sewer Line	4	325.00	1,300.00
		Travel Charge: To Site	0.75	125.00	93.75
		Travel Charge: Return from Site	0.5	125.00	62.50
		12/30/2020		Hydro-wash (Cleaning): Continuation	8
Hydro-wash (Cleaning) Overtime:	4			350.00	1,400.00
Hydro-wash (Cleaning) Overtime:	3.75			438.00	1,642.50
Travel Charge: To Site	0.5			150.00	75.00
<b>Total</b>					
<b>Payments/Credits</b>					
<b>Balance Due</b>					



# Houston & Harris PCS, Inc.

21831 Barton Road  
 Grand Terrace, CA 92313  
 (909) 422-8990 (909) 422-0841  
 www.houstonandharris.com

## Invoice

Bill To

Date	Invoice #
12/31/2020	20-23285

City of Perris  
 ATTN: Public Works Department  
 1015 South G Street  
 Perris, CA 92570

**Additional Information**  
 Ordered by Liset  
 Ll.fernandez@cityofperris.org  
 Prevailing wage

Project / Job #		P.O. Number	Terms	City	
Emergency Sewer Line Repair(PW)			Due on receipt	Perris	
Date	Work Order #	Description	Quantity	Rate	Amount
12/31/2020		Travel Charge: Return from Site	0.5	175.00	87.50
		Hydro-wash (Cleaning):	8	280.00	2,240.00
		Hydro-wash (Cleaning) Overtime:	4	350.00	1,400.00
		Hydro-wash (Cleaning) Overtime:	3.5	438.00	1,533.00
		Travel Charge: To Site	0.75	150.00	112.50
		Travel Charge: Return from Site	0.5	175.00	87.50

Past Due Invoices are subject to a 1-1/2% late charge.

Houston & Harris BCS, Inc. reports all delinquent accounts to Dunn & Bradstreet.

\*\*\* It is the sole responsibility of the client to be in compliance with any State or Federal Prevailing Wage requirements. The client must notify Houston & Harris PCS, Inc. at the time of scheduling of the correct status. It is also agreed that if the project is discovered to be Prevailing Wage after the fact, a change order will be issued and the client will be responsible for wages due, full amount of rate difference for work completed, legal fees, as well as all fines and penalties under California Labor Codes §1720, §1720.2, §1720.3, §1720.4, §1771, §1775, §1776, and §1813.

<b>Total</b>	\$15,730.25
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$15,730.25

# Houston & Harris PCS, Inc.

21831 Barton Road  
 Grand Terrace, CA 92313  
 (909) 422-8990 (909) 422-0841  
 www.houstonandharris.com

## Invoice

Bill To

Date	Invoice #
1/13/2021	21-23302

City of Perris  
 ATTN: Public Works Department  
 1015 South G Street  
 Perris, CA 92570

Additional Information
Ordered by Liset LHernandez@cityofperris.org Prevailing wage

Project / Job #		P.O. Number	Terms	City	
Emergency Sewer Line Repair(PW)			Due on receipt	Perris	
Date	Work Order #	Description	Quantity	Rate	Amount
1/1/2021		Hydro-wash (Cleaning) Overtime:	15.5	438.00	6,789.00
		Travel Charge: To Site	0.5	175.00	87.50
		Travel Charge: Return from Site	0.5	175.00	87.50
1/2/2021		Hydro-wash (Cleaning) Overtime: Continuation	11.25	350.00	3,937.50
		Hydro-wash (Cleaning) Overtime:	4.25	438.00	1,861.50
		Travel Charge: To Site	0.5	175.00	87.50
		Travel Charge: Return from Site	0.5	175.00	87.50
1/3/2021		Hydro-wash (Cleaning) Overtime: Continuation	15.25	438.00	6,679.50
		Travel Charge: To Site	0.5	175.00	87.50
		Travel Charge: Return from Site	0.5	175.00	87.50
1/4/2021		Hydro-wash (Cleaning): Continuation	8	280.00	2,240.00
		Travel Charge: To Site	1	150.00	150.00
		Travel Charge: Return from Site	1	175.00	175.00
<b>Total</b>					
<b>Payments/Credits</b>					
<b>Balance Due</b>					

# Houston & Harris PCS, Inc.

21831 Barton Road  
 Grand Terrace, CA 92313  
 (909) 422-8990 (909) 422-0841  
 www.houstonandharris.com

## Invoice

Bill To

Date	Invoice #
1/13/2021	21-23302

City of Perris  
 ATTN: Public Works Department  
 1015 South G Street  
 Perris, CA 92570

**Additional Information**  
 Ordered by Liset  
 L.Hernandez@cityofperris.org  
 Prevailing wage

Project / Job #		P.O. Number		Terms	City
Emergency Sewer Line Repair(PW)				Due on receipt	Perris
Date	Work Order #	Description	Quantity	Rate	Amount
1/5/2021		Hydro-wash (Cleaning): Continuation	4	280.00	1,120.00
		Travel Charge: To Site	0.5	150.00	75.00
		Travel Charge: Return from Site	0.5	175.00	87.50
		Debris Disposal Fee	1	375.00	375.00

Past Due invoices are subject to a 1-1/2% late charge.

Houston & Harris PCS, Inc. reports all delinquent accounts to Dunn & Bradstreet.

\*\*\* It is the sole responsibility of the client to be in compliance with any State or Federal Prevailing Wage requirements. The client must notify Houston & Harris PCS, Inc. at the time of scheduling of the correct status. It is also agreed that if the project is discovered to be Prevailing Wage after the fact, a change order will be issued and the client will be responsible for wages due, full amount of rate difference for work completed, legal fees, as well as all fines and penalties under California Labor Codes §1720, §1720.2, §1720.3, §1720.4, §1771, §1775, §1776, and §1813.

<b>Total</b>	\$24,015.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$24,015.00

# ATTACHMENT 3

INFRAMARK ESTIMATE FOR PROJECT MANAGEMENT OF HOUSTON HARRIS  
SERVICES

# REQUEST FOR SERVICES



To: Bryant Hill, Director of Public Works City of Perris  
Date: 1/4/2021  
From: Donna Anderson, Operations Manager  
Project Description: Additional Services- Overtime Expenses for sewer failure on Metz Rd., off Perris Blvd

## PROJECT SCOPE

Inframark offers to execute the following work on Metz Rd.  
Supervise pump truck from Houston and Harris to maintain sewer by pumping from the manhole on Metz Rd & Davids to prevent a sewer overflow.

## PROJECT DETAILS

The RFS is for the above project scope and does not include any other work which is not listed herewith. A separate RFS shall be prepared for any additional work if required.

Project No.

Projected Date of Completion: 1/4/2021

Estimated Cost of Services: \$12,127.50

*Donna Anderson*

Submitted by, Donna Anderson, Operations Manager-Inframark

1/4/2021  
Date

## APPROVAL:

*Bryant Hill*  
Bryant Hill, Director of Public Works for The City of Perris

1/5/2021  
Date

# ATTACHMENT 4

G. HURTADO CONSTRUCTION'S INVOICE OF EMERGENCY REPAIRS  
SECTION 1 (METZ BETWEEN DAVIDS RD & RICHARD RD)



**MAIN OFFICE**  
 16130 REINER CIRCLE  
 RIVERSIDE CA 92504  
 PHONE (951) 7769903  
 FAX (951) 776-1567  
 EMAIL: INFO@GHURTADO.COM

# Invoice

Date	Invoice #
1/8/2021	6205

<b>Bill To</b>
Bryant Hill Public Works Director City of Perris 101 N. D Street Perris Ca

<b>Project Name &amp; Address</b>
Emergency Repair on Metz Perris, Ca

<b>Purchase Order #</b>	<b>P.O.Date</b>	<b>Sub # / Lot #</b>	<b>Completion Date</b>
	Emergency Sewer on Metz	Emergency Sewer on...	1/5/2021

Description	Invoiced	Rate	Amount	Total %
Section 1 G003-G-007				
Mobe Fee - Waived	1	0.00	0.00	
Pothole- Fee Reduced	4	550.00	2,200.00	100.00%
Traffic Control	1	3,800.00	3,800.00	100.00%
Sewer Emergency Repair				
Sawcut Remove and replace asphalt with temp	60	15.00	900.00	100.00%
R&R Section 1 G003-G007 sewer line with 8" PVC SDR 35	1	25,600.00	25,600.00	100.00%
Sewer Repair				
Sawcut, remove and replace asphalt with temp	1,372	15.00	20,580.00	100.00%
REmove and replace Section 1 G003 Sewer line with 8" PVC SDR 35	313	395.00	123,635.00	100.00%
Remove and replace sewer manhole	1	8,200.00	8,200.00	100.00%
Sewer Air Test	1	1,500.00	1,500.00	100.00%

<b>Total</b>	\$186,415.00
<b>Retention</b>	
<b>Balance Due</b>	\$186,415.00

IF THERE IS A DISCREPNCY IN PRICE PLEASE CONTACT OUR OFFICE WITHIN 10 DAYS. OTHERWISE NO CHANGES TO THIS INVOICE WILL BE MADE.

# ATTACHMENT 5

G. HURTADO CONSTRUCTION'S ESTIMATE  
SECTION 2 (METZ RD EAST OF RICHARD RD)



# G. Hurtado Construction INC.

\*Underground Construction \*Storm Drains \*Sewers \*Water  
 16130 Reiner Circle, Riverside CA, 92504  
 Phone: (951)776-9903 Fax:(951)776-1567  
 General Engineering License # A-645482  
[Info@Ghurtado.com](mailto:Info@Ghurtado.com)

## BID PROPOSAL



TO:

Name \_\_\_\_\_  
 Address Inframark \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date: 12/30/20  
 Proposal #: 20-185

Project: Sewer Failure on Metz

Mets Road, between Davidson and  
 Location: Richards, Perris  
 Attn: Donna Anderson

**HURTADO CONSTRUCTION PROPOSES TO FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS TO COMPLETE THE FOLLOWING PROJECT.**

Item#	Description	Qty	Unit	Unit Price	TOTAL
<b>Section 1 G003 - G007</b>					
<b>General</b>					
1.	Mobilization	1	EA	\$3,000.00	\$ 3,000.00
2.	Pothole	8	EA	\$750.00	\$ 6,000.00
3.	Traffic Control	1	EA	\$5,000.00	\$ 5,000.00
4.	Sewer Bypass if Required (Price Note Included in Total)	1	EA	\$12,500.00	
	<b>Subtotal:</b>				<b>\$ 14,000.00</b>
<b>Sewer Emergency Repair</b>					
5.	Saw cut, remove, and replace asphalt with temp asphalt	60	SF	\$20.00	\$ 1,200.00
6.	R&R Section 1 G003 - G007 sewer line with 8" PVC 30' outside manhole	1	LS	\$25,600.00	\$ 25,600.00
	<b>Subtotal Sewer:</b>				<b>\$ 26,800.00</b>
<b>Sewer</b>					
7.	Saw cut, remove, and replace asphalt with temp asphalt	1372	SF	\$20.00	\$ 27,440.00
8.	Remove and Replace Section 1 G003 - G007 sewer line with 8" PVC SDR35	343	LF	\$395.00	\$ 135,485.00
9.	Remove and Replace Sewer manhole	2	EA	\$8,200.00	\$ 16,400.00
10.	Sewer air Test	1	EA	\$1,800.00	\$ 1,800.00
	<b>Subtotal Sewer:</b>				<b>\$ 181,125.00</b>
	<b>Total Section 1:</b>				<b>\$ 221,925.00</b>
<b>Section 2 G007 - G008</b>					
<b>General</b>					
1.	Mobilization	1	EA	\$2,500.00	\$ 2,500.00
2.	Pothole	7	EA	\$750.00	\$ 5,250.00
3.	Traffic Control	1	EA	\$4,500.00	\$ 4,500.00
4.	Sewer Bypass if Required	1	EA	\$7,500.00	\$ 7,500.00

					<b>Subtotal:</b>				<b>\$ 19,750.00</b>
<b>Sewer</b>									
5.	Saw cut, remove, and replace asphalt with temp asphalt	952	SF	\$20.00	\$	19,040.00			
6.	Remove and Replace Section 1 G003 - G007 sewer line with 8" PVC SDR35	238	LF	\$395.00	\$	94,010.00			
7.	Sewer air Test	1	EA	\$1,800.00	\$	1,800.00			
					<b>Subtotal Sewer:</b>				<b>\$ 114,850.00</b>
					<b>Total Section 2:</b>				<b>\$ 134,600.00</b>
Excludes: Asphalt Grind and Overlay as required by City.									
Excludes: Contaminated soil testing and disposal									
Excludes: Sewage Disposal or handling									
<b><u>Acceptance of Work and Authorization of Price</u></b>									
Name of Person Accepting Work									
Signature of Person Accepting Work									
Title of Person Accepting Work									
Date									
								Subtotal	#REF!

**GRAND TOTAL** #REF!

# ATTACHMENT 6

ROMO PIPELINE'S ESTIMATE  
SECTION 2 (METZ RD EAST OF RICHARD RD)

ROMO PIPELINE

778 S REDLANDS AVE #2245  
 PERRIS CA 92570

**ESTIMATE**

Date	
1/11/2021	1408

PREPARED FOR:
INFRAMARK PERRIS CA

Item #	Description	Qty	Rate	Total
	LOCATION: METZ RD SOUTH OF RICHARDS RD DESCRIPTION: REPLACE SEWER LINE			
1	MOBILIZATION	1	1,600.00	1,600.00
2	TRAFFIC CONTROL PICK UP AND SET UP	1	3,100.00	3,100.00
3	SAW CUT EX. ASPHALT, REMOVE & DISPOSE (240LF X 2LF X 4IN)	1	2,742.00	2,742.00
4	TRENCH SECURITY EQUIPMENT	1	2,100.00	2,100.00
5	POT HOLE EX. LINES (6)	6	250.00	1,500.00
6	DIG TRENCH (240LF X 2LF X 7LF)	1	9,600.00	9,600.00
7	INSTALL 240LF 8IN SDR PIPE	240	40.00	9,600.00
8	RECONNECT EX. SEWER LATERAL (2)	2	300.00	600.00
9	RECONNECT TO EX. SEWER M.H. (2)	2	450.00	900.00
10	BACKFILL TRENCH W/ NATIVE SOIL (240LF X 2LF X 7LF)	240	40.00	9,600.00
11	PLACE TEMPORARY COLD MIXT (240LF X 2LF X 2IN)	1	2,142.00	2,142.00
12	GRIND EX. ASPHALT (240LF X 2LF X 2IN)	1	2,571.00	2,571.00
13	ASPHALT BASE PATCH (240LF X 2LF X 2IN)	1	3,171.00	3,171.00
14	ASPHALT FINE PATCH (240 LF X 4LF X 2IN)	1	3,600.00	3,600.00
15	REMOVE & DISPOSE EX. 240LF. SEWER A.C. PIPE	240	15.00	3,600.00
<b>Total</b>				

Signature

ROMO PIPELINE

778 S REDLANDS AVE #2245  
 PERRIS CA 92570

# ESTIMATE

Date	
1/11/2021	1408

PREPARED FOR:
INFRAMARK PERRIS CA

Item #	Description	Qty	Rate	Total
	<p>PROPOSAL INCLUDES ALL COSTS INCLUDING LABOR, MATERIAL, TOOLS &amp; EQUIPMENT NECESSARY TO COMPLETE THE JOB.</p> <p>QUALIFICATIONS: NATIVE MATERIAL BACKFILL, BID BASED UPON ONE MOVE, WORK DONE DURING NORMAL WORKING HOURS, TRAFFIC CONTROL PER MANUAL</p> <p>EXCLUSIONS: BOND FEES, ASSESSMENTS, PERMITS, SURVEY, ENGINEERING, CONSTRUCTION WATER, SWPPP, BMP'S, NPDES. COMPACTION AND SOILS TESTING. HAUL AWAY ROCK EXCAVATION, DEWATERING, LANDSCAPE RESTORATION, REMOVE/REPLACE/RELOCATE INTERFERING UTILITIES, HAZARDOUS MATERIAL OF ANY KIND. CITY, AGENCY, COUNTY PERMIT FEES. TRAFFIC CONTROL PLAN FEES. EXCESSIVE GROUNDWATER OR ROCK FINDINGS MAY REQUIRE EXTRA WORK ORDER. EXCLUDES IMPORT AND/OR EXPORT SOIL. EXCLUDES VACUUM TRUCK. EXCLUDES ANY BYPASS.</p> <p>PROPOSAL BASED ON PREVAILING WAGES            PROPOSAL IS VALID FOR 30 DAYS FROM THE DAY OF SUBMISSION.</p>			
		<b>Total</b>		\$56,426.00

Signature \_\_\_\_\_

# ATTACHMENT 7

DRAFT AGREEMENT FOR ROMO PIPELINE  
SECTION 2 (METZ RD EAST OF RICHARD RD)

**CITY OF PERRIS  
PUBLIC WORKS CONTRACT FOR  
SEWER REPAIR**

THIS PUBLIC WORKS CONTRACT (herein "Agreement") is made and entered into this day of \_\_\_\_ day of January 2021, by and between the CITY OF PERRIS, a municipal corporation, (herein "City") and Romo Pipeline, a California corporation (herein "Contractor").

NOW, THEREFORE, the parties hereto agree as follows:

**1.0 SERVICES OF CONTRACTOR**

**1.1 Contract.**

The complete contract includes all contract documents, to: this Agreement including the Scope of Services attached hereto as Exhibit "A," along with specifications supplied by the City (herein "Specifications") and provided to the Contractor as part of the bid solicitation process.

**1.2 Scope of Services.**

In compliance with all of the terms and conditions of this Agreement, the Contractor shall furnish all labor, technical and professional services, supervision, materials, testing and equipment, to perform all operations necessary or reasonably incidental to provide sewer line repairs on Metz Rd between Richard Rd and Perris Blvd as noted in Exhibit "A". Contractor warrants that all work, permit and services set forth in the Scope of Services will be performed in a competent, professional and satisfactory manner .

**1.3 Incorporation of and Compliance with State, Federal and Local Law.**

All applicable State of California, Federal, and local laws, statutes, rules, regulations, orders, determinations, and resolutions required to be contained in public works contracts which are not specifically referenced in the Agreement are incorporated herein by this reference. The Contractor is responsible for and has an independent duty to be familiar with all State of California, Federal, and local laws, statutes, rules, regulations, orders, determinations, and resolutions related to, pertaining to, and/or associated with the work and services to be provided under the Agreement. All work and services rendered hereunder shall be provided in accordance with all laws, statutes, rules, regulations, orders, determinations, and resolutions of the City and any Federal, State or local governmental agency of competent jurisdiction.

**1.4 Licenses, Permits, Fees and Assessments.**

As applicable, the Contractor shall obtain all required approvals and meet all requirements needed for this project by the City Engineering and/or Public Works Department, at its sole cost and expense including such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement.

## 1.5 Additional Services.

City shall have the right at any time during the performance of the work and services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Contractor, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Contractor and are limited to ten percent (10%) of the Contract Sum. It is expressly understood by Contractor that the provisions of this Section shall not apply to services and work specifically set forth in the Scope of Services and finish product specifications or reasonably contemplated therein. Contractor hereby acknowledges that it accepts the risk that the work and services to be provided pursuant to the Scope of Services may be more costly or time consuming than the Contractor anticipates and that the Contractor shall not be entitled to additional compensation therefore.

## 2.0 COMPENSATION

### 2.1 Contract Sum.

For the services rendered pursuant to this Agreement, the Contractor shall be compensated, except as provided in Section 1.5, a total, not to exceed sixty two thousand and sixty eight dollars and sixty cents (\$62,068.60) ("Contract Sum").

### 2.2 Method of Payment.

Contractor shall submit to the City an invoice for services rendered prior to the date of the invoice. Upon receipt and approval of invoice by the City, City shall pay Contractor within a reasonably prompt manner consistent with City's normal procedures for payable accounts, but not to exceed thirty (30) days from date received by City. A retention of ten percent (10%), unless otherwise directed by the Contract Officer shall be withheld from this payment. Upon completion of the work by the contractor, a final inspection shall be made by the City. Unless otherwise directed by the Contract Officer, upon approval, the City shall file a Notice of Completion and a final payment will be issued (minus ten percent (10%) retention). The final retention payment shall be issued following 30 days from the filing of the Notice of Completion, unless otherwise directed by the Contract Officer.

### 2.3 Retention Funds.

Contractor hereby authorizes City to deduct from any amount payable to Contractor (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Contractor's acts or omissions in performing or failing to perform Contractor's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Contractor, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for



interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Contractor to insure, indemnify, and protect City as elsewhere provided herein.

### **3.0 COORDINATION OF WORK**

#### **3.1 Representation of Contractor.**

Garbriel Romo is hereby designated as being Contract Officer being the principal and representative of Contractor authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith.

#### **3.2 Contract Officer.**

Bryant Hill, Director of Public Works hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith ("Contract Officer"). The City Manager of City shall have the right to designate another Contract Officer at any time.

#### **3.3 Prohibition Against Subcontracting Assignment.**

Contractor shall not contract with any entity to perform in whole or in part the work or services required hereunder without the express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any such prohibited assignment or transfer shall be void.

#### **3.4 Independent Contractor.**

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Contractor, its agents or employees, perform the services required herein, except as otherwise set forth. Contractor shall perform all services required herein as an independent contractor of City and shall remain under only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way for any purpose become or deemed to be a partner of Contractor in its business or otherwise or a joint venture or a member of any joint enterprise of Contractor.

### **4.0 INSURANCE AND INDEMNIFICATION**

#### **4.1 Insurance.**

The Contractor shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance:

a. Comprehensive General Liability Insurance.

A policy of comprehensive general liability insurance written on a per occurrence basis in an amount not less than either (i) a combined single limit of \$1,000,000.00 or (ii) bodily injury limits of \$1,000,000.00 per person, \$1,000,000.00 per occurrence and \$1,000,000.00 products and completed operations and property damage limits of \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate.

b. Worker's Compensation Insurance.

A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both the Contractor and the City against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Contractor in the course of carrying out the work or services contemplated in this Agreement.

c. Automotive Insurance.

A policy of comprehensive automobile liability insurance written on a per occurrence basis in an amount not less than \$1,000,000.00 for bodily injury liability and property damage liability. Said policy shall include coverage for owned, non-owned, leased and hired cars.

All of the above policies of insurance shall be primary insurance and shall name the City, its officers, employees and agents as additional insureds. The insurer shall waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective insurers. All of said policies of insurance shall provide that said insurance may not be amended or canceled without providing thirty (30) days prior written notice by registered mail to the City. In the event any of said policies of insurance are canceled, the Contractor shall, prior to the cancellation date, submit new evidence of insurance in conformance with this Section 4.1 to the Contract Officer. No work or services under this Agreement shall commence until the Contractor has provided the City with Certificates of Insurance or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by the City.

The Contractor agrees that the provisions of this Section 4.1 shall not be construed as limiting in any way the extent to which the Contractor may be held responsible for the payment of damages to any persons or property resulting from the Contractor's activities or the activities of any person or persons for which the Contractor is otherwise responsible.

The insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City due to unique circumstances.

4.2 Indemnification.

Contractor agrees to indemnify and defend the City of Perris, California, its officers, agents and employees against, and will hold and save them and each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities, including paying any legal costs, attorney's fees, or paying any judgment (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work or services of Contractor, its agents, employees, subcontractors, or invitees, provided for herein, or arising from the negligent acts or omissions of Contractor hereunder, or arising from Contractor's negligent performance of or failure to perform any term, provision covenant or condition of this Agreement, or from any violation of any State of California, Federal, or local, laws, statutes, rules, regulations, orders, determinations, and/or resolutions, whether or not there is concurrent passive negligence on the part of the City of Perris, California, its officers, agents, or employees, but excluding such claims or liabilities to the extent caused by the sole negligence or willful misconduct of the City of Perris, California, its officers, agents or employees.

5.0 **TERM**

5.1 Time For Completion and Liquidated Damages.

Contract shall commence the Work on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 and shall complete the work within fifteen (15) calendar days from and after said date. It is expressly agreed that, except for extensions of time duly granted in writing by the City Manager and for reasons authorized in this Agreement, time shall be of the essence, and Contractor shall be held responsible for liquidated damages in a sum equal to five hundred and 00/100 dollars (\$500.00) for each and every day after the permitted time if the Work is not completed to the City's satisfaction.

5.2 Force Majeure.

The time period(s) specified in this Agreement for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Contractor shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Contractor's sole remedy being extension of the Agreement pursuant to this Section.

### 5.3 Termination for Default of Contractor.

If the Contract Officer determines that the Contractor is in default due to the Contractor's failure to fulfill its obligations under this Agreement, City will give Contractor a written Notice of Default which will be served personally on the Contractor's representative or sent via U.S. First Class Mail to the Contractor at the address set forth in Section 8.1. The Contractor shall continue performing its obligations hereunder so long as the Contractor commences to cure such default within five (5) calendar days of service of such notice and completes the cure of such default within forty-five (45) calendar days after service of the notice, or such longer period as may be permitted by the City; provided that if the default is an immediate danger to the health, safety and general welfare, the City reserves the right to not notify the Contractor of the default and to take any and all action that may be necessary to cure the default.

If a Notice of Default is issued and the Contractor fails to cure the default within the time periods set forth in this Section, the City may take over the work and prosecute the same to completion by contract or otherwise. The City may use any portion or all of the Contract Sum to pay for said work. The Contractor shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages).

Contractor agrees that if the default is an immediate danger to the health, safety, and general welfare, the City may take immediate action to cure the default and the Contractor shall be liable for all costs and expenses associated with curing the default.

Compliance with the provisions of this Section shall only be a condition precedent to termination of this Agreement for cause. Such compliance shall not be a waiver of the City's right to take legal action in the event that the dispute is not cured. Further, compliance with this Section shall not be a waiver of the City's right to seek liquidated damages or other damages from the Contractor caused by the Contractor's failure to comply with any term of the Agreement.

### 5.4 Resolution of Contractor Construction Claims.

Public Contracts Code section 20104 et. seq. sets forth detailed procedures for resolving disputes of \$375,000 or less. In the event that a dispute, valued at \$375,000 or less, arises as a result of the work described in this Agreement, the Contractor shall notify the City in writing of its contentions by submitting a claim therefore. Contractor and City shall comply with the detailed procedures stipulated in Public Contract Code Section 20104-20104.6, for resolving claims of \$375,000 or less.

In the event of any dispute valued at more than \$375,000 arises as a result of the work described in this Agreement, the Contractor shall notify the City in writing of its contentions by submitting a detailed claim that sets forth the amount of damages, the basis and/or cause of the damages and all supporting documents which support the claim within ten (10) calendar days after the claim arose. Contractor agrees to submit any additional information or documents requested by the City so it can fully analyze the claim.

In the event of any dispute, the Contractor shall not be relieved of its obligations under this Agreement and shall continue performing its obligations hereunder unless the City agrees in writing to release the Contractor from its obligations under the Agreement. Compliance with the provisions of this Section shall be a condition precedent to any legal action.

## **6.0 CITY OFFICERS, EMPLOYEES, AND U.S. MEMBERS OF CONGRESS**

### **6.1 Non-liability of City Officers and Employees**

No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

### **6.2 Conflict of Interest**

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any State statute or regulation. The Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

### **6.3 Federal Employee Benefit Clause**

No member of or delegate to the Congress of the United States, and no resident commissioner shall be admitted to any share or part of this agreement or to any benefit to arise from the same.

## **7.0 NON-DISCRIMINATION AND EQUAL OPPORTUNITY**

### **7.1 Covenants Against Discrimination**

Contractor covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement. Contractor shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, marital status, national origin, or ancestry.

### **7.2 Statement of Equal Opportunity Clause**

- (a) Contractor will not discriminate against any employee or applicant for employment because of race, color religion, sex, or national origin. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment, without

regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this non-discriminating clause.

- (b) Contractor will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

## 8.0 MISCELLANEOUS PROVISIONS

### 8.1 Notice

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail addressed as follows:

#### City

City of Perris  
Public Works Department 101 N. "D" Street  
Perris, CA 92570  
ATTN: Liset Hernandez, Public Works Manager

#### Contractor

ROMO PIPELINE  
778 South Redlands Ave, # 2245  
Perris, CA 92570

### 8.2 Handicap Accessibility Certification.

Contractor certifies that with respect to the public facilities or parts thereof that are altered by the Work in this Agreement, the altered portions of the facilities are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, and meet the laws established by the Americans With Disabilities Act of 1990, Public Law 101-336, and applicable portions of Title 24 of the California Code of Regulations (Access Code).

### 8.3 Records Retention Clause Examination and Audit

Contractor shall maintain and keep books and records on a current basis, recording all transactions pertaining to this Agreement in a form in accordance with generally acceptable

accounting principles. Said books and records shall be made available to the City of Perris, the State Auditor of California, and the Federal Government and to any authorized representatives thereof for purposes of audit at all reasonable times and places. All such books and records shall be retained for such periods of time as required by law, provided, however, notwithstanding any shorter periods of retention, all books, records, and supporting detail shall be retained for a period of at least four (4) years after expiration of any agreement.

#### 8.4 Payroll Records

Contractor shall comply with State Labor Code section 1776, and shall maintain and keep accurate payroll records of employees, and shall certify these records upon request by the City. Said payroll records shall be made available to the City, the State Division of Labor Standards Enforcement, and the State Division of Apprenticeship Standards. If the Contractor fails to comply with State Labor Code Section 1776, Contractor shall be held responsible for penalties as set forth in said section.

#### 8.5 Prevailing Wages.

Pursuant to State and Federal statutes, rules, orders, resolutions, and regulations, the Contractor is required to pay the higher of the State of California or Federal prevailing wages. The Contractor is required to be fully familiar with and comply with all State of California and Federal statutes, rules, regulations, orders, resolutions, and determinations which govern the payment of wages for the work and services provided for in this Agreement.

Under the State Labor Code, Contractor shall not pay less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the public work is performed, and not less than the general prevailing rate per diem wages for holiday, overtime, health and welfare, pension, vacation and similar purposes to all workers employed on the work described in this Agreement. The City has obtained from the Director of the Department of Industrial Relations, State of California, the determination of general prevailing rates of per diem wages believed to be applicable to the work described in this Agreement, including employer payments for health and welfare, pension, vacation and similar purposes. Contractor shall obtain from the City Clerk said General Prevailing Wage Determination, and post it in a conspicuous place at the site of the work described in this Agreement.

#### 8.6 Working Hours Restriction and Penalties for Non-Compliance

Contractor agrees that eight (8) hours is a legal days work for all employees hired by the Contractor, and that any worker's time of service is restricted to eight (8) hours during any calendar day, and forty (40) hours during any calendar week, unless overtime compensation is paid at not less than one and one half times the basic rate of pay. Contractor shall comply with said working hours restrictions and overtime compensation provisions, and shall pay a penalty of \$50.00 (fifty and 00/100 dollars) for each and every day a worker is employed in violation of said working hours restrictions and overtime compensation provisions.

8.7 Interpretation

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

8.8 Integration; Amendment

It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

8.9 Severability

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

8.10 Corporate Authority

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

[END – SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

ATTEST:

**CITY:**  
CITY OF PERRIS,  
a Municipal Corporation

\_\_\_\_\_  
Nancy Salazar, City Clerk

\_\_\_\_\_  
Clara Miramontes, Interim City Manager

APPROVED AS TO FORM:

Aleshire & Wynder, LLP

\_\_\_\_\_  
Eric L. Dunn, City Attorney

**CONTRACTOR:**  
ROMO PIPELINE  
a California Corporation

By: \_\_\_\_\_

Print Name and Title

By: \_\_\_\_\_

Print Name and Title

By: \_\_\_\_\_

(Corporations require two signature; *one from each* of the following: A. Chairman of Board, President, any Vice President; *AND B.* Secretary, Assistant Treasurer, or Chief Financial Officer).

[END OF SIGNATURES]

**EXHIBIT "A"**  
**SCOPE OF WORK**

Contractor is to replace Section 2: 240LF of sewer line along Metz Rd between Richard Rd and Perris Blvd (area in blue) as described in Estimate submitted.





# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** January 26, 2021

**SUBJECT:** Resolution of Intent to Approve the Application for Grant Funds for the California Climate Investments Urban Greening Program

**REQUESTED ACTION:** Adopt Resolution (next in order) Approving the Application for Grant Funds for the California Climate Investments Urban Greening Program

**CONTACT:** Sabrina Chavez, Community Services Director *SC*

#### BACKGROUND/DISCUSSION:

In September 2016, SB 859 was signed into law to establish the California Natural Resources Agency's (CNRA) Urban Greening Program. The Urban Greening Program is funded through the Greenhouse Gas Reduction Fund to support the development of green infrastructure projects that reduce greenhouse gas (GHG) emissions while providing multiple benefits to disadvantaged communities, inclusive of maximizing environmental and public health benefits. The 2020 Urban Greening Program funding cycle has approximately \$28.5 million available to urban greening projects that that will reduce GHG emissions and provide multiple benefits to the community by transforming the existing built environment into green spaces that uses natural and green infrastructure approaches to create sustainable and vibrant communities.

The City of Perris, Community Services-Public Health staff submitted a competitive grant application to Round 4 of the CNRA Urban Greening Program to expand the Perris Green City Farm and increase community park access to Foss Field Park. *The Perris Green City Farm and Community Park Access Enhancement Project* will enhance connectivity through the expansion of the City Hall Campus community garden, Perris Green City Farm (PGCF), by developing a multipurpose trail connecting to its neighboring community park, Foss Field park. The proposed tree-shaded trail will support bicycle and pedestrian paths, to reduce greenhouse gas emissions and support a civic circulation of active transportation. The project proposes a multipurpose trail in the perimeter of the park that will utilize existing pathways and add new sustainable paths and trees, to connect Foss Field Park to the Perris Green City Farm for increased accessibility, connectivity and usability to the surrounding communities (see Exhibit 2: Concept Plan).

The expansion of the PGCF is a Phase III of the Grow Perris initiative that will support food cultivation and access to healthy and locally-produced foods, promotion of sustainable urban farming practices, reduction of GHG emissions, and community activities, such as workforce development programming and gardening workshops. The project aims to expand the PGCF and

support the aforementioned by implementing elements that include increased gardening space, addition of trees to support carbon sequestration, expansion of a kids' corner that would include information kiosks and additional garden systems, green trellises, an outdoor kitchen, and an outdoor amphitheater to support workforce development programs and horticultural workshops. The proposed project would also transform existing infrastructure to include rainwater collection systems and add new structures that would support sustainable practices such as composting systems and permeable concrete. Additionally, new elements such as the continued trail from Foss Field Park, and new entry points will increase public access into the garden from Foss Field Park. The *Perris Green City Farm and Community Park Access Enhancement Project* aims to cultivate a culture that supports increased accessibility, usability, and connectivity of green and open spaces through transformative sustainable systems to provide a healthy equitable built environment to the Perris Community.

Staff submitted an application in July 2020, where the application process has consisted of three arduous phases: 1) the City first submitted an online application; 2) The City passed phase two, where qualified projects received a two-hour virtual field visit and interview with CNRA officials; and 3) the City is currently in phase three where additional supporting documentation is required from CNRA, one of which is an adopted Resolution (next in order) authorizing the application of CNRA grant funds. The City is applying for up to \$455,000 and awarded applications is anticipated in March 2021.

At this time, staff respectfully recommends approval of attached draft Resolution (next in order) approving the Application for Grant Funds for the California Climate Investments Urban Greening Program.

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**BUDGET (or FISCAL) IMPACT:**

The City has the potential to receive a grant award of up to \$455,000 and there are no fiscal impacts to the general fund.

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Prepared by: Crystal Lopez, Public Health Supervisor 

**REVIEWED BY:**

City Attorney \_\_\_\_\_  
Assistant City Manager   
Finance Director \_\_\_\_\_

Attachment 1: Draft Resolution (next in order)  
Attachment 2: Concept Plan

Consent: x  
Public Hearing:  
Business Item:  
Presentation:  
Other:



**CITY OF PERRIS**  
COMMUNITY SERVICES

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**ATTACHMENT 1:**  
Draft Resolution (next in order)

**RESOLUTION NUMBER (Next in order)**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING THE APPLICATION FOR GRANT FUNDS FOR CALIFORNIA CLIMATE INVESTMENTS URBAN GREENING PROGRAM

*WHEREAS, the Legislature and Governor of the State of California have provided funds for the program shown above; and*

*WHEREAS, the California Natural Resources Agency has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and*

*WHEREAS, said procedures established by the California Natural Resources Agency require a resolution certifying the approval of application(s) by the Applicants governing board before submission of said application(s) to the State; and*

*WHEREAS, the applicant, if selected, will enter into an agreement with the State of California to carry out the Project*

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Perris, California, as follows:

**SECTION 1.** Approves the filing of an application for the Perris Green City Farm and Community Park Access Enhancement Project;

**SECTION 2.** Certifies that applicant understands the assurances and certification in the application, and

**SECTION 3.** Certifies that applicant or title holder will have sufficient funds to operate and maintain the project consistent with the land tenure requirements; or will secure the resources to do so, and

**SECTION 4.** Certifies that it will comply with the provisions of Section 1771.5 of the State Labor Code, and

**SECTION 5.** If applicable, certifies that the project will comply with any laws and regulations including, but not limited to, legal requirements for building codes, health and safety codes, disabled access laws, environmental laws and, that prior to commencement of construction, all applicable permits will have been obtained, and

**SECTION 6.** Certifies that applicant will work towards the Governor's State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1, and

**SECTION 7.** Appoints the City Manager, or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project(s).

**ADOPTED, SIGNED and APPROVED this 26<sup>th</sup> day of January, 2021.**

\_\_\_\_\_  
Mayor, Michael M. Vargas

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

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

I Nancy Salazar, duly elected City Clerk of the City of Perris 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 on the 26<sup>th</sup> day of January 2021, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
City Clerk, Nancy Salazar



**CITY OF PERRIS**  
COMMUNITY SERVICES

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## **ATTACHMENT 2:** Concept Plan



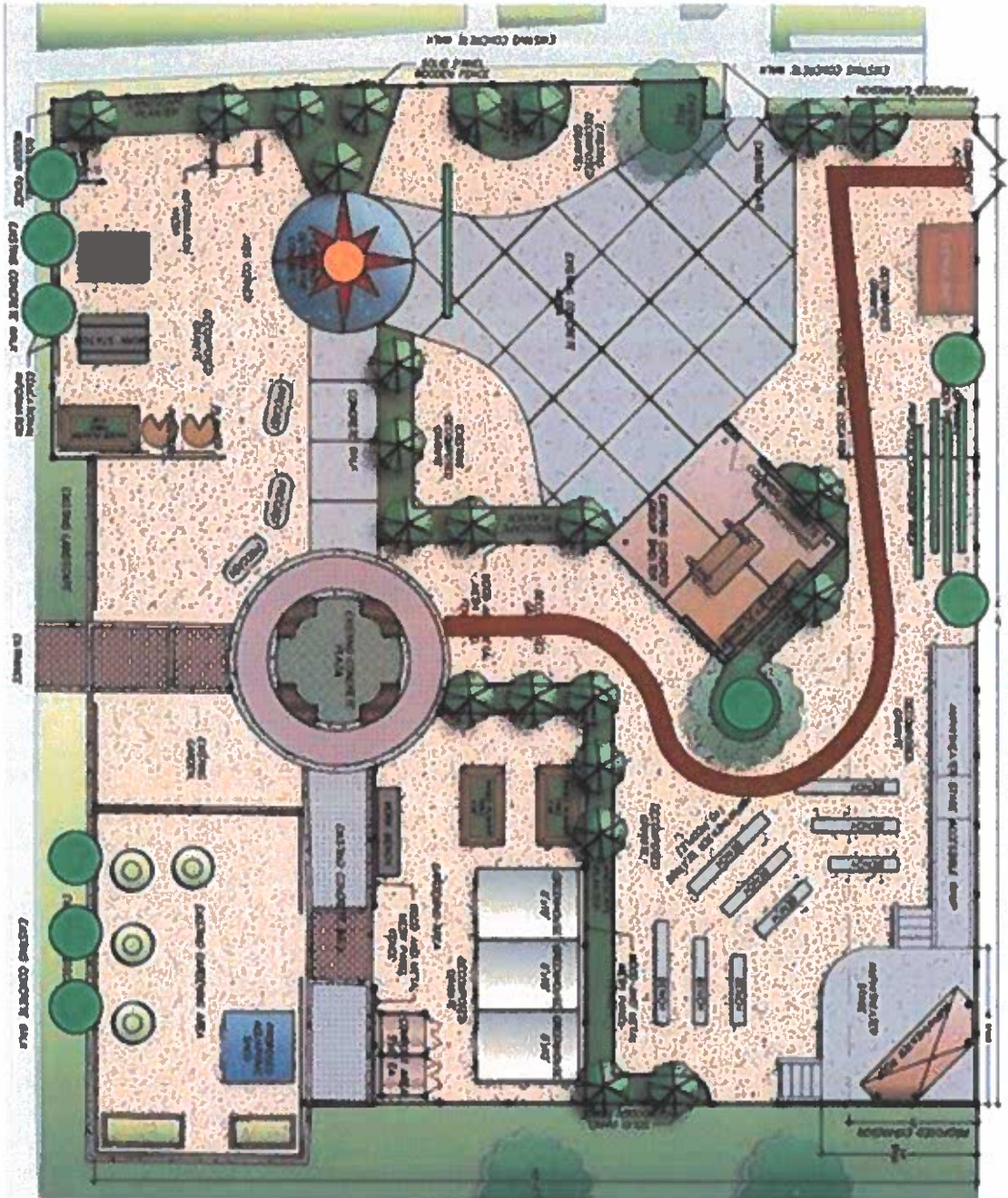


# Perris Green City Farm and Community Park Access Enhancement Project Site Plan Proposal



City of Perris - Urban Greening Grant Program

Perris Green City Farm Site Plan



8.E.



**CITY OF PERRIS**  
**CITY COUNCIL**  
**AGENDA SUBMITTAL**

**MEETING DATE:** January 26, 2021  
**SUBJECT:** Check Register for November 2020  
**REQUESTED ACTION:** Approve the City's Monthly Check Register for November 2020  
**CONTACT:** Ernie Reyna, Director of Finance

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**BACKGROUND / DISCUSSION:**

The check register for the month of November 2020 is presented for City Council approval.

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**BUDGET (or FISCAL) IMPACT:**

None.

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**Prepared by:** Stephen Ajobiewe, Finance Manager

**REVIEWED BY:**  
Assistant City Manager  
Director of Finance

A handwritten signature in black ink, appearing to be "S. Ajobiewe", written over a horizontal line.

**Attachment:** Check Register – November 30, 2020

**Consent Item:** X

**CITY OF PERRIS  
CHECK REGISTER  
November 30, 2020**

CK NUMBER	DATE ISSUED	VENDOR	DESCRIPTION	AMOUNT
143337	11/04/2020	ALESHIRE & WYNDER, LLP	LEGAL SERVICES, SEPT 2020	5 47,895.83
143338	11/04/2020	CAMERON WELDING SUPPLY	PACKAGED GASES FOR WELDING	59.60
143339	11/04/2020	CREATIVE PRINTING	CENSUS FLYERS	840.45
143340	11/04/2020	DENNIS GRUBB & ASSOCIATES	PLAN REVIEW SERVICES	1,400.00
143341	11/04/2020	HOME DEPOT CREDIT SERVICES	REPAIRS AT VARIOUS CIT PARKS	1,947.71
143342	11/04/2020	INTERWEST CONSULTING GROUP, INC.	INTERIM PUBLIC WORKS DIRECTOR/MISC PLANNING PROJECTS	42,047.05
143343	11/04/2020	J THAYER COMPANY, INC.	OFFICE SUPPLIES	277.39
143344	11/04/2020	LA GARE CAFE	COVID-19 SENIOR MEALS ASSISTANCE PROGRAM, SEPT 2020	539.61
143345	11/04/2020	LERAMI CONSTRUCTION INC.	FRANK EATON MEMORIAL PARK	9,750.00
143346	11/04/2020	LOVE 4 LIFE ASSOCIATION	COVID PROGRAM, AUG-SEPT 2020	1,961.19
143347	11/04/2020	LYONS SECURITY SERVICE INC.	DAY/EVENING VEHICLE PATROL SERVICES	25,432.56
143348	11/04/2020	RE ENGINEERING GROUP INC	TRAFFIC STUDY REVIEW/PLAN SERVICES	3,240.00
143349	11/04/2020	WILLDAN FINANCIAL SERVICES	CDMAC STATUS REPORT FY 19-20	900.00
143350	11/04/2020	AAMES LOCK & SAFE, CO.	DOOR REPAIRS AT CITY HALL AND COUNCIL CHAMBERS	680.00
143351	11/04/2020	ADLERHORST INTERNATIONAL LLC	ONSITE K-9 TRAINING, OCT 2020	175.00
143352	11/04/2020	ALL MAGIC M.V. INC.	2000 GMC TOP KNOX/RODMAX WHITE	2,095.43
143353	11/04/2020	AMAZON CAPITAL SERVICES	COMPUTER/SUPPLIES WORK REMOTELY	4,180.91
143354	11/04/2020	ANDERSON ELECTRIC	MAINT/REPAIRS AT VARIOUS CITY PARKS	1,624.00
143355	11/04/2020	SYLVIA ARVIZU	REIMBURSEMENT OFFICE SUPPLIES	40.00
143356	11/04/2020	BBS BUILDERS UNITED, LLC	SERVICE CALL WORGAN PARK	6,861.76
143357	11/04/2020	SOUTHERN CALIFORNIA EDISON	UTILITY ASSISTANCE PROGRAM	131.58
143358	11/04/2020	EASTERN MUNICIPAL WATER DISTRICT	UTILITY ASSISTANCE PROGRAM	61.25
143359	11/04/2020	SOCAL GAS	UTILITY ASSISTANCE PROGRAM	69.00
143360	11/04/2020	NEW AMERICAN	MORTGAGE/RENTAL ASSISTANCE PROGRAM	7,200.00
143361	11/04/2020	CARINGTON MORTGAGE SERVICES, LLC	MORTGAGE/RENTAL ASSISTANCE PROGRAM	3,600.00
143362	11/04/2020	COMPASS PEST MANAGEMENT, INC	B2-129 PEST CONTROL Gopher, SQUIRRELS	190.00
143363	11/04/2020	CR&R	WASTE AND RECYCLING 10/01-10/31	323.48
143364	11/04/2020	CR&R	METZ PARK, 251 METZ RD	482.04
143365	11/04/2020	DATA TICKET, INC.	DAILY CITATION PROCESSING, SEPT 2020	92.08
143366	11/04/2020	DEPT OF TRANSPORTATION	CALTRANS CO-OP AGREEMENT 1-215 HARLEY KNOX BLVD, AUG 20	28,948.69
143367	11/04/2020	PERRIS GARDEN APARTMENTS	MORTGAGE/RENTAL ASSISTANCE PROGRAM	3,600.00
143368	11/04/2020	EASTERN MUNICIPAL WATER DISTRICT	PARKS: SEPT-OCT 2020	100,973.15
143369	11/04/2020	ENWEG	PARKS IRRIGATION SUPPLY STOCK	4,016.96
143370	11/04/2020	FEDERAL EXPRESS CORP	10/21-10/27/2020	192.12
143371	11/04/2020	FIRST SECURITY FINANCE, INC.	SOLAR PANEL LOAN PAYMENT 11/01-11/20/20	2,563.82
143372	11/04/2020	FRONTIER	PHONE ANNUAL CTAL & FIRE DEPT OCT-NOV20	755.34
143373	11/04/2020	GLOBAL POWER GROUP, INC.	GENERATION MAINTENANCE SENIOR CENTER	500.00
143374	11/04/2020	GORM, INC.	COVID-19 HAND SANITIZER	208.31
143375	11/04/2020	GRANINGER	TOILET PAPER ROLL SPINDLES	56.64
143376	11/04/2020	GREENPLAY, LLC	PARKS & RECREATION MASTER PLAN	5,436.25
143377	11/04/2020	SOUTHERN CALIFORNIA EDISON	UTILITY ASSISTANCE PROGRAM	91.61
143378	11/04/2020	HAWLWAY STORAGE CONTAINERS, INC	20FT CONTAINER RENTAL	165.20
143379	11/04/2020	HORIZONS CONSTRUCTION	BUILDING PERMIT REFUND	1,768.95
143380	11/04/2020	VISUAL EDGE, INC.	PUB WORKS DEPT: PRINTER SERVICES	281.58
143381	11/04/2020	ISLAND ROAD SERVICE & TIRE	PUB WORKS DEPT (4) NEW TIRES	1,220.54
143382	11/04/2020	INTERPRETERS UNLIMITED	PERRIS STATION SPANISH INTERPRETER SERVICES	28.00
143383	11/04/2020	INTOSHIMTERS, INC	SHERIFF DEPT: SUPPLIES	726.30
143384	11/04/2020	JWA ROGERS' LOCK & KEY	PARK TOOLS	32.19
143385	11/04/2020	LAWLERS TRIPLE L TOWING	TOWING SERVICES: PERRIS STATION	266.00
143386	11/04/2020	LAWN TECH	PARKS: EQUIPMENT MAINTENANCE	353.52
143387	11/04/2020	MAC TOOLS DISTRIBUTOR	PUB WORKS DEPT STREETS MAINTENANCE	2,344.06
143388	11/04/2020	EMMANUEL MARQUEZ	PERRIS GREEN CITY FARM AEROPONICS	13.16
143389	11/04/2020	CITY OF PERRIS	UTILITY ASSISTANCE PROGRAM	131.64
143390	11/04/2020	CITY OF PERRIS	UTILITY ASSISTANCE PROGRAM	900.00
143391	11/04/2020	EXPRESS REALTY	MORTGAGE/RENTAL ASSISTANCE PROGRAM	5,400.00
143392	11/04/2020	MUNICIPAL CODE CORPORATION	MUNICIPAL CODING 10/01-9/30/2021	750.00
143393	11/04/2020	REDLANDS TOWNE SQUARE	MORTGAGE/RENTAL ASSISTANCE PROGRAM	3,450.00
143394	11/04/2020	PERRIS CAR WASH	CITY VEHICLES, SEPT 2020	52.97
143395	11/04/2020	PUBLIC HEALTH INSTITUTE	21 DAY CHALLENGE PROGRAM	3,600.00
143396	11/04/2020	ERNEST REYNA	VEHIC REIMBURSEMENT	95.00
143397	11/04/2020	SOUTHERN CALIFORNIA EDISON	9/28 10/28/2020	921.34
143398	11/04/2020	SHRED-IT CO/STERCYCLE, INC.	SHREDDING SERVICES, FINANCE DEPT	310.20
143399	11/04/2020	SOCAL GAS	9/23 10/23/2020	247.34
143400	11/04/2020	STATER BROS MARKETS	CS DEPT: WATER	63.00
143401	11/04/2020	STEVE LEMON AIR CONDITIONING	MONTHLY MAINTENANCE	2,397.00
143402	11/04/2020	Therms2ok	TEMP STAFF SERVICES	908.69
143403	11/04/2020	TEXAS A&M AGRILIFE EXTENSION	CITY FARM: GROW PERRIS PROGRAM	63.33
143404	11/04/2020	SPECTRUM BUSINESS	STATION YOUTH 10/12-11/11/2020	142.44
143405	11/04/2020	UNIFIRST CORPORATION	MAT CLEANING SERVICES: SEVERAL CITY DEPT	1,289.21
143406	11/04/2020	VENOON WIRELESS	STAFF: MOBILE PHONE/PADS 9/14-10/9/2020	9,218.69
143407	11/04/2020	VIGILANT SOLUTIONS, LLC	HD CAMERA FOR SHERIFF'S DEPARTMENT	1,097.50
143408	11/04/2020	VISTA PAINT CORPORATION	GRAFFITI PAINT AND SUPPLIES	1,059.53
143409	11/04/2020	VORTEX INDUSTRIES, INC	REPAIRS TO 3 OVERHEAD DOORS	1,606.56
143410	11/04/2020	WALTERS WHOLESALE ELECTRIC CO	PARTS - PARKING LIGHTS REPAIRS/MAINT AT PARKS	425.41
143411	11/04/2020	LAKEVIEW LOAN SERVICES, LLC	MORTGAGE/RENTAL ASSISTANCE PROGRAM	3,600.00
143412	11/04/2020	XEROX FINANCIAL SERVICES	COPIER LEASE 10/03-11/11/2020	449.96
143413	11/10/2020	AMERICAN FORENSIC NURSES LLC	BLOOD DRAWS	55.00
143414	11/10/2020	HOME DEPOT CREDIT SERVICES	TOOLS/MATERIALS FOR OFFICE UPGRADE/BUILDING MAINT/ANTHROPOL	2,620.22
143415	11/10/2020	ROMO PIPELINE	FIRE STATION 101 REPAIRS	1,550.00
143416	11/10/2020	LAURA SOSA	FITNESS INSTRUCTOR: VIRTUAL CLASSES: SEPT-OCT, 20	800.00
143417	11/12/2020	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	462.95
143418	11/12/2020	ANDERSON ELECTRIC	MAINT/REPAIRS AT VARIOUS CITY LOCATIONS	9,965.00
143419	11/12/2020	ATWORK FRANCHISE, INC	TEMP STAFF SERVICES	1,050.24
143420	11/12/2020	AWARDS AND SPECIALTIES	NAME SLIDES	44.10
143421	11/12/2020	BARNETT, KIM	REIMBURSEMENT FIRE STATION PARTS	204.25
143422	11/12/2020	SPENCER CAMPBELL	VEHIC REIMBURSEMENT	432.60
143423	11/12/2020	ISABEL CARLOS	MEETING EXPENSES / TEMP PA & EMWD	44.79
143424	11/12/2020	CINTAS	FACILITY/ANTHROPOL SUPPLIES	293.32

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143425	11/12/2020	COMMUNITY WORKS DESIGN GROUP	ENCHANTED HILLS PARK PRJCT, AUG 2020	58,747.80
143426	11/12/2020	CRBR	TRASH FEES COLLECTED BY EMWD, SEPT 2020	396,620.07
143427	11/12/2020	PREM DURABAJ	CONSULTING SERVICES: BROW PERRIS, USDA	2,000.00
143428	11/12/2020	EARTHCHEN INDUSTRIAL SUPPLY, LLC	COVID 19 RELATED SUPPLIES: WIPES/GLOVES/DISINFECTANT SPRAY BOTTLES	11,250.60
143429	11/12/2020	EASTERN MUNICIPAL WATER DISTRICT	3020 GOETZ RD	3,746.50
143430	11/12/2020	EASTERN MUNICIPAL WATER DISTRICT	9/22-10/26/2020	108,908.58
143431	11/12/2020	EXPERIAN	CREDIT SERVICES: WATER DEPT	108.07
143432	11/12/2020	FAMILY SERVICE ASSOC/MOBILE FRESH	COBG SERVICES: 9/30/2020	2,669.20
143433	11/12/2020	FEDERAL EXPRESS CORP	10/27-10/28/20	107.50
143434	11/12/2020	GAVILAN SPRINGS NURSERY	O STREET/SIXTH STREET PLANTS	192.36
143435	11/12/2020	GLOBAL POWER GROUP, INC.	CITY HALL SERVICE: COOLING SYSTEM	4,672.81
143436	11/12/2020	GORAL, INC.	GRAY ROLL LINERS, CAR WASH WAX, GLOVES	852.07
143437	11/12/2020	IMPERIAL SPRINKLER SUPPLY	PARKS LAWN MAINT EQUIPMENT/SUPPLIES	1,458.33
143438	11/12/2020	IMPRAMARK LLC	WATER SYSTEM: SOUTH PERRIS, OCT 2020	124.00
143439	11/12/2020	IRON MOUNTAIN	FINANCE DEPT FILE STORAGE SVCS 11/01-11/30/20	850.69
143440	11/12/2020	LABELMASTER	2020 ERG, STANDARD BOUND POCKET SIZE	57.32
143441	11/12/2020	LAWN TECH	PARKS: GROUNDS MAINTENANCE	116.06
143442	11/12/2020	MANUELA MAGANA	REPLACEMENT CHECK: REFUND ON NOV 2018 ELECTION	162.79
143443	11/12/2020	MANPOWER TEMP SERVICES, INC	TEMP STAFF SERVICES	9,609.82
143444	11/12/2020	OAK CREEK FARM	PERRIS CITY FARM: HYDROPONIC SEEDLINGS	110.00
143445	11/12/2020	THE PUN GROUP, LLP	CITY-WIDE AUDIT SERVICES, PROGRESS BILLING 02	20,000.00
143446	11/12/2020	RANGEL, MARCO ANTONIO	WATER DEPOSIT REFUND	179.36
143447	11/12/2020	RIGHTWAY	PORTABLE TOILET SERVICES	1,014.74
143448	11/12/2020	RIVERSIDE COUNTY SHERIFF'S DEPT	CONTRACT LAW ENFORCEMENT 8/27-9/23/2020	1,519,515.34
143449	11/12/2020	NANCY SALAZAR	VISION REIMBURSEMENT FY20-21	371.20
143450	11/12/2020	SOUTHERN CALIFORNIA EDISON	9/22-10/26/2020	10,686.86
143451	11/12/2020	SOUTH COAST AQMD	EMISSIONS LATE FEE	6.82
143452	11/12/2020	SS HIGH STORAGE	PUBLIC HEALTH DEPT RENT 10/01-3/01/2021	744.00
143453	11/12/2020	STATER BROS MARKETS	CS DEPT: WATER/OFFICE SUPPLIES	137.51
143454	11/12/2020	STEVE LEMON AIR CONDITIONING	COVID19: DISINFECT HEATERS/AC UNITS	3,110.00
143455	11/12/2020	TEMECULA MOTORSPORTS, INC	2021 POLARS RAZOR/TRAILER FOR SHERIFF	23,252.21
143456	11/12/2020	THE JUNE PLUS+ COMPANY, LLC	PERRIS GREEN CITY FARM MAINTENANCE	1,138.20
143457	11/12/2020	THE METROPOLITAN WATER DISTRICT	LINEAR PARK LICENSE NOV 1, 2020 - OCT 31, 2021	3,170.53
143458	11/12/2020	UNIFIRST CORPORATION	MAT CLEANING SERVICES: SEVERAL CITY DEPT	908.60
143459	11/12/2020	VORTEX INDUSTRIES, INC	FIRE STATION #90	1,968.76
143460	11/12/2020	VOYAGER FLEET	FUEL CARDS CLOSING: 10/24/20	597.25
143461	11/12/2020	WESTERN EXTERMINATOR COMPANY	PEST CONTROL SVCS, SEVERAL LOCATIONS	3,021.69
143462	11/12/2020	WOWLIGHTS PRODUCTIONS	CHRISTMAS CONTROLLER: USB ADAPTER & TREE	7,021.62
143463	11/19/2020	ADVANCE REFRIGERATION & ICE SYSTEMS	SERVICE FIRE STATION #101 10/26/20	661.38
143464	11/19/2020	ALESHIRE & WYNDOER, LLP	PERSONNEL LEGAL SERVICES DEPT: OCT 2020	6,288.00
143465	11/19/2020	AMERICAN FORENSIC NURSES LLC	BLOOD DRAWS	965.00
143466	11/19/2020	AUTOMATED GATE SERVICES, INC	MULTI-CODE 2-BUTTON TRANSMITTER	636.64
143467	11/19/2020	BILL & DAVE'S LOSC MAINTENANCE	LANDSCAPE MAINTENANCE SEVERAL CITY PARKS	36,153.21
143468	11/19/2020	CAMERON WELDING SUPPLY	PACKAGED GASES FOR WELDING	61.32
143469	11/19/2020	FLOWATER, INC	DRINKING WATER ANNUAL FILTER SERVICES	694.99
143470	11/19/2020	HOME DEPOT CREDIT SERVICES	TOOLS/SUPPLIES FOR PARKS MAINTENANCE	397.21
143471	11/19/2020	J THAYER COMPANY, INC	OFFICE SUPPLIES	349.44
143472	11/19/2020	LELANI CONSTRUCTION INC.	(S) LOCATIONS: DEAD/TREE ROOT REMOVAL	9,950.00
143473	11/19/2020	WATER EDUCATION SERVICES, INC	PROFESSIONAL SERVICES, OCT 2020	3,740.00
143474	11/20/2020	AIR & HOSE SOURCE, INC	FIRE STATION 90: EQUIPMENT	61.69
143475	11/20/2020	AMAZON CAPITAL SERVICES	COVID19: LAPTOPS FOR STAFF TO WORK REMOTELY/WATER FOUNTAIN SUPPLIES	2,621.12
143476	11/20/2020	ANDERSON ELECTRIC	REPAIRS/MAINT: VARIOUS LOCATIONS	2,404.00
143477	11/20/2020	ARVE DAGATAN	VISION REIMBURSEMENT FY 20-21	850.00
143478	11/20/2020	ATWORK FRANCHISE, INC	TEMP STAFF SERVICES	3,108.86
143479	11/20/2020	AUTO IDNE COMMERCIAL	DURALAST CAM/CRAK/SENSOR	30.27
143480	11/20/2020	AUTOMOTIVE TRAINING GROUP	WEBINAR: DIESEL AFTER TREATMENT SYSTEMS	559.70
143481	11/20/2020	BAY ALARM COMPANY	101 N D ST: ALARM MONITORING SERVICES NOV 2021	350.00
143482	11/20/2020	RICHARD BELMUEZ	VISION REIMBURSEMENT FY 20-21	799.92
143483	11/20/2020	BLADES GROUP, LLC	ROCK/ASPHALT 50 LB BAG	3,348.00
143484	11/20/2020	BMW MOTORCYCLES OF RIVERSIDE	2020 BMW MOTORCYCLE FOR SHERIFF	35,064.37
143485	11/20/2020	CAMPOS MATERIALS	YARD WOOD CHIPS	378.45
143486	11/20/2020	CINTAS	FACILITY/INATORIAL SUPPLIES	3,560.41
143487	11/20/2020	CIVICPLUS	COMMUNITY SERVICES DEPT: ANNUAL FEE	4,725.00
143488	11/20/2020	COMMUNITY WORKS DESIGN GROUP	ENCHANTED HILLS PARK PRJCT, OCT 2020	6,853.50
143489	11/20/2020	CONCENTRA MEDICAL CENTERS	7/24-7/28/2020	250.50
143490	11/20/2020	CORPORATE PAYMENT SYSTEMS	CM: BUSINESS MEAL/FUEL 10/13-11/04/20	222.96
143491	11/20/2020	CORPORATE PAYMENT SYSTEMS	CARPET CLEANING/PUB WORKS PARTS/ODDE ENFORCEMENT OFFICE SUPPLIES	1,544.00
143492	11/20/2020	CORPORATE PAYMENT SYSTEMS	COVID19: GREAT PLATES PROGRAM 10/10-11/09/2020	45,261.91
143493	11/20/2020	CPRS	MEMBERSHIP RENEWAL: CS STAFF	95.00
143494	11/20/2020	CPRS	MEMBERSHIP RENEWAL: CS STAFF	145.00
143495	11/20/2020	CRIME SCENE STERIL-CLEAN, LLC	964 MULTIBALL RD	750.00
143496	11/20/2020	DAN'S FEED AND SEED INC	MECHANIC GLOVES/KEYS/BUG FOGGERS	91.52
143497	11/20/2020	DATA TICKET, INC	DAILY CITATION PROCESSING, OCT 2020	128.01
143498	11/20/2020	DIVERSIFIED DISTRIBUTION	PWY DEPT: DEKA BATTERIES	626.35
143499	11/20/2020	DMV RENEWAL	LIC BALABRO VIND *338048	482.00
143500	11/20/2020	EWING	STOCK SUPPLIES FOR VARIOUS CITY PARKS	6,381.29
143501	11/20/2020	FEDERAL EXPRESS CORP	SHIPPING 11/05/2020	88.39
143502	11/20/2020	GALARDOS TRANSMISSION	TOWING SERVICES: PUB WORKS YARD	280.00
143503	11/20/2020	GORAL, INC	GRAY ROLL LINERS, CAR WASH WAX, GLOVES	972.10
143504	11/20/2020	GOSCH - FORD	TPMS SENSOR KITS/SERVICE: LINCOLN MIX RECALL	810.45
143505	11/20/2020	HERNANDEZ LANDSCAPE CO, INC	LANDSCAPE MAINTENANCE: PATRIOT PARK	3,200.00
143506	11/20/2020	NORT CULTURAL PEST MANAGEMENT	PARKS SERVICES, OCT 2020	145.00
143507	11/20/2020	IMPERIAL SPRINKLER SUPPLY	GENERAL PARKS SUPPLIES	257.74
143508	11/20/2020	INLAND LIGHTING SUPPLIES	CITY HALL: SOUTH-SIDE PARKING LOT	676.99
143509	11/20/2020	INLAND ROAD SERVICE & TIRE	TIRE FOR FIELD EQUIPMENT	523.98
143510	11/20/2020	IronQ Systems, Inc.	PUBLIC WORKS SOFTWARE & MAINT AUG 2020 - JULY 2021	12,000.00
143511	11/20/2020	JIM BOGERS' LOCK & KEY	PARKS: DUPLICATE KEYS MADE	847.59
143512	11/20/2020	DEERE & COMPANY	PARK EQUIPMENT: 2997R DIESEL	23,725.50

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143513	11/20/2020	LESWA	FY 20-21 LAKE ELSHORE/CANYON LAKE STAKEHOLDER	54,723.00
143514	11/20/2020	MANPOWER TEMP SERVICES, INC	TEMP STAFF SERVICES	4,370.13
143515	11/20/2020	HAPA AUTO PARTS	VARIOUS AUTO PARTS	1,107.51
143516	11/20/2020	PERLA RODRIGUEZ NEGRETTE	BUSINESS ASS STAN CE PROGRAM	10,000.00
143517	11/20/2020	OCHOA'S BACKFLOW SYSTEMS	ANNUAL CERTIFICATION TESTS	5,485.00
143518	11/20/2020	ONE STOP PARTS SOURCE TEMECULA	CHEVY TRUCK SILVERADO PARTS	381.19
143519	11/20/2020	PVP COMMUNICATIONS, INC	SHERIFF DEPT HELMET EQUIPMENT	1,306.04
143520	11/20/2020	QUINN COMPANY	PART FREIGHT OUT	23.06
143521	11/20/2020	RIGHTWAY	PORTABLE TOILET SERVICES	897.50
143522	11/20/2020	RIVERSIDE COUNTY SHERIFFS DEPT	CAL 4D MEMBER AGENCY ASSESSMENT FY 20-21	76,971.00
143523	11/20/2020	RIVERSIDE COUNTY SHERIFFS DEPT	SART EXAMS	1,300.00
143524	11/20/2020	ROW TRAFFIC SAFETY, INC	VARIOUS STREET SIGNS & HARDWARE	6,587.07
143525	11/20/2020	RSO PERRIS COMMUNITY	CITIZENS PATROL MEETINGS/POSEE MEETING	451.55
143526	11/20/2020	SC FUELS	FUEL CARDS, PUB WORKS	3,791.71
143527	11/20/2020	SOUTHERN CALIFORNIA EDISON	333 PLACEMTA 8/28-10/28/2020	332.70
143528	11/20/2020	SOUTHERN CALIFORNIA EDISON	550 S JACINTO AVE 9/28-10/28/20	499.16
143529	11/20/2020	SOUTHERN CALIFORNIA EDISON	VARIOUS ACCT 9/08-10/08/2020	5,923.08
143530	11/20/2020	SPARKLETTIS	BOTTLED WATER SVCS	67.92
143531	11/20/2020	STATE OF CALIFORNIA	BLOOD ALCOHOL ANALYSIS	175.00
143532	11/20/2020	STEVE LEMON AIR CONDITIONING	COVID19: DISINFECT HEATERS/AC UNITS	3,110.00
143533	11/20/2020	STEVE'S TOWING INC	EVIDENCE TOW 8/30/2019	303.00
143534	11/20/2020	TalonZoh	TEMP STAFF SERVICES	1,962.68
143535	11/20/2020	SPECTRUM BUSINESS	PARKS 31/09-12/07/2020	264.98
143536	11/20/2020	COUNTY OF RIVERSIDE	TRAFFIC SIGNAL MAINT REDLANDS/S JACINTO & NUEVO/EVANS	1,421.85
143537	11/20/2020	TOTALPLAN INC.	COVID 19: I.T. DEPT CUBICLES	6,030.42
143538	11/20/2020	TOWN & COUNTRY TOWING	EVIDENCE WOLD: CHARGER	245.00
143539	11/20/2020	TRANSPORT GRAPHICS	PARKS SUPPLIES	376.25
143540	11/20/2020	UNIFIRST CORPORATION	PARKS UNIFORM SVCS & MAT CLEANING SVCS	746.67
143541	11/20/2020	MICHAEL VARGAS	VISION REIMBURSEMENT FY 20-21	240.39
143542	11/20/2020	VISTA PAINT CORPORATION	GRAFFITI ABATEMENT PAINT	294.41
143543	11/20/2020	VORTEX INDUSTRIES, INC	FIRE STATION 101, 105 S F ST	1,314.50
143544	11/20/2020	VPS FIRE & SECURITY	PERMIT REFUND 20-01661	314.61
143545	11/20/2020	WALTERS WHOLESALE ELECTRIC CO	4TH ST STREET LIGHT REPAIR/COLONCI, CHAMBERS/CITY HALL/FRANK EATON PARK	853.89
143546	11/20/2020	WESTERN EXTERMINATOR COMPANY	PEST CONTROL SVCS, 3 FEVERAL PARKS	158.50
143547	11/24/2020	ALESHINE & WYNDEE, LLP	LEGAL SERVICES, OCTOBER 2020	57,174.88
143548	11/24/2020	CREATIVE PRINTING	OFFICE SUPPLIES	42.02
143549	11/24/2020	DEHMS GRUBB & ASSOCIATES	PLAN REVIEW SERVICES	700.00
143550	11/24/2020	FLOWATER, INC	DRINKING WATER DISPENSER	335.76
143551	11/24/2020	HOME DEPOT CREDIT SERVICES	MATERIALS P/W YARD/CITY HALL FOUNDATION/FIRE STATION/PARKS/P/W OFFICE	3,004.83
143552	11/24/2020	INTERWEST CONSULTING GROUP, INC.	VARIOUS ENGINEERING PROJECTS	195,026.70
143553	11/24/2020	J THAYER COMPANY, INC	OFFICE SUPPLIES	57.31
143554	11/24/2020	LA GARE CAFE	COVID19: SENIOR CTR MEALS 10/26-11/13/2020	293.73
143555	11/24/2020	LEHANI CONSTRUCTION INC.	PERRIS VALLEY TRAIL REPAIRS	3,500.00
143556	11/24/2020	LIFE LIFTERS INTERNATIONAL	COBG EXPENDITURES 9/01-9/30/20	400.00
143557	11/24/2020	LIFE LIFTERS INTERNATIONAL	COBG EXPENDITURES 8/01-8/30/20	905.93
143558	11/24/2020	LIFE LIFTERS INTERNATIONAL	COBG EXPENDITURES 7/08-7/29/20	1,101.21
143559	11/24/2020	LYONS SECURITY SERVICE INC.	SECURITY OFFICER FOR CITY HALL & VEHICLE PATROL SERVICE	26,974.00
143560	11/24/2020	MAMCO INC.	NUEVO RD BRIDGE CONSTRUCTION, BR	950,782.80
143561	11/24/2020	MÓNICA MARTINEZ	TRAVEL REIMBURSEMENT	80.79
143562	11/24/2020	PACIFIC CODE COMPLIANCE	EMERGENCY SERVICES & HOUSE PROJECT OCT 2020	2,311.00
143563	11/24/2020	JIM FORBES VOICE, INC	PUBLIC NOTICE PLANNING PROJECTS	657.00
143564	11/24/2020	RK ENGINEERING GROUP INC	PROFESSIONAL SERVICES, TRAFFIC REVIEW	14,000.00
143565	11/24/2020	WEST COAST ARBORISTS, INC	FY 19-20 TREE MAINTENANCE 6/01-6/15/2020	20,714.20
143566	11/25/2020	AAAES LOCK & SAFE, CO.	401 N D STREET. OROP DOOR & REPLACE DOGS	621.31
143567	11/25/2020	AMMAD, ZAHUR	WATER DEPOSIT REFUND	106.28
143568	11/25/2020	ALL AMERICAN ASPHALT	FLOOD CONTROL ZONE 2020 CITYWIDE STREET IMPROVEMENTS	606,932.22
143569	11/25/2020	ALL MAGIC M V, INC	2017 CHEVY SILVERADO PARTS AND SERVICE	2,142.80
143570	11/25/2020	AMAZON CAPITAL SERVICES	CAL FRESH CERTIFICATES/OFFICE SUPPLIES	120.69
143571	11/25/2020	ANDERSON ELECTRIC	MAINT/REPAIRS AT VARIOUS CITY LOCATIONS	4,318.00
143572	11/25/2020	ATWORK FRANCHISE INC.	TEMP STAFF SERVICES	7,300.70
143573	11/25/2020	BIG TEX TRAILER WORLD, INC.	SPRING FOR TRAILER REPAIRS	130.81
143574	11/25/2020	BUDLONG & ASSOCIATES, INC.	PROFESSIONAL SVCS: NUEVO BRIDGE/A STREET LIGHTING PLAN	3,442.50
143575	11/25/2020	CALIFORNIA ASSOCIATION OF CODE ENF.	CACEO- MEMBERSHIP DUES FOR CODE ENFORCEMENT OFFICERS	570.00
143576	11/25/2020	CHO DESIGN ASSOCIATES, INC.	NUEVO RD BRIDGE CONSTRUCTION	9,600.00
143577	11/25/2020	ONTAS	FACILITY/AMBITORIAL SUPPLIES	167.09
143578	11/25/2020	OTI CARDS	MONTHLY PAYPAL FEE FOR PLANNING DEPT	30.00
143579	11/25/2020	MICHELLE CLAY	VISION REIMBURSEMENT FY 20-21	850.00
143580	11/25/2020	COLBERT, OCEANA	WATER DEPOSIT REFUND	94.25
143581	11/25/2020	CORPORATE PAYMENT SYSTEMS	MEETINGS EXPENSES OCT -NOV20	72.20
143582	11/25/2020	CORPORATE PAYMENT SYSTEMS	MEETINGS EXPENSES /AGENDA PREP/PARKS & REC LUNCH	265.07
143583	11/25/2020	CORPORATE PAYMENT SYSTEMS	LAPTOPS FOR PUB WORKS & FINANCE STAFF/PRINTER/ SERVICE AWARDS/YAC	6,016.47
143584	11/25/2020	CPRS	MEMBERSHIP RENEWAL CS STAFF	730.00
143585	11/25/2020	CIARR ENVIRONMENTAL SERVICES	SOLID WASTE FEES, OCTOBER 2020	83,856.41
143586	11/25/2020	CIARR	40 YARD CONTAINER ONSITE DUMP	1,145.91
143587	11/25/2020	DARYS FEED AND SEED INC	ANIMAL CONTROL SUPPLIES	71.60
143588	11/25/2020	COUNTY OF RIVERSIDE (DEPT OF ENV HEALTH)	NORTH PERRIS WATER SYSTEM PERMIT	1,779.00
143589	11/25/2020	DOWNTOWN BARBERSHOP	WATER DEPOSIT REFUND	82.67
143590	11/25/2020	EASTERN MUNICIPAL WATER DISTRICT	SEWER FEES, OCT 2020	191,788.11
143591	11/25/2020	EASTERN MUNICIPAL WATER DISTRICT	10/07-11/08/2020	2,450.88
143592	11/25/2020	EASTERN MUNICIPAL WATER DISTRICT	10/07-11/09/2020	11,581.15
143593	11/25/2020	EMPLOYMENT SCREENING SERVICES	BACKGROUND CHECK DEGREE VERIFICATION	8.00
143594	11/25/2020	MARYLIN FLORES	CAL FRESH MILEAGE REIMBURSEMENT	4.77
143595	11/25/2020	FRONTIER	WATER DEPT: PHONE 10/19-11/18/2020	155.80
143596	11/25/2020	SOUTHERN CALIFORNIA EDISON	UTILITY ASSISTANCE PROGRAM	112.27
143597	11/25/2020	SOCAL GAS	UTILITY ASSISTANCE PROGRAM	19.08
143598	11/25/2020	ACC PROPERTY MANAGEMENT	MORTGAGE/RENTAL ASSISTANCE PROGRAM	7,200.00
143599	11/25/2020	HORTICULTURAL PEST MANAGEMENT	NOV 2020 PEST CONTROL SERVICES	120.00
143600	11/25/2020	VISUAL EDGE, INC	PRINTER SERVICES: CS DEPT 10/01-10/31/20	23.71

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143601	11/25/2020	INFRAMARK LLC	WATER SYSTEM OPERATIONS/MAINT. OCT 2020	88,267.22
143602	11/25/2020	INLAND DESERT SECURITY & COMMUNICATIONS	ANSWERING SERVICES NOV-DEC 2020	566.00
143603	11/25/2020	INTERPRETERS UNLIMITED	PERNIS STATION. SPANISH INTERPRETER SERVICES	60.00
143604	11/25/2020	EASTERN MUNICIPAL WATER DISTRICT	UTILITY ASSISTANCE PROGRAM	80.00
143605	11/25/2020	SOUTHERN CALIFORNIA EDISON	UTILITY ASSISTANCE PROGRAM	201.92
143606	11/25/2020	DINGS RIVER CONSULTING, LLC	CONSULTING SERVICES: ACCELA SOFTWARE FOR DEVELOPMENT SVCS DEPT	15,750.00
143607	11/25/2020	RIJAN LEMUS	CITY YARD OFFICE REIMBURSEMENT	22.86
143608	11/25/2020	LOWELL PLACE INC	WATER DEPOSIT REFUND	58.70
143609	11/25/2020	MANPOWER TEMP SERVICES, INC	TEMP STAFF SERVICES	9,932.40
143610	11/25/2020	MOORE FENCE COMPANY	11 S D STREET (3) REMOTE CONTROL SERVICE CALL	252.00
143611	11/25/2020	ONE STOP PARTS SOURCE TEMECULA	BRAKE CLEANER, CARBORATOR CLEANER	96.77
143612	11/25/2020	PAPER RECYCLING & SHREDDING	CITY YARD: ONSITE SHREDDING 11/02/20	63.00
143613	11/25/2020	PERNIS ANIMAL HOSPITAL	ANIMAL CONTROL SUPPLIES	646.40
143614	11/25/2020	PLUMB LINE SURVEYING, INC.	MORGAN PARK PHASE 2	575.00
143615	11/25/2020	PRO HOLDINGS, LLC	WATER DEPOSIT REFUND	118.11
143616	11/25/2020	RMA LANDSCAPE ARCHITECTS- PLANNERS, INC.	RAMONA EXPRESSWAY: LOW WATER MEDIUM	36.00
143617	11/25/2020	RINCON CONSULTANTS, INC	NUevo RD CROSSING	1,268.75
143618	11/25/2020	ERIKA RINCON	REFUND: GYM (COVID19 SHUTDOWN)	410.00
143619	11/25/2020	RIVERSIDE RUBBER STAMP & ENGRAVING	CUSTOM ORDER FOR ADAM	66.65
143620	11/25/2020	RDW TRAFFIC SAFETY, INC	VARIOUS STREET SIGNS & HARDWARE	7,132.35
143621	11/25/2020	SOUTHERN CALIFORNIA EDISON	MARSHAM AVE 9/25-10/27/20	34.73
143622	11/25/2020	SOUTHERN CALIFORNIA EDISON	9/25-10/27/2020	167.56
143623	11/25/2020	SPARKLETT'S	BOTTLED WATER SVCS	48.92
143624	11/25/2020	STEVE LEMON AIR CONDITIONING	COVID19: DISINFECT HEATERS/AC UNITS	3,110.00
143625	11/25/2020	TelmZok	TEMP STAFF SERVICES	816.46
143626	11/25/2020	THE THOMSEN COMPANY, INC	2020 PAVEMENT REHABILITATION PUNCT/NUevo RD BRIDGE	27,659.25
143627	11/25/2020	COUNTY OF RIVERSIDE	TAMA SLF COSTS. JUNE 2020	77,147.26
143628	11/25/2020	UMFIRST CORPORATION	MAT CLEANING SERVICES. SEVERAL CITY DEPT	149.44
143629	11/25/2020	UNITED RENTALS (NORTH AMERICA) INC	EQUIPMENT RENTAL. LOADER LANDSCAPER	746.75
143630	11/25/2020	VERIZON WIRELESS	EOC MOBILE/SHERIFF ACCT. SEPT OCT 2020	602.58
143631	11/25/2020	VIGILANT SOLUTIONS, LLC	AUTOMATED LICENSE PLATE READING	495,626.31
143632	11/25/2020	PNC BANK	MORTGAGE/RENTAL ASSISTANCE PROGRAM	4,796.40
143633	11/25/2020	CITY OF PERNIS	UTILITY ASSISTANCE PROGRAM	350.34
143634	11/25/2020	SOUTHERN CALIFORNIA EDISON	UTILITY ASSISTANCE PROGRAM	149.86
143635	11/25/2020	WESTHOMELAND DYNASTY LP	WATER DEPOSIT REFUND	408.71
<b>TOTAL REGISTER</b>				<b>\$ 9,969,648.25</b>



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

9.A.

**MEETING DATE:** January 26, 2021

**SUBJECT:** Amend and Replace Resolution No. 5141 adjusting Parks Development Impact Fees applicable to new development pursuant to Municipal Code Chapter 19.68.

**REQUESTED ACTION:** That the City Council conduct a public hearing; and after receiving public testimony: 1) Adopt Resolution Number (next in order) Amending and Replacing Resolution No. 5141 adjusting the Parks Development Impact Fees applicable to new development pursuant to Municipal Code Chapter 19.68, and 2) Direct the City Manager to take such action that is necessary to adjust the Parks Development Impact Fees as proposed.

**CONTACT:** Sabrina Chavez, Director of Community Services<sup>SC</sup>

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#### **BACKGROUND/DISCUSSION:**

At the request of Mayor Pro Tem Rabb, staff evaluated potential increases to the Parks Development Impact Fee ("Parks DIF") that are associated with the current cost of construction index applied to industrial development. On July 11, 2017, City Council adopted Resolution No. 5141 and approved the establishment and adjustment of the Parks Development Impact Fee for new industrial development pursuant to the Park and Recreation Facilities Development Impact Fee Justification Study prepared by David Taussig and Associates dated June 29, 2017 ("Facilities Study"), attached hereto and incorporated herein by this reference as (Exhibit B). The Facilities Study establishes the required nexus and relationships for imposing Parks Development Impact Fees on new development projects of various types and justifies the requirement and costs for Parks and Recreation facilities by new developments.

Pursuant to adopted Resolution No. 5141, the Parks DIF was approved with an annual fee escalator component that adjusts the fee every year in July for residential development to account for inflation in acquisition and construction costs based on changes in the Engineering News Record California Construction Cost Index for Los Angeles ("ENR Index"). However, the City's Parks DIF applies only to new residential and industrial development, and not commercial. The City has the discretion to determine the land uses on which the fee is to be imposed and the land uses, if any, which will be exempt from Parks DIF. The table below shows the annual fee escalator for Parks DIF based on the ENR Index:



Parks Development Impact Fee for New Development*				
ENR Index Change	Single Family Residential Per Unit	Multi-Family Residential Per Unit	Industrial Per Total Square Feet	Commercial Per Total Square Feet (Exempt)
2017 Approved Park DIF	\$7,482.59	\$6,617.55	\$0.94	\$0.90
2017-2018 FY +2.6%	\$7,677.13	\$6,789.61	\$0.96	\$0.92
2018-2019 FY + 2.7%	\$7,884.41	\$6,972.93	\$0.99	\$0.94
2019-2020 FY -0.01%	\$7,884.41	\$6,972.93	\$0.99	\$0.94

\*Please note that the Parks DIF for Fiscal Year 2020-2021 cannot be calculated until June 2020 when the fiscal year will come to a close.  
Source: California Department of General Services, California Construction Index is developed based upon the Building Cost Index (BCI) cost indices average for San Francisco and Los Angeles only, as produced by Engineering News Record (ENR).

The City's current Parks DIF for residential is \$7,884.41 per single family unit and \$6,972.93 per multi-family unit; and \$0.94 for industrial per total square feet. Pursuant to adopted Resolution No. 5141, an annual automatic increase for residential Parks DIF is established without further action by the City Council equal to the change in the ENR Index for a twelve-month period of the prior fiscal year.

Periodically adjusting the Parks DIF for consistency with the ENR Index, would support the needs of residential demand for future parks and recreation facilities, and allow for improvements to existing City parks or the development of new park facilities. Therefore, Staff is proposing that the City Council adopt a new Resolution amending and replacing Resolution No. 5141 to include the proposed amendments as follows:

- **Parks Development Impact Fees -- Residential.** There is no proposed change to the annual fee escalator for residential Parks DIF. Staff proposes that if the ENR Construction Cost Index for Los Angeles is lower on the first day of July of the twelve-month period, the residential Parks Development Impact Fee will remain the same as the twelve-month period of the previous fiscal year.
- **Development Impact Fees – Commercial/Industrial.** There is no proposed change to the commercial Parks DIF fee exemption at this time. Staff proposes that the Parks and Facilities Development Impact Fees for new industrial development projects shall be automatically increased annually on the first day of July without further action by the City Council equal to the change in the Engineering News Report Construction Cost Index for Los Angeles for a twelve-month period of the prior fiscal year. In addition, staff proposes that if the ENR Construction Cost Index for Los Angeles is lower on the first day of July of the twelve-month period, the industrial Parks Development Impact Fee will remain the same as the twelve-month period of the previous fiscal year.

Staff proposes to adjust the current Parks DIF applicable to new industrial development to \$0.99 per total square feet to reflect to the ENR Index Change to become effective 60 days after the adoption of the Resolution, as shown on the following Table 1, and is attached herein as Exhibit B: Parks Development Impact Fee Table of the draft Resolution (next in order):

Table 1. Parks Development Impact Fee Table			
Residential Development <sup>2</sup> (Per Unit)		Non-Residential Development (Per Square Foot)	
Single Family	Multi-Family	Industrial <sup>2</sup>	Commercial <sup>3</sup>
\$7,884.41	\$6,972.93	\$0.99	\$0.94

1. Fees shown are for Fiscal Year 2019/2020 and are subject to adjustments pursuant to the Construction Cost ENR Index Change.
2. Parks DIF for residential and industrial development shall be automatically increased annually on the first day of July without further action by the City Council equal to the change in the ENR Index for a twelve-month period of the prior fiscal year, and if the Construction Cost ENR Index is lower on the first day of July of the twelve-month period, the Parks DIF will remain the same as the twelve-month period of the previous fiscal year.
3. The Parks DIF for commercial development is exempt at this time.

Staff issued a 20-day public notice of the duly scheduled public hearing and notified the industrial development community of the proposed Parks DIF Fee change, including the City Clerk's Contractors List, Building Industrial Association (BIA) of Riverside County, and National Association for Industrial and Office Parks (NAIOP) Inland Empire Chapter via email and certified mail (See Exhibit 3).

Based on the information and documents contained herein, Staff respectfully recommends that the City Council; 1) Open the public hearing and receive public comment; 2) Adopt Resolution Number (next in order) Amending and Replacing Resolution No. 5141 adjusting the Park Development Impact Fee applicable to new development; and 3) Direct the City Manager to take such action that is necessary to adjust the Parks Development Impact Fees as proposed.

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**BUDGET (or FISCAL) IMPACT:**

There will be an increase in revenue to the Parks DIF Industrial Fund if the City Council adopts the Resolution.

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Prepared by:

**REVIEWED BY:**

City Attorney \_\_\_\_\_

Assistant City Manager \_\_\_\_\_

Finance Director \_\_\_\_\_



Attachment 1: Draft Resolution (next in order)

Attachment 2: City Council Staff Report, Resolution No. 5141, and Facilities Study approved on July 11, 2017

Attachment 3: Vendor List and Letter of Notification to Developers with Attachments

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:



**CITY OF PERRIS**  
COMMUNITY SERVICES

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**Attachment 1:  
DRAFT RESOLUTION (next in order)**

**RESOLUTION NUMBER 5141**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ESTABLISHING AND ADJUSTING PARKS DEVELOPMENT IMPACT FEES APPLICABLE TO NEW DEVELOPMENT PURSUANT TO MUNICIPAL CODE CHAPTER 19.68**

**WHEREAS**, the City of Perris ("City") imposes development impact fees ("Development Impact Fees") on new residential, commercial, and industrial development projects pursuant to the Mitigation Fee Act (Government Code Section 66000, *et seq.*) and Perris Municipal Code Section 19.68.020, to fund the public improvements made necessary by such new development projects; and

**WHEREAS**, pursuant to Ordinance No. 1182, the City's Development Impact Fees consist of seven separate components: (1) Police; (2) Fire; (3) Community Amenities; (4) Government Services; (5) Parks; (6) Transportation; and (7) Administration (collectively, "Public Facilities"); and

**WHEREAS**, pursuant to Ordinance No. 1182, the City's Development Impact Fees shall be established and adjusted by resolution of the City Council from time to time in accordance with the procedures set forth in state law; and

**WHEREAS**, pursuant to Resolution 3586, the current Parks and Recreational Facility Development Impact fees were established in 2006. The current Parks Development Impact fee schedule does not include fees for non-residential development and fails to provide the City with sufficient funding to construct the critical infrastructure necessary for the City to accommodate the extensive new park development which is currently occurring and proposed within the City; and

**WHEREAS**, the City Council now desires to adjust the rates for residential development and to establish new rates to be levied for non-residential development for the Parks Development Impact Fees; and

**WHEREAS**, on January 26, 2021, the City Council held a duly noticed and agendized public hearing to consider an adjustment of the Parks Development Impact Fees based on potential increases associated with the Engineering News Record California Construction Cost Index for Los Angeles ("ENR Index"); and

**WHEREAS**, the City Council now desires to adjust the Parks Development Impact Fee applicable to new industrial development pursuant to the ENR Index and establish an annual fee escalator without further action by the City Council equal to the change in the ENR Index for a twelve-month period of the prior fiscal year; and

**WHEREAS**, the City Council has determined that if the ENR Index is lower on the first day of July of the twelve month period, the Parks Development Impact Fees for residential and industrial development will remain the same as the twelve month period of the previous fiscal year; and

**WHEREAS**, this matter was duly noticed and agendized for a public hearing pursuant to Government Code Sections 66016 and 66018, and all written and oral testimony received during the hearing, and the staff's report and responses to such written and oral testimony, were reviewed and considered by the City Council; and all persons appearing in favor of or in opposition of the recommendation to adopt this Resolution were given the opportunity to be heard in connection with this matter.

**THE CITY COUNCIL OF THE CITY OF PERRIS HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:**

**Section 1. Recitals Incorporated.** The foregoing Recitals are incorporated herein as if set forth in full.

**Section 2. Facilities Study and Nexus of Fees to New Development.** Based on the information contained in the Facilities Study and the oral and written testimony received during the public hearing, the City Council finds as follows:

- A. As a condition to exacting or increasing Development Impact Fees the City must establish the nexus and make certain statutory findings regarding the relationships between the types and amounts of the Development Impact Fees, the types of development projects, and the need for public facilities and infrastructure improvements pursuant to the Mitigation Fee Act. This is done to ensure that the Development Impact Fees paid by developers are proportional to the impacts caused by their development.
- B. The City retained David Taussig & Associates to prepare a nexus study to analyze the impacts of development and calculate the appropriate level of Parks Development Impact Fees. The "Parks and Recreation Facilities Development Impact Fee Justification Study City of Perris," dated June 29, 2017 ("Facilities Study"), establishes the required nexus and relationships for imposing Parks Development Impact Fees on new development projects of various types, and documents the need for Parks and Recreation facilities created by new development and the estimated cost of the new facilities which will be required.
- C. Funding from the existing development impact fees will be inadequate to fund the Public Facilities necessary to serve new development. Without an increase in the Parks Development Impact Fees, existing and known funding sources will be inadequate to provide necessary improvements for Parks and Facilities, resulting in, among other effects, a lack of adequate parks and open space to meet the City's adopted park ratio of 5,000 acres per 1,000 residents.
- D. The future development proposed in the City will substantially and adversely affect the City's ability to provide Parks and Recreational Facilities for new City residents, and that unless such development contributes to the cost of improving the Parks and Recreational Facilities,

these facilities will not meet an acceptable level of service, as set forth in the Park Master Plan, Trails Master Plan and City ordinances.

- E. There is a reasonable and rational relationship between the use of the Parks Development Impact Fees and the type of development projects on which the fees are imposed because the fees will be used to construct the parks and facilities improvements that are necessary for the health, recreation, and welfare of the residential and non-residential users of the development projects on which the fees will be levied.
- F. There is a reasonable and rational relationship between the need for the improvements to the Public Facilities and the type of development projects on which the Development Impact Fee is imposed because, among other things, it will be necessary for the residential and non-residential users of such projects to have access to the Parks and Recreational Facilities at established levels of service. Such development will benefit from the Parks and Recreational Facility improvements and the burden of such development will be mitigated in part by the payment of the Parks Development Impact Fee.
- G. The cost estimates set forth in the Facilities Study are reasonable cost estimates for constructing Parks and Recreational Facilities, and the amount of the Development Impact Fees expected to be generated by new development will not exceed the total "fair share" cost to such development.
- H. New development within the City will adversely affect the ability of the City to satisfy the demand created by such new development without increasing the Parks Development Impact Fees, and there is a reasonable relationship between the amount of the Parks Development Impact Fees and the cost of the Parks and Recreational Facilities attributable to the new development upon which the fees will be imposed. This relationship is described in more detail in the Facilities Study.
- I. Current City parkland and open space cannot adequately provide services to new development within the City and, to mitigate the impacts of new development, the Parks Development Impact Fees must be adjusted to the amounts described herein.
- J. There is a reasonable relationship between the future growth in the City of Perris and the need for new Parks and Recreational Facilities. Among the factors in this conclusion are: (1) the City is expected to continue growing as a result of future new development; (2) continuing new growth without new parks and recreational area improvements will result in critical lack of available recreational facilities and significantly reduced service levels of City parks; (3) the lack of available recreational facilities and significantly reduced service levels of City parks is directly

attributable to the cumulative impacts of future development in the City; (4) the Parks and Recreational Facilities that are listed in the facilities Study will be used to meet future demand for services through this fee program due to new development; (5) but for the new development, the Parks and Recreational Facilities attributable to new development would not be needed; and (6) the estimated costs of the Parks and Recreational Facilities are proportionally attributable on a “fair share” basis to new and existing development, with the amounts of the Development Impact Fees being proportional to the impacts associated only with new development, as further described in the Facilities Study.

- K. Based on the foregoing findings, the information contained in the Facilities Study, and the oral and written testimony received during the public hearing, the Parks and Recreational Facility Development Impact Fee Justification Study City of Perris is hereby approved and adopted by the City Council. The Facilities Study is attached hereto as Exhibit “A” and incorporated herein by reference.

**Section 3.** Parks Development Impact Fees -- Residential. Effective September 9, 2017, the Development Impact Fees for new residential development projects shall be the Fees listed in the Residential Development Impact Fee Table attached hereto as Exhibit “B” and incorporated herein by reference. All residential projects, or portions thereof, shall pay the Development Impact Fees imposed by this Resolution and in effect at the time a building permit is issued. The Parks and Facilities Development Impact Fees for new residential development projects shall be automatically increased annually on the first day of July without further action by the City Council equal to the change in the Engineering News Report Construction Cost Index for Los Angeles (“ENR Index”) for a twelve month period of the prior fiscal year. If the ENR Index is lower on the first day of July of the twelve month period, the residential Parks Development Impact Fees will remain the same as the twelve month period of the previous fiscal year.

**Section 4.** Development Impact Fees – Commercial/Industrial. Effective September 9, 2017, the Development Impact Fees for new commercial and industrial development projects shall be the fees listed in the Commercial/Industrial Development Impact Fee Table attached hereto as Exhibit “B” and incorporated herein by reference. All commercial and industrial projects, or portions thereof, shall pay the Development Impact Fees imposed by this Resolution and in effect at the time a building permit is issued, unless otherwise expressly exempt by this Resolution. The Parks and Facilities Development Impact Fees for new industrial development projects shall be automatically increased annually on the first day of July without further action by the City Council equal to the change in the Engineering News Report Construction Cost Index for Los Angeles (“ENR Index”) for a twelve month period of the prior fiscal year. If the ENR Index is lower on the first day of July of the twelve month period, the residential Parks Development Impact Fees will remain the same as the twelve month period of the previous fiscal year.

**Section 5.** Exemptions. The Development Impact Fees imposed herein shall apply to all residential and industrial development projects for which building permits have not been issued prior to September 9, 2017, with the following expressly limited exemptions:

- A. Commercial development projects, including brick and mortar retail, office, and other similar non-residential and non-industrial land uses, but excluding e-commerce facilities.

**Section 6.** Use of Parks and Recreation Development Impact Fees. The Parks and Recreational Development Impact Fees imposed and collected by the City shall be used to fund the Park Facilities in accordance with the Mitigation Fee Act, Municipal Code Section 19.68.020, and this Resolution, and shall not be used to correct current deficiencies in park facilities or to make improvements for existing parks and open space.

**Section 7.** Administrative Appeal Procedures. All determinations as to whether a development project or applicant is subject to or has met the requirements of this Resolution shall be made in writing by the Development Services Director upon request, and shall be appealable to the City Manager, whose decision shall be final. A written request for a determination must be submitted in writing to the Development Services Director along with all relevant information supporting the request. The Development Services Director shall make a determination within 14 days after receiving a written request, although such time may be extended if the Development Services Director requires the submittal of additional information necessary to make a determination.

**Section 8.** Rescission and replacement of all Prior Parks and Recreational Development Impact Fees. The adoption of this Resolution shall have the effect of rescinding and replacing the Parks and Recreation Facilities Development Impact Fees established by Resolution 3586. All other provisions of Resolution 3586, including all other Development Impact Fees, shall remain in full force and effect.

**Section 9.** Severability. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution, and each section, subsection, subdivision, sentence, clause, phrase, or portions thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

**Section 10.** Certification. The City Clerk shall certify as to the passage and adoption of this Resolution and shall cause the same to be posted at the designated locations in the City of Perris.

**Section 11.** Amended and Restated Resolution. That this new Resolution repeals and replaces Resolution No. 5141 in its entirety.

**ADOPTED, SIGNED and APPROVED** this 26<sup>th</sup> day of January, 2021

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Mayor, Michael M. Vargas



ATTEST:

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City Clerk, Nancy Salazar

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 amended and restated Resolution Number 5141 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 26<sup>th</sup> day of January, 2021, and that it was so adopted by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

City Clerk, Nancy Salazar

**EXHIBIT "A"**

**FACILITIES STUDY**

**[On Following Pages]**

DAVID  
**TAUSSIG**  
& ASSOCIATES, INC.

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

JUNE 29, 2017

*Prepared by:*

DAVID TAUSSIG & ASSOCIATES, INC.  
5000 BIRCH STREET, SUITE 6000  
NEWPORT BEACH, CALIFORNIA 92660  
(800) 969-4382

Public Finance  
Public Private Partnerships  
Urban Economics

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Newport Beach  
Riverside  
San Diego  
San Francisco  
San Jose  
Dallas  
Houston

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## **EXECUTIVE SUMMARY**

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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*
<b>\$7,500.00</b>	<b>\$6,793.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**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*
<b>\$7,482.59</b>	<b>\$6,617.55</b>	<b>\$0.94</b>	<b>\$0.90</b>

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

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## **I. INTRODUCTION**

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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.

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## **II. LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES**

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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 <sup>1</sup>

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.

<sup>1</sup> "Commercial" includes Retail, Office, and "Other" non-residential land uses. ("Other" non-residential land uses include flex space, hospitality, healthcare, and specialty.)

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### III. DEMOGRAPHICS

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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							VACANCY RATE	PERSONS PER HOUSEHOLD ("PPH")
TOTAL	SINGLE DETACHED	SINGLE ATTACHED	TWO TO FOUR	FIVE PLUS	MOBILE HOMES	OCCUPIED		
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.<sup>2</sup> 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.<sup>3</sup>

<sup>2</sup> 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.

<sup>3</sup> 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 <sup>4</sup>
<b>Total/Average</b>	<b>18,754</b>	<b>100.00%</b>	<b>73,482</b>	<b>17,037</b>	<b>3.92</b>

**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
<b>Total/Average</b>	<b>19,335</b>	<b>100.00%</b>	<b>77,257</b>	<b>18,369</b>	<b>4.00</b>

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.

<sup>4</sup> *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
<b>Total/Average</b>	<b>33,807</b>	<b>100.00%</b>	<b>135,080</b>	<b>32,117</b>	<b>4.00</b>

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%
<b>Total Growth</b>	<b>14,472</b>	<b>74.85%</b>	<b>57,823</b>	<b>74.85%</b>

**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
<b>Industrial</b>	<b>19,493</b>	<b>83.96%</b>
<b>Commercial<sup>5</sup></b>	<b>3,724</b>	<b>16.04%</b>
<b>Total*</b>	<b>23,217</b>	<b>100.00%</b>
*Total may not sum due to rounding.		

<sup>5</sup> "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
<b>Industrial</b>	<b>27,874</b>	<b>84.04%</b>
<b>Commercial<sup>6</sup></b>	<b>5,293</b>	<b>15.96%</b>
<b>Total*</b>	<b>33,167</b>	<b>100.00%</b>
*Total may not sum due to rounding.		

<sup>6</sup> "Commercial" includes Retail, Office, and "Other" non-residential land uses. ("Other" non-residential land uses include flex space, hospitality, healthcare, and specialty.)

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#### **IV. PARK AND RECREATION FACILITIES**

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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**

<b>EXAMPLES OF PARK IMPROVEMENTS TO BE FINANCED</b>	
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 <sup>1</sup>	\$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 <sup>2</sup>	\$578,947
City of Menifee	Bradley Basin Park	2016	9.1	\$2,500,000 <sup>3</sup>	\$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
<b>Weighted Average</b>					<b>\$310,875</b>
<sup>1</sup> Excludes \$5,250,000 for EIR, design, and development. <sup>2</sup> Excludes \$600,000 for engineering and technical design work. <sup>3</sup> 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**

<b>PROJECT (PARK SITE)</b>	<b>FUNDING SOURCE</b>	<b>BUDGET</b>
<b>Perris Valley Storm Drain Channel Trail, Phase 1</b>	<b>Active Transportation Program Grant</b>	<b>\$ 1,200,000.00</b>
	<b>Developer Contribution (IDI)</b>	<b>165,000.00</b>
	<b>Transportation DIF</b>	<b>200,000.00</b>
	<b>Parks DIF</b>	<b>258,000.00</b>
<b>San Jacinto River Trail</b>	<b>Habitat Conservation Fund Grant</b>	<b>210,104.00</b>
	<b>Developer Contribution (KB Home)</b>	<b>351,908.00</b>
<b>Enchanted Heights Park</b>	<b>Housing Related Parks Program</b>	<b>557,101.00</b>
	<b>Housing Related Parks Program</b>	<b>568,975.00</b>
<b>Total</b>		<b>\$ 3,511,088.00</b>
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.<sup>7</sup> 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.

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<sup>7</sup> "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
<b>Total</b>				<b>18,248</b>

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

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
<b>Total (Residential and Non-Residential)</b>				<b>373.85</b>

**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)
<b>Net Cost of Facilities</b>			<b>\$136,543,445.29</b>

**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%
<b>Total (Residential and Non-Residential)</b>					<b>\$136,543,445.29</b>	<b>100.00%</b>

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 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 *
<b>\$7,500.00</b>	<b>\$6,793.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**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 *
<b>\$7,482.59</b>	<b>\$6,617.55</b>	<b>\$0.94</b>	<b>\$0.90</b>

\* "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**

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# 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.
<i>Subtotal</i>				
<b>Total All Parks (Existing and Future)</b>		<b>\$35,869,800</b>	<b>\$1,775,000</b>	<b>\$37,644,800</b>

- \* Ramona to Bradley Road
- \*\* Bradley Road to Evans Road
- \*\*\*

**APPENDIX B**

**CITY OF ENCINITAS – ENCINITAS COMMUNITY PARK CONSTRUCTION COST DATA**

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

**Summary**

	<b>Total Costs</b>
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

<u>Description</u>	<u>Improvement/Construction Costs Detail</u>			<u>Subtotal</u>	<u>Total</u>	<u>Grand Total</u>
	<u>Quantity</u>	<u>Unit Cost</u>				
Encinitas Community Park						\$13,927,642
<b>Construction</b>						
<b>General Work</b>					\$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		
<b>Utility Work</b>					\$1,119,970.32	
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	\$9,456.00		\$6,912.00		
Reclaimed Water Service 8"	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		
<b>Drainage</b>					\$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 2'-6" Deep	1,185 LF	\$27.00	\$31,995.00	
V-Gutter	1,095 LF	\$24.84	\$27,199.80	
<b>Building, Fence, and Wall Improvements</b>				<b>\$3,643,256.00</b>
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	
<b>Site Improvements</b>				<b>\$2,478,849.48</b>
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	\$2,288.00	\$2,288.00	
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**

<u>Description</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Total</u>
<b>Site Furnishings</b>				<b>\$304,938.00</b>
Bar 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	
<b>Street Improvements</b>				<b>\$100,564.74</b>
Adjust Existing Facility to Grade	11 EA	\$702.00	\$7,722.00	
Asphalt Deepflit	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/b" 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	
<b>Traffic Signal and Signage Improvements</b>				<b>\$437,130.00</b>
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	
GT Pull Box	1 EA	\$1,620.00	\$1,620.00	
GE Pull Box	1 EA	\$1,890.00	\$1,890.00	
ST Pull Box	1 EA	\$1,890.00	\$1,890.00	
SE Pull Box	2 EA	\$1,890.00	\$3,780.00	
Type 1A Pole and Foundation	1 EA	\$27,000.00	\$27,000.00	
Type 1STS 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	
Polaris 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**

<u>Description</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Total</u>
<b>Landscaping</b>				<b>\$2,710,854.55</b>
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	
<b>NATIVE GROVE NURSERY - LANDSCAPING</b>				<b>\$122,593.95</b>
Achillea 'Island Pink'	1,340	\$1.80	\$2,412.00	
Aloe Arorascens	658	\$2.10	\$1,381.80	
Alyogyne Hugelii	216	\$2.05	\$442.80	
Arctostaphylos Hookeri 'Monterey Carpet'	478	\$2.25	\$1,075.50	
Artelia '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	
Carex Divulsa	6,774	\$2.10	\$14,225.40	
Carex Spissa	1,097	\$2.10	\$2,303.70	
Carya 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 Purpureus	2,532	\$2.25	\$5,697.00	
Dasylium 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 Parvifolium 'Putah Creek'	678	\$2.40	\$1,627.20	
Parthenocissus Tricuspidata	45	\$28.50	\$1,282.50	
Panstermon 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	
Phormium 'Wings of Gold'	436	\$3.10	\$1,351.60	
Pittosporum Tobira 'Variegatum' Mock Orange	313	\$2.20	\$688.60	
Prunus Nictifolia	365	\$2.60	\$949.00	
Rhamnus Californica	554	\$3.10	\$1,717.40	
Ribes Viburnifolium	327	\$3.10	\$1,013.70	
Rosa Floribunda 'Bright Pink Iceberg'	151	\$2.80	\$422.80	
Rosmarinus Officinalis 'Huntington Carpet'	16,368	\$2.10	\$34,372.80	
Salvia Cevealandii '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**

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

**Summary**

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

Description	Improvement/Construction Costs Detail		Unit Cost	Subtotal	Total	Grand Total
<b>General</b>	<b>Quantity</b>				\$177,052.00	\$4,599,531
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		
<b>Site Preparation</b>					\$28,907.38	
Clearing and Grubbing	1.58	AC	\$11,381.00	\$17,950.38		
Install Temporary Construction Chain Link Fence	1.00	LS	\$10,957.00	\$10,957.00		
<b>Rough Grading</b>						
Over Excavation (5 ft average) unsuitable material excavation and recompaction (keyway)	13,010.00	CY	\$6.50	\$84,565.00	\$171,342.00	
Amphitheatre - 4" PVC Schedule 40 Perforated Pipe	3,280.00	CY	\$8.60	\$28,208.00		
Back Drain with Filter Material	304.00	LF	\$90.00	\$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		
<b>Demolition</b>					\$71,950.00	
Exist Amphitheatre 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		
<b>Precise Grading Construction - Amphitheatre</b>					\$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 3'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	\$249.00	\$27,216.00		
Concrete (Retaining Wall-N-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		
<b>Drainage Construction - Amphitheatre</b>					\$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	237.00	LF	\$28.00	\$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		
<b>Construction - Amphitheatre</b>					\$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		

Description	Improvement/Construction Costs Detail			Subtotal	Total	Grand Total		
	Quantity	Unit	Unit Cost					
<b>Site Amenities - Amphitheatre</b>								
Concrete A: Natural Color	6,463.00	SF	\$8.00	\$51,704.00	\$295,322.00			
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				
Amphitheatre Stage Stone Structure	1.00	EA	\$81,596.00	\$81,596.00				
Amphitheatre Overhead Framework	1.00	EA	\$8,696.00	\$8,696.00				
Amphitheatre Stage Lighting	1.00	LS	\$62,571.00	\$62,571.00				
<b>Site Furniture</b>								
Trash Receptacles	5.00	EA	\$1,240.00	\$6,200.00			\$25,078.00	
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				
<b>Irrigation - Amphitheatre</b>								
Automatic Irrigation System	36,703.00	SF	\$2.00	\$73,406.00	\$86,074.00			
Automatic Controller	1.00	EA	\$12,668.00	\$12,668.00				
<b>Planting - Amphitheatre</b>								
Soil Preparation and Weed Abatement	36,703.00	SF	\$0.40	\$14,681.20	\$100,774.20			
Sodded Turf - Amphitheatre	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				
<b>Post Installation Maintenance - Amphitheatre</b>								
90 Day Maintenance	36,703.00	SF	\$0.30	\$11,010.90			\$11,010.90	
<b>Precise Grading Construction - Spravground Play Area</b>								
6" Curb per OCPW STD 120-2	322.00	LF	\$14.00	\$4,508.00	\$205,206.00			
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				
<b>Drainage Construction - Spravground Play Area</b>								
4" PVC Subdrain	274.00	LF	\$25.00	\$6,850.00			\$102,428.00	
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
<b>Wet Utility Services - Surrounding Play Area</b>						
Install 2" Backflow Preventer	2.00	EA	\$5,758.00	\$11,516.00		
2" PVC Water Line	190.00	LF	\$19.00	\$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		
<b>Storm Drain Construction - Surrounding Play Area</b>					\$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		
<b>Construction - Surrounding Play Area</b>					\$23,330.00	
Accessible 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	31.00	LF	\$35.00	\$1,085.00		
Erosion Control	1.00	LS	\$15,892.00	\$15,892.00		
<b>Site Amenities - Surrounding Play Area</b>					\$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 Check 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	148.00	LF	\$450.00	\$66,600.00		
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		
<b>Architecture - Surrounding Play Area</b>					\$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		
<b>Site Furniture - Surrounding Play Area</b>					\$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		
<b>Play Equipment - Surrounding Play Area</b>					\$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	\$174,852.00	\$349,764.00		
Rubberized 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		
<b>Irrigation - Surrounding Play Area</b>					\$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		

<u>Description</u>	<u>Improvement/Construction Costs Detail</u>			<u>Subtotal</u>	<u>Total</u>	<u>Grand Total</u>		
		<u>Unit Cost</u>						
<b><u>Planting - Sprinkler Play Area</u></b>								
Soil Preparation and Weed Abatement	29,212.00	SF	\$0.50	\$10,106.00	\$87,719.60			
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				
<b><u>Post Installation Maintenance - Sprinkler Play Area</u></b>								
90 Day Maintenance	70,212.00	SF	\$0.40	\$8,084.80			\$13,509.80	
Landscape Ties	155.00	LF	\$35.00	\$5,425.00				
<b><u>Trash Enclosure</u></b>								
8"x8"x16" Precision Block CMU Wall	89.00	LF	\$133.00	\$11,039.00	\$40,403.00			
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**

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

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

		<b>Improvement/Construction Costs Detail</b>					
	<u>Description</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Total</u>	<u>Grand Total</u>	
<b>One</b>	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			
<b>Two</b>	Football/Soccer Field #1, Softball/Baseball Fields #1 & #2			\$2,122,177	\$4,552,878		
	241 Car Parking Lot with Access Drives			\$1,070,011			
	Center Core Area			\$1,275,810			
	Walking Trail			\$84,880			
<b>Three</b>	Baseball Field #1			\$1,582,821	\$4,310,556		
	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			
<b>Four</b>	Group Picnic Area at Lower Mesa			\$212,157	\$3,289,482		
	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**

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CITY OF MEMPHIS COMMUNITY SERVICES DEPARTMENT  
CAPITAL PROJECTS TRACKING REPORT  
CY 2016-2021

Project ID	Project Name	Description	Phase	Start	End	Estimate	FY16	FY17	FY18	FY19	FY20	FY21	Total
4	CS004	Street Medians	Design and construction of Landscape and Irrigation Improvements. Project areas: Cherry St, Hill St, Main St	75%		\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000
2	CS005	Park Monument Improvements	New Park Monument Sign Installation at L.L. Peas Park, La Ladora, Lyle Marsh, Lazy Creek	In Design		\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
1	CS006	Park Shelter Improvements	Replace and install new park shelters: Park Shelter, Park Shelter, and Trash and coal	Building		\$25,000	\$25,000	\$0	\$0	\$0	\$0	\$0	\$25,000
2	CS007	Park Furnishings	Replace and install new park furniture: Park Bench, and Trash and coal	In Design		\$55,000	\$55,000	\$10,000	\$0	\$0	\$0	\$0	\$65,000
1	CS008	Park Restroom Furnishings	Replace and install new Park Restroom Furnishings per City standard specifications.	In Design		\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
3	CS009	Irrigation Control System	Upgrade all parks to Calsonic irrigation control system purchase and communication	In Design		\$30,000	\$30,000	\$10,000	\$0	\$0	\$0	\$0	\$40,000
5	CS010	Leaves Park Design	Engineering and technical design work for 20 acre park dedication adjacent to Parkway Valley HS	Conceptual Design		\$600,000	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000
5	CS011	Leaves Park Construction	Construction of 18 acre park adjacent to Parkway Valley HS	Final Design		\$11,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000,000
2	CS012	Leaves Park	Installation of permanent prefabricated restroom building	Construction		\$154,500	\$154,500	\$0	\$0	\$0	\$0	\$0	\$154,500
2	CS013	Leaves Park	Removal of damaged rubberized surface and installation of new recycled pour in place rubber	Construction		\$40,000	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
2	CS014	Leaves Park	Replace and upgrade all park security and walkway lights to more efficient and brighter LED	Construction		\$120,000	\$120,000	\$20,000	\$0	\$0	\$0	\$0	\$140,000
5	CS015	Sports Field Lighting	Design and installation of Museo sports field lights at La Ladora Park Ground and multipurpose field	Master Plan Survey Results		\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
1	CS016	Park Conversion Design	Conceptual and final design specifications with bid documents for conversion of turf to double colored landscaping in all affected parks	Conceptual Design		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	CS017	Park Conversion Construction	Removal of turf and convert to double colored landscaping in all affected parks	Preparing Bid Documents		\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000
3	CS018	Leaves Park Playground	Removal of turf and convert to double colored landscaping in all affected parks	Staff		\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000
2	CS019	Leaves Park Playground	Replacement of non-compliant play equipment with City standard/specification equipment (L&P)	Staff		\$40,000	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
4	CS020	Leaves Park Rec Center	Replacement of failing roof sections, building facade, masonry, central HVAC/interior lights and	Staff		\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000
3	CS021	Leaves Park Rec Center	Shurry roof, central air conditioning and striping of Lazy Creek parking lot (ADA access improvements)	Staff		\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$250,000
2	CS022	Leaves Park Rec Center	Installation of new network bridge from Drop, NO to CC Center and fiber optic connection	Staff		\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000
4	CS023	Leaves Park Rec Center	Installation of 277-volt relief lighting, DO, signs, and waste stations, and planters for walk and	Inventory		\$160,000	\$160,000	\$30,000	\$0	\$0	\$0	\$0	\$190,000
5	CS024	Leaves Park Rec Center	Replace irrigation system, including new nozzles, replacement and new	Staff		\$50,000	\$50,000	\$10,000	\$0	\$0	\$0	\$0	\$60,000
3	CS025	Leaves Park Rec Center	Installation of new gate control, closed loop IP based video surveillance, perimeter fence	Estimates		\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
3	CS026	Leaves Park Rec Center	Installation of new security doors, bollards, and window roller curtain for L.L. Peas Park	Staff		\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
5	CS027	Leaves Park Rec Center	Installation of new security doors, bollards, and window roller curtain for L.L. Peas Park	Estimates		\$40,000	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
4	CS028	Leaves Park Rec Center	Installation of new security doors, bollards, and window roller curtain for L.L. Peas Park	Staff		\$51,751	\$51,751	\$0	\$0	\$0	\$0	\$0	\$51,751
5	CS029	Leaves Park Rec Center	Purchase of include art topics for use in the playgrounds at Central Park, Memorial Town	PRTC		\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000
2	CS030	Leaves Park Rec Center	Purchase of include art topics for use in the playgrounds at Central Park, Memorial Town	Pending Park Construction		\$55,000	\$55,000	\$15,000	\$0	\$0	\$0	\$0	\$70,000
5	CS031	Leaves Park Rec Center	Purchase of include art topics for use in the playgrounds at Central Park, Memorial Town	PRTC		\$7,500,000	\$7,500,000	\$0	\$0	\$0	\$0	\$0	\$7,500,000
3	CS032	Leaves Park Rec Center	Installation of prefabricated restroom buildings at existing park facilities: AMR Slapdash, Lazy	Estimates		\$250,000	\$250,000	\$100,000	\$0	\$0	\$0	\$0	\$350,000
3	CS033	Leaves Park Rec Center	Installation of park security cameras for Network Video Recording and remote IP surveillance	Estimates		\$167,000	\$167,000	\$50,000	\$0	\$0	\$0	\$0	\$217,000
1	CS034	Leaves Park Rec Center	City-wide count and placement of trees in city ROW. Includes GIS mapping of each species	Staff		\$25,000	\$25,000	\$0	\$0	\$0	\$0	\$0	\$25,000
1	CS035	Leaves Park Rec Center	City-wide assessment of existing and proposed trails. Includes GIS mapping, quantity analysis	Staff		\$65,000	\$65,000	\$0	\$0	\$0	\$0	\$0	\$65,000
3	CS036	Leaves Park Rec Center	Design and construction of east side of park to expand school parking, add universal	Staff		\$375,000	\$375,000	\$0	\$0	\$0	\$0	\$0	\$375,000
5	CS037	Leaves Park Rec Center	Design and construction of Riverside County Road Control around both facility for use as	Staff		\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000
1	CS038	Leaves Park Rec Center	Installation of GIS trail and fitness equipment at various locations in the City parks to leading	Estimates		\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000
Total						\$30,882,253	\$1,828,253	\$485,000	\$20,000	\$0	\$0	\$0	\$33,195,503

**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																
				Costs	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Beyond										
5	CS011	Evans Park Construction																		
	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 Audle 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	\$	-																
		<b>Total</b>	\$	<b>11,000,000</b>	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	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 contingent 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	FY16/17	FY17/18	Proposed Budget						
5	CS037	Bradley Basin Park				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 Menfee 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			
	<b>Total</b>		\$	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 incorporation. 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 facility for use as a public park should the City choose to do so through an easement with Flood. Some restrictions and requirements 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 additional recreation traffic in the community. The PTOSRMP encourages partnership with other agencies to address deficits 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**

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

<sup>1</sup> Approximate size of facilities provided by Riverside County.

<sup>2</sup> Zero-depth water play facility.

<sup>3</sup> 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.

<sup>4</sup> Water system expansion through 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.

<sup>5</sup> Expansion to the entry and parking along Riverview Drive.

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

<sup>7</sup> Expansion of parking for special events, re-creation of original barn for interpretive use and maintenance area.

<sup>8</sup> Facility improvements include expansion ADA accessibility within the Lodge Building. Expansion and rerouting of the existing on-site waste disposal system.

<sup>9</sup> 150 full hook-up campsites, new restroom facility (1800 sq ft), ADA shade shelters, and new maintenance facility (3000 sq ft).

<sup>10</sup> Zero-depth water play facility.

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

<sup>12</sup> Installation of a new restroom (1000sqft), 30 new full hook-up campsites, expanding capacity of water and septic system.

<sup>14</sup> Phase 1: 100k (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

## EXHIBIT "B"

### 2019-2020 Fiscal Year Proposed Parks Development Impact Fees (DIF)<sup>1</sup>

Residential Development <sup>2</sup> (Per Unit)		Non-Residential Development (Per Square Foot)	
Single Family	Multi-Family	Industrial <sup>2</sup>	Commercial <sup>3</sup>
\$7,884.41	\$6,972.93	\$0.99	\$0.94

1. Parks DIF is subject to change pursuant to the ENR Construction Cost Index for Los Angeles ("ENR Index").
2. Parks DIF for residential and industrial development shall be automatically increased annually on the first day of July without further action by the City Council equal to the change in the ENR Index for a twelve month period of the prior fiscal year, and if the ENR Index is lower on the first day of July of the twelve month period, the Parks DIF will remain the same as the twelve month period of the previous fiscal year.
3. The Parks DIF for commercial development is exempt at this time.



**CITY OF PERRIS**  
COMMUNITY SERVICES

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**ATTACHMENT 2:  
CITY COUNCIL STAFF REPORT, RESOLUTION  
No. 5141, AND FACILITIES STUDY  
APPROVED JULY 11, 2017**

**CITY COUNCIL  
AGENDA SUBMITTAL**

**Meeting Date: July 11, 2017**

**SUBJECT:** Resolution setting Recreational Facilities Development Impact Fees

**REQUESTED ACTION:** That the City Council conduct a Public Hearing; and after receiving public testimony consider approval of a resolution updating the Parks and Recreational Facilities Development Impact Fee schedule.

**CONTACT:** Darren Madkin, Assistant City Manager *DM*

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**BACKGROUND:**

In 2006, Taussig and Associates prepared a Development Impact Fee (DIF) study for the City of Perris which included park fees for residential development only. The fee study conducted at that time examined the appropriate fee justification methodology and fee levels for residential development to support specific types of City selected parks and recreational facilities to serve new growth. In 2006, non-residential development fees e.g., industrial and commercial (retail), were not included in the DIF study. Since that time, non-residential development has significantly increased, none of which adequately offset the impacts to the City's recreation system as a result of their projects.

On February 14, 2017, the City Council approved an agreement with David Taussig and Associates to prepare an updated Parks and Recreational Facility DIF Study for the City. The purpose of the updated fee study was to expand on the 2006 version by including new cost estimates for an expanded park and recreational facility systems. On June 13, 2017, Taussig and Associates presented the results of a new Development Impact Fee (DIF) study for discussion. At the meeting, representatives from the Building Industry Association of Riverside County addressed the City Council regarding the proposed DIF fees, but no other speakers commented on the item.

**DISCUSSION:**

The City's existing park development impact fee program applies only to new residential development. The table below shows the current Parks DIF fees.

**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

By contrast, through an updated fee schedule, new residential and non-residential development would be required to pay its "fair share" of the cost of new park infrastructure. Taussig and Associates completed a final draft of a Development Impact Fee study which is attached with this report, the proposed fees based on the results of the DIF study are listed below:

**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 uses*

The City Council has the flexibility to 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. For example, the study includes analysis of all non-residential development that could pay for parks and open space which would include commercial businesses like supermarkets, restaurants and insurance offices. The report shows that new commercial businesses should only be required to bear 3% of the cost of development of new parks. Given the low percentage, the fee study establishes a fee of \$0.90 per square foot DIF fee for commercial development, however the recommendation from staff is that the commercial fee is not charged at this time. Conversely, the study recommends that new residential developments should pay a lower DIF fee than they are paying now. The City Council may choose to include a fee escalator to the residential DIF that will incrementally adjust the fees over time to keep pace with Park development costs.

#### **RECOMMENDATION**

City of Perris Ordinance number 1182 provides that the City's development impact fees are to be established and adjusted by resolution of the City Council; and Section 66016 of the California Government Code requires that prior to levying a new fee or service charge, or prior to approving an increase in an existing fee or service charge, a local agency shall hold at least one open and public meeting. It is recommended that the City Council:

1. Open the public hearing and receive public comment;
2. Review and approve resolution No. XX adjusting the Park development impact fees.
3. Direct the City Manager to take such action that is necessary to adjust the Parks Development Impact fees, which will become effective 60 days after the adoption of the resolution.


Staff's recommendation includes an update to the Park DIF schedule for commercial (retail) development; but to defer charging the commercial DIF fee of \$0.90 per square foot until a future date. Given that the DIF schedule proposed is based on future facility costs using 2017 values, staff recommends a fee escalator to allow periodic adjustments to the park DIF fees. The DIF resolution includes an annual automatic residential DIF increase without further action by the City Council equal to the change in the ENR Construction Cost Index for Los Angeles for a twelve month period of the prior fiscal year.

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**BUDGET (or FISCAL) IMPACT:** There is no fiscal impact related to the discussion of this item. There will be an increase in revenue to the Park DIF fund if the City Council approves the attached resolution increasing the DIF fees for Park projects.

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Reviewed by:

Director of Finance, Jennifer Erwin 

Attachments:

Resolution

"Exhibit A" DIF Study prepared by David Taussig and Associates

Public Hearing: X

**RESOLUTION NUMBER \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ESTABLISHING AND ADJUSTING PARKS DEVELOPMENT IMPACT FEES APPLICABLE TO NEW DEVELOPMENT PURSUANT TO MUNICIPAL CODE CHAPTER 19.68**

**WHEREAS**, the City of Perris ("City") imposes development impact fees ("Development Impact Fees") on new residential, commercial, and industrial development projects pursuant to the Mitigation Fee Act (Government Code Section 66000, *et seq.*) and Perris Municipal Code Section 19.68.020, to fund the public improvements made necessary by such new development projects; and

**WHEREAS**, pursuant to Ordinance No. 1182, the City's Development Impact Fees consist of seven separate components: (1) Police; (2) Fire; (3) Community Amenities; (4) Government Services; (5) Parks; (6) Transportation; and (7) Administration (collectively, "Public Facilities"); and

**WHEREAS**, pursuant to Ordinance No. 1182, the City's Development Impact Fees shall be established and adjusted by resolution of the City Council from time to time in accordance with the procedures set forth in state law; and

**WHEREAS**, pursuant to Resolution 3586, the current Parks and Recreational Facility Development Impact fees were established in 2006. The current Parks Development Impact fee schedule does not include fees for non-residential development and fails to provide the City with sufficient funding to construct the critical infrastructure necessary for the City to accommodate the extensive new park development which is currently occurring and proposed within the City; and

**WHEREAS**, the City Council now desires to adjust the rates for residential development and to establish new rates to be levied for non-residential development for the Parks Development Impact Fees; and

**WHEREAS**, this matter was duly noticed and agendized for a public hearing pursuant to Government Code Sections 66016 and 66018, and all written and oral testimony received during the hearing, and the staff's report and responses to such written and oral testimony, were reviewed and considered by the City Council; and all persons appearing in favor of or in opposition of the recommendation to adopt this Resolution were given the opportunity to be heard in connection with this matter.

**THE CITY COUNCIL OF THE CITY OF PERRIS HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:**

**Section 1. Recitals Incorporated.** The foregoing Recitals are incorporated herein as if set forth in full.

**Section 2. Facilities Study and Nexus of Fees to New Development.** Based on the information contained in the Facilities Study and the oral and written testimony received during the public hearing, the City Council finds as follows:

- A. As a condition to exacting or increasing Development Impact Fees the City must establish the nexus and make certain statutory findings regarding the relationships between the types and amounts of the Development Impact Fees, the types of development projects, and the need for public facilities and infrastructure improvements pursuant to the Mitigation Fee Act. This is done to ensure that the Development Impact Fees paid by developers are proportional to the impacts caused by their development.
- B. The City retained David Taussig & Associates to prepare a nexus study to analyze the impacts of development and calculate the appropriate level of Parks Development Impact Fees. The "Parks and Recreation Facilities Development Impact Fee Justification Study City of Perris." dated June 29, 2017 ("Facilities Study"). establishes the required nexus and relationships for imposing Parks Development Impact Fees on new development projects of various types, and documents the need for Parks and Recreation facilities created by new development and the estimated cost of the new facilities which will be required.
- C. Funding from the existing development impact fees will be inadequate to fund the Public Facilities necessary to serve new development. Without an increase in the Parks Development Impact Fees, existing and known funding sources will be inadequate to provide necessary improvements for Parks and Facilities, resulting in, among other effects, a lack of adequate parks and open space to meet the City's adopted park ratio of 5,000 acres per 1,000 residents.
- D. The future development proposed in the City will substantially and adversely affect the City's ability to provide Parks and Recreational Facilities for new City residents, and that unless such development contributes to the cost of improving the Parks and Recreational Facilities, these facilities will not meet an acceptable level of service, as set forth in the Park Master Plan, Trails Master Plan and City ordinances.



- E. There is a reasonable and rational relationship between the use of the Parks Development Impact Fees and the type of development projects on which the fees are imposed because the fees will be used to construct the parks and facilities improvements that are necessary for the health, recreation, and welfare of the residential and non-residential users of the development projects on which the fees will be levied.
- F. There is a reasonable and rational relationship between the need for the improvements to the Public Facilities and the type of development projects on which the Development Impact Fee is imposed because, among other things, it will be necessary for the residential and non-residential users of such projects to have access to the Parks and Recreational Facilities at established levels of service. Such development will benefit from the Parks and Recreational Facility improvements and the burden of such development will be mitigated in part by the payment of the Parks Development Impact Fee.
- G. The cost estimates set forth in the Facilities Study are reasonable cost estimates for constructing Parks and Recreational Facilities, and the amount of the Development Impact Fees expected to be generated by new development will not exceed the total "fair share" cost to such development.
- H. New development within the City will adversely affect the ability of the City to satisfy the demand created by such new development without increasing the Parks Development Impact Fees, and there is a reasonable relationship between the amount of the Parks Development Impact Fees and the cost of the Parks and Recreational Facilities attributable to the new development upon which the fees will be imposed. This relationship is described in more detail in the Facilities Study.
- I. Current City parkland and open space cannot adequately provide services to new development within the City and, to mitigate the impacts of new development, the Parks Development Impact Fees must be adjusted to the amounts described herein.

- J. There is a reasonable relationship between the future growth in the City of Perris and the need for new Parks and Recreational Facilities. Among the factors in this conclusion are: (1) the City is expected to continue growing as a result of future new development; (2) continuing new growth without new parks and recreational area improvements will result in critical lack of available recreational facilities and significantly reduced service levels of City parks; (3) the lack of available recreational facilities and significantly reduced service levels of City parks is directly attributable to the cumulative impacts of future development in the City; (4) the Parks and Recreational Facilities that are listed in the facilities Study will be used to meet future demand for services through this fee program due to new development; (5) but for the new development, the Parks and Recreational Facilities attributable to new development would not be needed; and (6) the estimated costs of the Parks and Recreational Facilities are proportionally attributable on a "fair share" basis to new and existing development, with the amounts of the Development Impact Fees being proportional to the impacts associated only with new development, as further described in the Facilities Study.
- K. Based on the foregoing findings, the information contained in the Facilities Study, and the oral and written testimony received during the public hearing, the Parks and Recreational Facility Development Impact Fee Justification Study City of Perris is hereby approved and adopted by the City Council. The Facilities Study is attached hereto as Exhibit "A" and incorporated herein by reference.

***Section 3. Parks Development Impact Fees -- Residential.*** Effective September 9, 2017, the Development Impact Fees for new residential development projects shall be the Fees listed in the Residential Development Impact Fee Table attached hereto as Exhibit "B" and incorporated herein by reference. All residential projects, or portions thereof, shall pay the Development Impact Fees imposed by this Resolution and in effect at the time a building permit is issued. The Parks and Facilities Development Impact Fees for new residential development projects shall be automatically increased annually on the first day of July without further action by the City Council equal to the change in the Engineering News Report Construction Cost Index for Los Angeles for a twelve month period of the prior fiscal year.

**Section 4. Development Impact Fees – Commercial/Industrial.** Effective September 9, 2017, the Development Impact Fees for new commercial and industrial development projects shall be the fees listed in the Commercial/Industrial Development Impact Fee Table attached hereto as Exhibit “B” and incorporated herein by reference. All commercial and industrial projects, or portions thereof, shall pay the Development Impact Fees imposed by this Resolution and in effect at the time a building permit is issued, unless otherwise expressly exempt by this Resolution.

**Section 5. Exemptions.** The Development Impact Fees imposed herein shall apply to all residential and industrial development projects for which building permits have not been issued prior to September 9, 2017, with the following expressly limited exemptions:

- A. Commercial development projects, including brick and mortar retail, office, and other similar non-residential and non-industrial land uses, but excluding e-commerce facilities.

**Section 6. Use of Parks and Recreation Development Impact Fees.** The Parks and Recreational Development Impact Fees imposed and collected by the City shall be used to fund the Park Facilities in accordance with the Mitigation Fee Act, Municipal Code Section 19.68.020, and this Resolution, and shall not be used to correct current deficiencies in park facilities or to make improvements for existing parks and open space.

**Section 7. Administrative Appeal Procedures.** All determinations as to whether a development project or applicant is subject to or has met the requirements of this Resolution shall be made in writing by the Development Services Director upon request, and shall be appealable to the City Manager, whose decision shall be final. A written request for a determination must be submitted in writing to the Development Services Director along with all relevant information supporting the request. The Development Services Director shall make a determination within 14 days after receiving a written request, although such time may be extended if the Development Services Director requires the submittal of additional information necessary to make a determination.

**Section 8. Rescission and replacement of all Prior Parks and Recreational Development Impact Fees.** The adoption of this Resolution shall have the effect of rescinding and replacing the Parks and Recreation Facilities Development Impact Fees established by Resolution 3586. All other provisions of Resolution 3586, including all other Development Impact Fees, shall remain in full force and effect.

**Section 9. Severability.** If any section, subsection, subdivision, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution, and each section, subsection, subdivision, sentence, clause, phrase, or portions thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

RESOLUTION NUMBER \_\_\_\_\_

Page 6

**Section 10. Certification.** The City Clerk shall certify as to the passage and adoption of this Resolution and shall cause the same to be posted at the designated locations in the City of Perris.

**ADOPTED, SIGNED and APPROVED** this 11<sup>th</sup> day of July, 2017.

\_\_\_\_\_  
Mayor, Michael M. Vargas

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

**RESOLUTION NUMBER** \_\_\_\_\_

*Page 7*

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 11<sup>th</sup> day of July, 2017. and that it was so adopted by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
City Clerk, Nancy Salazar



**CITY OF PERRIS**  
COMMUNITY SERVICES

---

**ATTACHMENT 3:  
VENDOR LIST AND LETTER OF NOTIFICATION  
TO DEVELOPERS WITH ATTACHMENTS**

ADDRESSES	EMAIL
PO Box 1982 Corona, CA 92878 Phone: 951-734-9535 Fax: 951-734-2887 Contact: Bryan Martin Email: info@aconezone.com	info@aconezone.com
110 N. Richmond Dr. H, Anaheim, CA 92801 - Telp: (714) 718-2214 - Email: abrconcrete@yahoo.com - Contact Person: Armando	abrconcrete@yahoo.com
5465 24th Street, Riverside, CA 92509 Phone: 951-683-4692 Fax: 951-781-1024	
5148 Western Way Perris, CA 92571 Phone: 951-443-3400 Fax: 951-443-3477 Cell: 951-202-2104 Contact: Sam Smethers / Account Representative ssmethers@alphamse.com www.alphamechservices.com	
3507 W Stetson Ave #266 Hemet CA 92545 Phone: 951-925-5623 Fax: 951-925-5615 Contact: Justin Wells, Owner arrowconst@msn.com	
3750 Province Way, Perris CA, 92571 Phone: 951-990-5564 Fax: 951-345-4518 Email: crconstruction@live.com Contact Person: Cesar Rodriguez	
32953 Northshire Circle, Temecula, CA 92591 951-956-3974 Fax: 951-325-4596 Creativeenergyclectric@gmail.com Pitzek Contact: Steve	Phone: Contact: Steve
23606 Schooner Drive Canyon Lake, CA 92587 Phone: 888-300-7305 FirstLineConstruction@ymail.com www.Finance2Success.com Contact: Michael Sharman, Vice President Cell: 949-202-6453	FirstLineConstruction@ymail.com
Ray Rumbawa - Owner 442-6630	Phone: 951-

P O Box 209 Moreno Valley, Ca 92556 – 0209 Phone: 951-686-6117 Fax: 951-353-8394 Contact: Gary R Carpenter President Cell: 951-232-0768	
2881 Hulen Place Riverside, CA 92507 – 26026 Phone (951) 680-8900 Fax (951) 782-8286 Contact: Dennis Cool / Business Development	
21556 Skyhill Place, Perris, CA 92570 Phone: 951-789-2974 / Cell 951-368-7669 789-2674 Poppewell / Owner Fax 951- Contact: Kenneth Email: ksconstruction@hughs.net	ksconstruction@hughs.net
18845 Ravenwood Dr, Perris, CA 92570 780-6822 Fax: 951-780-7819 kirklandelectricalinc@gmail.com Phone: 951- www.kirklandelectrical.com	
P.O. Box 2426 - El Cajon, CA 92021 - Phone: (619) 443-7755, Fax: (619) 443-7781 , Email: ptrodney@excite.com - Contact Person: Rodney Luzaich	ptrodney@excite.com
PO Box 1614, Perris, CA 92575 709-3776 Fax: 951-928-8040 rodriguezndump@verizon.net Phone: 714- email:	rodriguezndump@verizon.net
26026 Sherman Rd Sun City, CA 92586 Phone: 951-928-3100 Fax: 951-928-3433 www.neillscontractinginc.com	
14121 Grahm St #103 CA 92649 Fax: 714-276-6416 info@ocrestitution.com Huntington Beach, Phone: 714-625-8635 Email:	info@ocrestitution.com
101 N. Shoreline Blvd TX 78401 361-904-0105 Contact: Tracis Grumbles travis@oginfo.com www.oginfo.com Corpus Christi, Phone:361-904-0071 ext 215 Fax:	travis@oginfo.com
970 Reserve Ste 180 Roseville, CA 95678 Phone: 977-933-9501 Email service@pacifiac.org	service@pacifiac.org
P.O. Box 3958, Palm Desert, CA 92261 - Phone: 760-469-4770 ; Fax: 760-568-9761 ; Email: cmcgivern@pddc.net (Corrlyn McGivern	cmcgivern@pddc.net
Robbie Tomlinson - 1379 Hummingbird Way Hemet, CA 92545 Phone: 951-663-9467 Fax: 951-658-9524	



<p>2995 Van Buren Blvd A-13 #365  Riverside, CA 92503  Phone: 951-686-0676  Fax: 951-755-8890  Contact: Catherine Rivera, Office Manager  rcinteriorsinc@gmail.com</p>	rcinteriorsinc@gmail.com
<p>13555 Imperial Highway, Whittier, CA 90605  Phone: (562) 944-7799 ;  Fax: (562) 944-7769 - Lic.#712731 - Contact Person: Walt White -  Email: wwhite@rgslainc.com</p>	
<p>430 Leroy Drive  Corona, CA 92879  Phone: 951-372-0944  Fax: 951-372-9783  Contact: Richard Lopez, Owner  rlbackhoe@hotmail.com</p>	rlbackhoe@hotmail.com
<p>40469 Calle Katerine, Temecula, CA 92591  Phone: 951-526-6820  www.richardsonstechinc.com  Contact: Jim Carr Cell: 951-704-6444  Email: jim.c@richardsonstechinc.com</p>	jim.c@richardsonstechinc.com
<p>25145 Meridian Port  Wildomar, CA 92595  Ph. (951) 677-5274</p>	
<p>.O. Box 5051  West Lake Village, CA 91359-5051  Phone: 805-498-6744, 818-889-2593  Fax: 805-499-7948  Contact Person: Raul Guzman &amp; John White</p>	
<p>P.O. Box 5488  1510 Palmyrita Ave.  Riverside, CA 92507  Phone: 951-341-5025  Fax: 951-341-5031  Contact Person: Dave Hafen, Customer Service (951-830-1732</p>	
<p>2508 Cannonade Ct, Perris, CA 92571  Phone: 951-965-3928  Contact: Latu Maola  Lainemoala@hotmail.com</p>	Lainemoala@hotmail.com
<p>177 San Luis Dr  Perris, CA 92571  Phone: 951-238-2434  Cell: 951-733-1756  Sr7285@yahoo.com  Contact: Saul Ramirez</p>	
<p>18699 Shoshonee Rd, Apple Valley, CA 92307  Phone: 760-569-5199 Fax: 760-242-2716  Contact: Don Aylesworth  Email: don@tunnelvisioncleaning.com</p>	
<p>8350 Archibald Ave #200  Rancho Cucamonga, CA 91730  Phone (909) 945-5366  Fax (909) 657-7386</p>	541 W. Rialto, Rialto, CA 92376

Address not given. There are several offices in California Phone: 800 69-VORTEX                      www.vortexdoors.com email: service@vortexdoors.com	service@vortexdoors.com
1401 E Oakland Ave Hemet, CA 92544 Phone: 951-658-2555 800-698-8066 Fax: 951-658-4555 Contact: Jesus Paulido	
(800) 511-9818 Office: (951) 246-1001 Cell: (951) 764-2028	shaun@stoprestoration.com Web: temecula.stoprestoration.com
2935 San Luis Rey Rd., Oceanside, CA 92058 Phone: (760) 439-6344, Fax (760) 439-0705 ; Email: tim@riopellededevelopment.com	
3184 Oleander Ave., San Marcos, CA 92078 Phone: &60-445-9599 ; Fax: 760-472-0730 ; Email: edgargonzalesjr@hotmail.com	
Total Concept Sales, Inc. 2505 Foothill Blvd., Suite G La Crescenta, CA 91214 Contact Person: Alfred - alfred@totalups.com	
Office: (951) 787-0147 Fax: (951) 787-6244 Cell: (951) 750-8032 22421 Barton Road #299 Grand Terrace, CA 92313	
1505 Palma Bonita Ln, Perris, CA 92571                      Phone 951- 634-6384 FAX 951-490-0970                      Contact Joe Villegas	
1931 Hershey Court San Jacinto - CA 92582 / Phone: (951) 654-9770 Fax: (951) 318-9222	
Ernie Whisenant Lake Elsinore, CA 92531 Phone: 951-674-7328; Fax: (951) 956-6179; Cell: (951) 245-5515; ; Email: ernie64@verizon.net; www.backhoe.com	ernie64@verizon.net
Richard Sherman 1354 Jet Way Perris, CA 92572 (951) 940-0200 Fax: (951) 940-9192 rsherman@npgasphalt.com	rsherman@npgasphalt.com
171 E. 3rd Street Perris, CA 92570 Ph: 951-940-5540 ext. 220; Fax: 951-943-1144 C: 951-315-1010; E: john@ncmco.com Contact: John Blanco, President	john@ncmco.com
4097 Trail Creek Road Riverside CA 92505 PH: 951-324-8060 x112 FAX: 951-324-8061 CELL: 760-271-6580 E: jreeve@earmanagement.com W: www.earmanagement.com Contact: James Reeve, Vice President-Operations	jreeve@earmanagement.com
2098 S. Grand Ave. Suite I Santa Ana, CA 92705 PH: 714-966-5278 FAX: 714-708-5171 EMAIL: Gabriel.fmsons@sbcglobal.net Contact: Gabriel Melgoza, Estimator	
2023 Yucateca Street, Perris, CA 92570 CELL: 951-219-3544 EMAIL: fmoreno70@roadrunner.com EMAIL: frankmoreno1@verizon.net Contact: Frank Moreno	

Rick Dominguez General Building Contractor P.O. Box 10093 Moreno Valley, CA 92552 (951) 385-5748 Fax (951) 807-3604 rdominguez4@yahoo.com LIC# 944087	rdominguez4@yahoo.com
Rafael Alzaga rafael@playsmartsurfacing.com www.playsmartsurfacing.com 1125 Research Dr. Ste. A, Redlands, CA 92374 Office (909) 799-8100 Fax (909) 799-8120	rafael@playsmartsurfacing.com
Joshua Peterson LIC# 854951 18719 Decker Rd. Perris, CA 92570 Phone (951) 623-6733 Fax (951) 940-5003 Haileysblacktop.com	Haileysblacktop.com
Mark Acosta - Project Manager macosta@americanintegrated.com 1502 E. Opp St., Wilmington, CA 90744-3927 P.O. Box 92316, Long Beach, CA 90809-2316 www.americanintegrated.com 1(888) 423-6060 Local (310) 522-1168 Cell (310) 864-5813 Fax (310) 522-0474 Contractor's Lic. #757133	macosta@americanintegrated.com
Rocky Morales General Engineering 29980 Nuevo Rd., Nuevo, CA 92567 morales152@verizon.net www.moralescontractingco.com License:A,B-887867	morales152@verizon.net
Doug Sadler 26741 Portola Pkwy, Suite 1E292 Foothill Ranch, CA 92610 949-551-6002 Office 949-625-9565 FAX doug@skylineconstructionusa.com www.skylineconstructionusa.com	
Jerome Adibonou contractor@dirtagg.com	contractor@dirtagg.com
Jose P.O. Box 457 Buena Park, Ca 90621-0457 714-522-7754 714-522-2074 FAX jose@copppcontracting.com CA Lic # 384209A A-General Engineering	jose@copppcontracting.com
Veronica Good Bret Good-714-932-4663 Pearl-909-904-1900 Veronica Good-951-214-3164 FAX-949-334-4663 goodbret@gmail.com	goodbret@gmail.com
Carlos Fernandez 909-213-6634 Lic#372208 Primatebuilders@gmail.com	Primatebuilders@gmail.com

<p>Sylvia Hollingsworth  909-949-6060  909-949-8787 FAX  estimating@vus-inc.com  Contractor Lic. # 979358 Class C10 &amp; A</p>	<p>estimating@vus-inc.com</p>
<p>Tom Medrano  626-705-1775 cell  951-776-2056 Office  tmwrecking@aol.com</p>	<p>tmwrecking@aol.com</p>
<p>Krystal Chaidez  7831 Paramount Blvd.  Pico Rivera, CA 90660  PH: 562-948-1133  FAX: 564-948-1177  awibuilders@sbcglobal.net</p>	<p>awibuilders@sbcglobal.net</p>
<p>Gevorg Sargsyan  1114 E. Wilson Ave. #5  Glendale, CA 91206  323-855-8276  g.sarkisyan@cadinc.com  Lic.# 979680</p>	<p>g.sarkisyan@cadinc.com</p>
<p>Larry Turnpin, Sales Manager  661-742-3919-cell  661-833-4490-office  661-280-5626-fax  larry@structurecast.com  Lic. # 774870/B, C7, C13</p>	<p>larry@structurecast.com</p>
<p>Mary Mathis  1-770-209-3816  mmathis@cmdgroup.com  www.cmdgroup.com</p>	<p>mmathis@cmdgroup.com</p>
<p>Armando Echeverria  13308 Triple Crown Court  Moreno Valley, CA 92555  951-525-3682  951-525-3885 FAX  951-536-3211 Cell  mando@valpacmasonry.com  www.valpacmasonry.com</p>	<p>mando@valpacmasonry.com</p>
<p>Raul Ruiz, Owner  22175 Fisher Street  Perris, CA 92570  951-657-1129  951-453-0500 (Emergency)  trgcimail@aol.com  License # 555857/B</p>	<p>trgcimail@aol.com</p>
<p>Lee Kemble  Chino Hills, CA 91709  951-897-1821 (cell)  909-597-0220  newmillenniumconstruction@yahoo.com  Lic. # 849024 B, D-28</p>	<p>newmillenniumconstruction@yahoo.com</p>
<p>Scott Lidgard, 2592 N. Santiago Blvd, Orange, CA 92867 (714) 633-8441</p>	<p><a href="mailto:scott@lidgardinc.com">scott@lidgardinc.com</a></p>
<p>Mauricio A. Medina, (951) 623-4966 License No. 958801</p>	<p><a href="mailto:maremodel1983@gmail.com">maremodel1983@gmail.com</a></p>

<p>Mr. Robert Evans, Executive Director  NAIOP Inland Empire Chapter  25241 Paseo de Alicia, Suite 120  Laguna Hills, CA 92653</p>	<p><a href="mailto:rob@naiopie.org">rob@naiopie.org</a></p>
<p>Mr. Robert W. Close, Preconstruction Director Duke Realty  200 Spectrum Center Drive, Suite 1600 Irvine, CA 92618</p>	<p><a href="mailto:bob.close@dukerealty.com">bob.close@dukerealty.com</a></p>
<p>Mr. Steven Hollins  IDI Logistics Los Angeles  840 Apollo Street, Suite 343  El Segundo, CA 92653</p>	<p><a href="mailto:steve.hollis@idilogistics.com">steve.hollis@idilogistics.com</a></p>
<p>Mr. Gary Hamro, Principal  Optimus Corporation  5318 East 2nd Sreet, NO.677  Long Beach, CA 90803</p>	<p><a href="mailto:garyhamro@gmail.com">garyhamro@gmail.com</a></p>
<p>Mr. Ed Lewis, Foundation Director  Mr. Lou Monville, Foundation Secretary  Raincross Corporate Group  3939 Thirteen Street  Riverside, CA 92501</p>	<p><a href="mailto:elewis@rcoe.us">elewis@rcoe.us</a>  <a href="mailto:lou@raincrosscorp.com">lou@raincrosscorp.com</a></p>
<p>Mr. Russell Pierce, President RDP Development, INC.  14364 Marianopolis Way  San Diego, CA 92129</p>	<p><a href="mailto:rpierce@rdpdev.com">rpierce@rdpdev.com</a></p>
<p>Mr. Marc J. Berg, Vice President Reginal Director  Rockefeller Group  4 Park Plaza, Suite 840  Irvine, CA 92614</p>	<p><a href="mailto:MBERG@rockefellergroup.com">MBERG@rockefellergroup.com</a></p>
<p>Mr. Lou Monville, Baldy View Chapter BIA  P. O. Box 867  Ontario, CA. 91762  909-641-430</p>	<p><a href="mailto:EO@riversidebia.org">EO@riversidebia.org</a></p>



**CITY OF PERRIS**  
COMMUNITY SERVICES

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January 7, 2021

**Subject: Parks Industrial Development Impact Fee**

Dear Developer,

This letter serves to provide you status notification and solicit any input concerning an Agenda Item that will be scheduled at the January 26, 2021 City Council public hearing meeting regarding the City of Perris Parks Development Impact Fee.

On July 11, 2017, City Council adopted Resolution No. 5141 to establish and adjust the Parks Development Impact Fee for new development based on a nexus study prepared by David Taussig and Associates dated June 29, 2017 ("Facilities Study"), and pursuant to Municipal Code Chapter 19.68. Pursuant to the Facilities Study and adopted Resolution No. 5141, City Staff is proposing to adjust Parks Development Impact Fee in accordance with the ENR Construction Cost Index for Los Angeles.

You are welcomed to submit in writing any input or concerns prior to or at the public hearing meeting scheduled on January 26, 2021 at 6:30 p.m. that will be held via Zoom, regarding the proposed Parks Development Impact Fee applicable to new industrial development to reflect to the ENR Index Change for Los Angeles. A Zoom link will be provided on the City Council Agenda accessible on the City's website available at <https://www.cityofperris.org>.

Should you have any questions, please contact Sabrina Chavez Community Services Director at (951) 435-7220 or [schavez@cityofperris.org](mailto:schavez@cityofperris.org).

Sincerely,

*Sabrina Chavez*

Sabrina Chavez  
Director of Community Services

**Enclosures:** Public Notice, Resolution No. 5141 and Facilities Study

**Cc:** Clara Miramontes, Interim City Manager  
Isabel Carlos, Assistant City Manager



# NOTICE of PUBLIC HEARING

*This may affect your organization's future development projects in the City. Please read:*

Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the following item(s):

**CASE:** Resolution (next in order) adjusting Parks Development Impact Fees applicable to new development pursuant to Municipal Code Chapter 19.68.

**APPLICANT:** City of Perris  
101 N. D Street  
Perris, CA 92570

**LOCATION:** City-wide

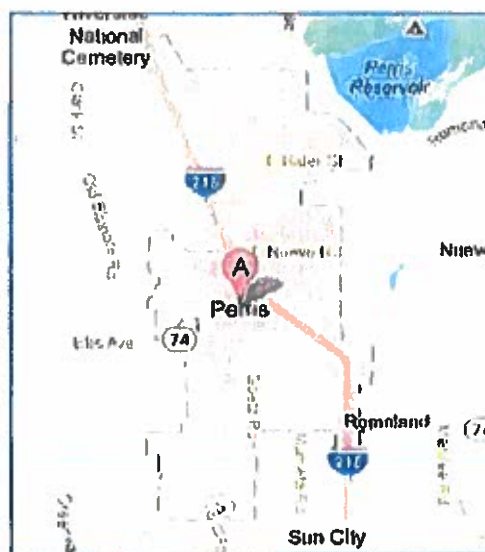
**PROJECT:** Resolution (next in order) adjusting Parks Development Impact Fees applicable to new development in accordance with the ENR Construction Cost Index for Los Angeles.

**ENVIRONMENTAL DETERMINATION:** Resolution (next in order) is not a "project" for the purposes of CEQA and is consistent with CEQA Guidelines Section 15378, as it merely establishes or updates an existing funding mechanism and its related administrative process and will not result in direct or indirect physical changes in the environment as compared to the current baseline. If this Resolution (next in order) were a project for the purposes of CEQA, there is no possibility that this project may have a significant adverse effect on the environment pursuant to CEQA Guidelines, Section 15061(b)(3), and therefore the Resolution (next in order) is not subject to CEQA.

**PUBLIC HEARINGS:** The City Council is scheduled for adoption of the Resolution at the regularly scheduled hearing on Tuesday, January 26, 2021 at 6:30 PM.

Any organization affected or concerned by this application may submit written comments to the Office of the City Clerk before the City Council hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The City Council, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal.

Any person challenging this project in court, may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the City Council prior to the public hearing.



**CITY COUNCIL  
PUBLIC HEARING  
CITY COUNCIL CHAMBERS  
101 NORTH "D" STREET  
PERRIS, CA 92570**

**Date & Time:** January 26, 2021 – 6:30 p.m.  
**Contact:** Sabrina Chavez, Director of Community Services  
**Phone:** (951) 435-7220  
**Email:** [schavez@cityofperris.org](mailto:schavez@cityofperris.org)

**Si necesita un interprete por favor llamenos al (951) 943-6100.**

All information is available for review at the Community Services Department, located at 227 North D Street, Perris.





**RESOLUTION NUMBER 5141**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ESTABLISHING AND ADJUSTING PARKS DEVELOPMENT IMPACT FEES APPLICABLE TO NEW DEVELOPMENT PURSUANT TO MUNICIPAL CODE CHAPTER 19.68**

**WHEREAS**, the City of Perris ("City") imposes development impact fees ("Development Impact Fees") on new residential, commercial, and industrial development projects pursuant to the Mitigation Fee Act (Government Code Section 66000, *et seq.*) and Perris Municipal Code Section 19.68.020, to fund the public improvements made necessary by such new development projects; and

**WHEREAS**, pursuant to Ordinance No. 1182, the City's Development Impact Fees consist of seven separate components: (1) Police; (2) Fire; (3) Community Amenities; (4) Government Services; (5) Parks; (6) Transportation; and (7) Administration (collectively, "Public Facilities"); and

**WHEREAS**, pursuant to Ordinance No. 1182, the City's Development Impact Fees shall be established and adjusted by resolution of the City Council from time to time in accordance with the procedures set forth in state law; and

**WHEREAS**, pursuant to Resolution 3586, the current Parks and Recreational Facility Development Impact fees were established in 2006. The current Parks Development Impact fee schedule does not include fees for non-residential development and fails to provide the City with sufficient funding to construct the critical infrastructure necessary for the City to accommodate the extensive new park development which is currently occurring and proposed within the City; and

**WHEREAS**, the City Council now desires to adjust the rates for residential development and to establish new rates to be levied for non-residential development for the Parks Development Impact Fees; and

**WHEREAS**, this matter was duly noticed and agendized for a public hearing pursuant to Government Code Sections 66016 and 66018, and all written and oral testimony received during the hearing, and the staff's report and responses to such written and oral testimony, were reviewed and considered by the City Council; and all persons appearing in favor of or in opposition of the recommendation to adopt this Resolution were given the opportunity to be heard in connection with this matter.

**THE CITY COUNCIL OF THE CITY OF PERRIS HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:**

**Section 1. Recitals Incorporated.** The foregoing Recitals are incorporated herein as if set forth in full.

**Section 2. Facilities Study and Nexus of Fees to New Development.** Based on the information contained in the Facilities Study and the oral and written testimony received during the public hearing, the City Council finds as follows:

A. As a condition to exacting or increasing Development Impact Fees the City must establish the nexus and make certain statutory findings regarding the relationships between the types and amounts of the Development Impact Fees, the types of development projects, and the need for public facilities and infrastructure improvements pursuant to the Mitigation Fee Act. This is done to ensure that the Development Impact Fees paid by developers are proportional to the impacts caused by their development.

B. The City retained David Taussig & Associates to prepare a nexus study to analyze the impacts of development and calculate the appropriate level of Parks Development Impact Fees. The "Parks and Recreation Facilities Development Impact Fee Justification Study City of Perris," dated June 29, 2017 ("Facilities Study"), establishes the required nexus and relationships for imposing Parks Development Impact Fees on new development projects of various types, and documents the need for Parks and Recreation facilities created by new development and the estimated cost of the new facilities which will be required.

C. Funding from the existing development impact fees will be inadequate to fund the Public Facilities necessary to serve new development. Without an increase in the Parks Development Impact Fees, existing and known funding sources will be inadequate to provide necessary improvements for Parks and Facilities, resulting in, among other effects, a lack of adequate parks and open space to meet the City's adopted park ratio of 5,000 acres per 100,000 residents.

D. The future development proposed in the City will substantially and adversely affect the City's ability to provide Parks and Recreational Facilities for new City residents, and that unless such development contributes to the cost of improving the Parks and Recreational Facilities, these facilities will not meet an acceptable level of service, as set forth in the Park Master Plan, Trails Master Plan and City ordinances.

E. There is a reasonable and rational relationship between the use of the Parks Development Impact Fees and the type of development projects on which the fees are imposed because the fees will be used to construct the parks and facilities improvements that are necessary for the health, recreation, and welfare of the residential and non-residential users of the development projects on which the fees will be levied.

- F. There is a reasonable and rational relationship between the need for the improvements to the Public Facilities and the type of development projects on which the Development Impact Fee is imposed because, among other things, it will be necessary for the residential and non-residential users of such projects to have access to the Parks and Recreational Facilities at established levels of service. Such development will benefit from the Parks and Recreational Facility improvements and the burden of such development will be mitigated in part by the payment of the Parks Development Impact Fee.
- G. The cost estimates set forth in the Facilities Study are reasonable cost estimates for constructing Parks and Recreational Facilities, and the amount of the Development Impact Fees expected to be generated by new development will not exceed the total "fair share" cost to such development.
- H. New development within the City will adversely affect the ability of the City to satisfy the demand created by such new development without increasing the Parks Development Impact Fees, and there is a reasonable relationship between the amount of the Parks Development Impact Fees and the cost of the Parks and Recreational Facilities attributable to the new development upon which the fees will be imposed. This relationship is described in more detail in the Facilities Study.
- I. Current City parkland and open space cannot adequately provide services to new development within the City and, to mitigate the impacts of new development, the Parks Development Impact Fees must be adjusted to the amounts described herein.
- J. There is a reasonable relationship between the future growth in the City of Perris and the need for new Parks and Recreational Facilities. Among the factors in this conclusion are: (1) the City is expected to continue growing as a result of future new development; (2) continuing new growth without new parks and recreational area improvements will result in critical lack of available recreational facilities and significantly reduced service levels of City parks; (3) the lack of available recreational facilities and significantly reduced service levels of City parks is directly attributable to the cumulative impacts of future development in the City; (4) the Parks and Recreational Facilities that are listed in the facilities Study will be used to meet future demand for services through this fee

program due to new development; (5) but for the new development, the Parks and Recreational Facilities attributable to new development would not be needed; and (6) the estimated costs of the Parks and Recreational Facilities are proportionally attributable on a "fair share" basis to new and existing development, with the amounts of the Development Impact Fees being proportional to the impacts associated only with new development, as further described in the Facilities Study.

- K. Based on the foregoing findings, the information contained in the Facilities Study, and the oral and written testimony received during the public hearing, the Parks and Recreational Facility Development Impact Fee Justification Study City of Perris is hereby approved and adopted by the City Council. The Facilities Study is attached hereto as Exhibit "A" and incorporated herein by reference.

**Section 3. Parks Development Impact Fees -- Residential.** Effective September 9, 2017, the Development Impact Fees for new residential development projects shall be the Fees listed in the Residential Development Impact Fee Table attached hereto as Exhibit "B" and incorporated herein by reference. All residential projects, or portions thereof, shall pay the Development Impact Fees imposed by this Resolution and in effect at the time a building permit is issued. The Parks and Facilities Development Impact Fees for new residential development projects shall be automatically increased annually on the first day of July without further action by the City Council equal to the change in the Engineering News Report Construction Cost Index for Los Angeles for a twelve month period of the prior fiscal year.

**Section 4. Development Impact Fees – Commercial/Industrial.** Effective September 9, 2017, the Development Impact Fees for new commercial and industrial development projects shall be the fees listed in the Commercial/Industrial Development Impact Fee Table attached hereto as Exhibit "B" and incorporated herein by reference. All commercial and industrial projects, or portions thereof, shall pay the Development Impact Fees imposed by this Resolution and in effect at the time a building permit is issued, unless otherwise expressly exempt by this Resolution.

**Section 5. Exemptions.** The Development Impact Fees imposed herein shall apply to all residential and industrial development projects for which building permits have not been issued prior to September 9, 2017, with the following expressly limited exemptions:

- A. Commercial development projects, including brick and mortar retail, office, and other similar non-residential and non-industrial land uses, but excluding e-commerce facilities.

**Section 6. Use of Parks and Recreation Development Impact Fees.** The Parks and Recreational Development Impact Fees imposed and collected by the City shall be used to fund the Park Facilities in accordance with the Mitigation Fee Act, Municipal Code Section 19.68.020, and this Resolution, and shall not be used to correct current deficiencies in park facilities or to make improvements for existing parks and open space.

**Section 7. Administrative Appeal Procedures.** All determinations as to whether a development project or applicant is subject to or has met the requirements of this Resolution shall be made in writing by the Development Services Director upon request, and shall be appealable to the City Manager, whose decision shall be final. A written request for a determination must be submitted in writing to the Development Services Director along with all relevant information supporting the request. The Development Services Director shall make a determination within 14 days after receiving a written request, although such time may be extended if the Development Services Director requires the submittal of additional information necessary to make a determination.

**Section 8. Rescission and replacement of all Prior Parks and Recreational Development Impact Fees.** The adoption of this Resolution shall have the effect of rescinding and replacing the Parks and Recreation Facilities Development Impact Fees established by Resolution 3586. All other provisions of Resolution 3586, including all other Development Impact Fees, shall remain in full force and effect.

**Section 9. Severability.** If any section, subsection, subdivision, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution, and each section, subsection, subdivision, sentence, clause, phrase, or portions thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

**Section 10. Certification.** The City Clerk shall certify as to the passage and adoption of this Resolution and shall cause the same to be posted at the designated locations in the City of Perris.

**ADOPTED, SIGNED and APPROVED** this 11<sup>th</sup> day of July, 2017

  
\_\_\_\_\_  
Mayor, Michael M. Vargas

ATTEST:

  
\_\_\_\_\_  
City Clerk, Nancy Salaza

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 5141 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 11<sup>th</sup> day of July, 2017, and that it was so adopted by the following called vote:

AYES: ROGERS, BURKE, CORONA, RABB, VARGAS  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

  
\_\_\_\_\_  
City Clerk, Nancy Salazar

**EXHIBIT "A"**

**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:*

DAVID TAUSSIG & ASSOCIATES, INC.  
5000 BIRCH STREET, SUITE 6000  
NEWPORT BEACH, CALIFORNIA 92660  
(800) 969-4382

Public Finance  
Public Private Partnerships  
Urban Economics

Newport Beach  
Riverside  
San Diego  
San Francisco  
San Jose  
Dallas  
Houston



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## **EXECUTIVE SUMMARY**

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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.)

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## I. INTRODUCTION

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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.



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## **II. LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES**

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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 1, 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 <sup>1</sup>

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.

<sup>1</sup> "Commercial" includes Retail, Office, and "Other" non-residential land uses. ("Other" non-residential land uses include flex space, hospitality, healthcare, and specialty.)

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### III. DEMOGRAPHICS

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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	30,960	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

TOTAL	HOUSING UNITS						VACANCY RATE	PERSONS PER HOUSEHOLD ("PPH")
	SINGLE DETACHED	SINGLE ATTACHED	TWO TO FOUR	FIVE PLUS	MOBILE HOMES	OCCUPIED		
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.<sup>2</sup> 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.<sup>3</sup>

<sup>2</sup> 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.

<sup>3</sup> 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 <sup>4</sup>
<b>Total/Average</b>	<b>18,754</b>	<b>100.00%</b>	<b>73,482</b>	<b>17,037</b>	<b>3.92</b>

**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
<b>Total/Average</b>	<b>19,335</b>	<b>100.00%</b>	<b>77,257</b>	<b>18,369</b>	<b>4.00</b>

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.

<sup>4</sup> 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
<b>Total/Average</b>	<b>33,807</b>	<b>100.00%</b>	<b>135,080</b>	<b>32,117</b>	<b>4.00</b>

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%
<b>Total Growth</b>	<b>14,472</b>	<b>74.85%</b>	<b>57,823</b>	<b>74.85%</b>

**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 3.2 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 <sup>5</sup>	3,724	16.04%
<b>Total*</b>	<b>23,217</b>	<b>100.00%</b>
*Total may not sum due to rounding.		

<sup>5</sup> "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)**

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

<sup>6</sup> "Commercial" includes Retail, Office, and "Other" non-residential land uses. ("Other" non-residential land uses include flex space, hospitality, healthcare, and specialty.)

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#### **IV. PARK AND RECREATION FACILITIES**

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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 <sup>1</sup>	\$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 <sup>2</sup>	\$578,947
City of Menifee	Bradley Basin Park	2016	9.1	\$2,500,000 <sup>3</sup>	\$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
<b>Weighted Average</b>					<b>\$310,875</b>
<sup>1</sup> Excludes \$5,250,000 for EIR, design, and development. <sup>2</sup> Excludes \$600,000 for engineering and technical design work. <sup>3</sup> 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**

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

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 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.<sup>7</sup> 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.

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<sup>7</sup> "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 <sup>1b</sup> (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
<b>Total</b>				<b>18,248</b>

**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
<b>Total (Residential and Non-Residential)</b>				<b>373.85</b>

**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**

<b>FACILITY TYPE</b>	<b>NUMBER OF ACRES REQUIRED</b>	<b>COST PER ACRE</b>	<b>FACILITY COST</b>
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)
<b>Net Cost of Facilities</b>			<b>\$136,543,445.29</b>

**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%
<b>Total (Residential and Non-Residential)</b>					<b>\$136,543,445.29</b>	<b>100.00%</b>

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 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

<b>EXISTING PARKS</b>				
NAME	NEW AMENITIES	COST	ACQUISITION COSTS	TOTAL
Morgan Park (Phase I)				
Meiz 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				
<b>FUTURE PARKS</b>				
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 linear 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 linear feet @ \$300 per)	\$1.24 mil.		\$1.24 mil.
<i>Subtotal</i>				
<i>Total All Parks (Existing and Future)</i>		<i>\$35,869,800</i>	<i>\$1,775,000</i>	<i>\$37,644,800</i>

- \* Remona to Bradley Road
- \*\* Bradley Road to Evens Road
- \*\*\* Evens Road to Perris Valley Storm Channel

**APPENDIX B**

**CITY OF ENCINITAS – ENCINITAS COMMUNITY PARK CONSTRUCTION COST DATA**

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

**Summary**

	<b>Total Costs</b>
Land Acquisition	\$18,200,000
ENR, 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	\$61,397
Total Improvement Costs per Acre	\$319,324
Land Acquisition Costs per Acre	\$413,636

<u>Description</u>	<u>Improvement/Construction Costs Detail</u>			<u>Subtotal</u>	<u>Total</u>	<u>Grand Total</u>
	<u>Quantity</u>	<u>Unit Cost</u>				
Encinitas Community Park						\$19,927,642
<u>Context/Link</u>						
General Work					\$1,471,742.00	
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- Cul 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	
Atium 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 SDTSD D-8	3 EA	\$7,997.00		\$23,991.00		
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/ Tradtrack	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	\$216,048.00	
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" cop	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	
<b>Building, Fence, and Wall Improvements</b>				<b>\$3,043,256.00</b>
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 Bk Storage	70 LF	\$86.40	\$6,048.00	
Wall 6' HT. Masonry w/ Plaster	4,105 LF	\$135.00	\$554,175.00	
Wall- Check 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- Seal Walls	45 LF	\$378.00	\$17,010.00	
<b>Site Improvements</b>				<b>\$2,478,849.48</b>
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	\$155,129.84	
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	\$87,400.00	
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	11,350 LF	\$17.28	\$195,480.00	
6" Curb & Gutter/ Class II Base	3,670 LF	\$22.68	\$83,235.60	
6" Curb & Gutter w/block nut/ Class II Base	1,600 LF	\$25.92	\$41,472.00	
Curb Ranip	25 EA	\$830.00	\$20,750.00	
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	\$129,789.80	



Improvement/Construction Costs-Detail - Continued

<u>Description</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Total</u>
<b>Site Furnishings</b>				<b>\$304,938.00</b>
Back 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	
<b>Street Improvements</b>				<b>\$100,564.74</b>
Adjust Existing Facility to Grade	11 EA	\$702.00	\$7,722.00	
Asphalt Deepfill	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	\$22.69	\$816.48	
Grass Pave2	275 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	
<b>Traffic Signal and Signage Improvements</b>				<b>\$437,130.00</b>
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	
GT Pull Box	1 EA	\$1,620.00	\$1,620.00	
6E Pull Box	1 EA	\$1,890.00	\$1,890.00	
ST Pull Box	1 EA	\$1,890.00	\$1,890.00	
SE Pull Box	2 EA	\$1,890.00	\$3,780.00	
Type IA Pole and Foundation	1 EA	\$27,000.00	\$27,000.00	
Type 151S 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-TU	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	
Polaris Audible Navigator PPB Assembly and System	8 EA	\$243,000.00	\$1,944,000.00	
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
<b>Landscaping</b>				\$2,710,854.59
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	
Irryseed Mix (Irrigated)	126,315 SF	\$0.45	\$56,841.75	
Irryseed Mix (Non-Irrigated)	329,375 SF	\$0.06	\$19,762.50	
Inf eild Mix	45,740 SF	\$1.30	\$59,462.00	
Irrigation (Complete)	1,154,545 SF	\$1.34	\$1,316,181.30	
Palm Brehea armata 5' D.T	13 EA	\$3,780.00	\$49,140.00	
Palm Brehea armata 8' D.T	7 EA	\$4,590.00	\$32,130.00	
Palm Brehea armata 10' D.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' D.T.	3 EA	\$540.00	\$18,900.00	
Palm Queen 18' D.T.	20 EA	\$432.00	\$8,640.00	
Palm Queen 20' D.T.	16 EA	\$432.00	\$6,912.00	
Soil Preparation	1,155,645 SF	\$0.22	\$254,719.90	
Turf Stalons	624,740 SF	\$0.09	\$56,226.60	
Vegetated Swale	24,000 SF	\$0.38	\$9,120.00	
<b>NATIVE GROVE NURSERY - LANDSCAPING</b>				\$122,593.95
Achillea 'Island Pink'	1,340	\$1.60	\$2,144.00	
Aloe Arborescens	658	\$2.10	\$1,381.80	
Alyogyne Hugelii	216	\$2.05	\$442.80	
Arctostaphylos Hookeri 'Monterey Carpet'	478	\$2.25	\$1,075.50	
Artemisia 'Powis Castle'	131	\$1.90	\$248.90	
Baccharis Pilularis 'Pigeon Point'	1,431	\$1.80	\$2,575.80	
Buddleja Davidii 'Nanhoensis'	268	\$2.40	\$643.20	
Carex Divulsa	6,774	\$2.10	\$14,225.40	
Carex Spissa	1,097	\$2.10	\$2,303.70	
Carya Macrocarpa 'Tuttle'	1,207	\$2.10	\$2,534.70	
Ceanothus Glaucescens 'Emily Brown'	701	\$2.60	\$1,822.60	
Ceanothus 'Yankee Point'	372	\$2.20	\$818.40	
Cistus Purpureus	2,532	\$2.25	\$5,697.00	
Dasyodon Wheeleri	1,644	\$2.60	\$4,274.40	
Dioscorea Halimifolia	639	\$3.10	\$1,980.90	
Hemerocallis Hybrid	404	\$2.25	\$909.00	
Hesperaloe Parviflora	3,409	\$2.25	\$7,670.25	
Heteromeles Australifolia	396	\$3.60	\$1,425.60	
Leucopetalum 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 Parvifolium 'Peach Creek'	678	\$2.40	\$1,627.20	
Parthenocissus Tricuspidata	45	\$28.10	\$1,272.50	
Ponstemon Barbatus 'Navigator'	3,459	\$1.80	\$6,226.20	
Pennisetum Setaceum Rubrum'	684	\$2.60	\$1,778.40	
Phloxia Fraxinifolia	205	\$2.25	\$461.25	
Phormium 'Wings of Gold'	436	\$3.10	\$1,351.60	
Pittosporum Tobira 'Variegatum' Mock Orange	313	\$2.20	\$688.60	
Pinus Iktfolia	365	\$2.60	\$949.00	
Rhamnus Californica	554	\$3.10	\$1,717.40	
Ribes Viburnifolium	327	\$3.10	\$1,013.70	
Rosa floribunda 'Bright Pink Iceberg'	151	\$2.80	\$422.80	
Rosmarinus Officinalis 'Huntington Carpet'	16,368	\$2.10	\$34,372.80	
Saxifraga Celevalandii 'Winnifield Gilman'	657	\$2.10	\$1,379.70	
Saxifraga Leucantha	1,803	\$2.10	\$3,786.30	
Westringia Fruticosa	135	\$2.10	\$283.50	
Xylosma Congestum	98	\$2.25	\$220.50	

**APPEND.X C**

**CITY OF LAGUNA NIGUEL -- CROWN VALLEY PARK CONSTRUCTION COST DATA**

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

Summary

	Total Costs	n/a
Land Acquisition		
Construction	\$4,599,531	
Park Acres		18.00
Construction Cost per Acre	\$155,579	

Description	Improvement/Construction Costs Detail			Subtotal	Total	Grand Total (\$4,599,531)		
	Quantity	Unit	Cost					
<b>General</b>								
Mobilization (Not to exceed 2% of contract price)	1.00	LS	\$90,000.00	\$90,000.00	\$177,052.00			
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	\$7,005.00	\$7,005.00				
<b>Site Preparation</b>								
Clearing and Grubbing	1.58	AC	\$11,361.00	\$11,361.00	\$78,907.18			
Install Temporary Construction Chain Link Fence	1.00	LS	\$10,957.00	\$10,957.00				
<b>Rough Grading</b>								
Over Excavation (5 ft average) unsuitable material excavation and recompaction (keyway)	13,010.00	CY	\$6.50	\$84,565.00	\$71,950.00			
Amphitheatre 4" PVC Schedule 40 Perforated Pipe	3,280.00	CY	\$8.00	\$26,240.00				
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				
<b>Demolition</b>								
Exst Amphitheatre Area Demolition	1.00	LS	\$40,433.00	\$40,433.00	\$110,907.00			
Ex Spray Ground Play Area Demolition	1.00	LS	\$71,517.00	\$71,517.00				
<b>Private Garden Construction - Amphitheatre</b>								
6" Curb per OCPW STD 120-2	103.00	LF	\$18.00	\$1,854.00	\$76,217.00			
3" Cross Gutter	69.00	SF	\$17.00	\$1,173.00				
4" AC/10" AD	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 Seawall	122.00	LF	\$222.00	\$27,084.00				
Seawall (18" Wall Retaining Note 18)	112.00	LF	\$243.00	\$27,216.00				
Concrete (Retaining Wall)-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	FA	\$692.00	\$2,076.00				
Seawall (18" Wall Retaining Note 20)	23.00	LF	\$263.00	\$6,049.00				
DG Trail	427.00	SF	\$4.00	\$1,708.00				
<b>Drainage Construction - Amphitheatre</b>								
4" PVC Subdrain	19.00	LF	\$23.00	\$437.00			\$76,217.00	
4" Perforated Pipe	447.00	LF	\$27.00	\$12,069.00				
6" PVC	257.00	LF	\$26.00	\$6,682.00				
8" PVC	151.00	LF	\$27.00	\$4,131.00				
Connect to Ex Storm Drain	4.00	EA	\$1,147.00	\$4,588.00				
12" Area Drain Cont. V-Ditch	7.00	EA	\$230.00	\$1,610.00				
18" Area Drain		EA	\$0.00	\$0.00				
12" Area Drain	1.00	CA	\$599.00	\$599.00				
1" Concrete Wide V Trench	190.00	LF	\$33.00	\$6,270.00				
10" N-12 HDPE Pipe	293.00	LF	\$33.00	\$9,669.00				
4" Trench Drain	81.00	LF	\$151.00	\$12,331.00				
Concrete Cradle		LF	\$0.00	\$0.00				
24" HDPE Pipe Manhole	2.00	EA	\$3,731.00	\$7,462.00				
6" Clean-Out	3.00	EA	\$295.00	\$2,985.00				
Trench Backfill/PVMT Repair	131.00	SF	\$30.00	\$4,978.00				
<b>Construction - Amphitheatre</b>								
Accessible Stall Striping	144.00	SF	\$17.00	\$2,448.00	\$76,217.00			
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				
No Stripe Crosswalk	31.00	LF	\$35.00	\$1,085.00				

		Improvement/Construction Costs Detail					
<u>Description</u>			<u>Unit Cost</u>		<u>Subtotal</u>	<u>Total</u>	<u>Grand Total</u>
<b>Site Amenities - Amphitheater</b>							
Concrete A: Natural Color	6,453.00	SF	\$0.00		\$61,703.00		
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	1,102.00	SF	\$16.00		\$18,912.00		
Concrete F: Salmon Colored	917.00	SF	\$12.00		\$11,244.00		
Decomposed Granite	28.00	CY	\$143.00		\$4,004.00		
Concrete Sawstrip	195.00	LF	\$11.00		\$2,145.00		
Concrete Risers	234.00	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	33.00	LF	\$38.00		\$874.00		
Amphitheater Stage Stone Structure	1.00	EA	\$81,596.00		\$81,596.00		
Amphitheater Overhead Framework	1.00	EA	\$8,696.00		\$8,696.00		
Amphitheater Stage Lighting	1.00	LS	\$67,571.00		\$67,571.00		
						\$25,878.00	
<b>Site Furniture</b>							
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 Propagative Sign with Plasters	1.00	EA	\$5,382.00		\$5,382.00		
Grading Edge Adjustments	1.00	EA	\$8,217.00		\$8,217.00		
						\$86,074.00	
<b>Planting - Amphitheater</b>							
Automatic Irrigation System	36,703.00	SF	\$2.00		\$73,406.00		
Automatic Controller	1.00	EA	\$17,668.00		\$17,668.00		
						\$100,774.70	
<b>Planting - Amphitheater</b>							
Soil Preparation and Weed Abatement	36,703.00	SF	\$0.30		\$14,681.10		
Sodded Turf - Amphitheater	30,905.00	SF	\$1.00		\$30,905.00		
Artifical Turf	2,708.00	SF	\$15.00		\$33,120.00		
3" Thick Layer of Mulch	5,798.00	SF	\$0.50		\$2,899.00		
35" 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		
						\$11,010.90	
<b>Post Installation Maintenance - Amphitheater</b>							
90 Day Maintenance	36,703.00	SI	\$0.30		\$11,010.90		
						\$205,705.00	
<b>Perimeter Grading Construction - Surround Play Area</b>							
6" Curb per OCPW STD 120-2	312.00	LF	\$14.00		\$4,368.00		
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 Seatwalk	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" CASU 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		
Seatwalk (18" Wall Retaining Note 20)	46.00	LF	\$146.00		\$6,716.00		
Seatwalk (18" Wall Retaining Note 10)	0.00	LF	\$321.00		\$0.00		
						\$107,478.00	
<b>Drainage Construction - Surround Play Area</b>							
4" PVC Subdrain	774.00	LF	\$25.00		\$6,850.00		
4" Perforated Pipe	438.00	LF	\$18.00		\$17,284.00		
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	71.00	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	\$598.00		\$2,990.00		
18" Area Drain		EA	\$7.00		\$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 Out	1.00	EA	\$437.00		\$437.00		
4" French Drain	111.00	LF	\$154.00		\$17,094.00		
12" PVC	76.00	LF	\$14.00		\$1,064.00		
4" French Drain	62.00	LF	\$168.00		\$10,416.00		
15 Type VI	7.00	EA	\$7,615.00		\$5,270.00		
24" HDPE		LF	\$0.00		\$0.00		
6" Clean-Out	3.00	EA	\$995.00		\$2,985.00		

Description	Improvement/Construction Costs Detail			Subtotal	Total	Grand Total		
	Unit	Cost	Subtotal					
<b>Water Utility Services - Sprayground Play Area</b>								
Install 2" Backflow Preventer	2.00	EA	\$5,758.00	\$11,516.00	\$41,193.00			
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				
<b>Storm Drain Construction - Sprayground Play Area</b>								
24" RCP	108.00	LF	\$185.00	\$19,980.00			\$37,019.00	
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	91.00	LF	\$73.00	\$6,643.00				
Concrete Collar	3.00	EA	\$404.00	\$1,212.00				
<b>Construction - Sprayground Play Area</b>								
Accessible Staff Striping	143.00	SF	\$17.00	\$2,431.00	\$73,370.00			
Accessible Parking Sign	2.00	EA	\$522.00	\$1,044.00				
4" Wheel Stop	2.00	EA	\$116.00	\$232.00				
Staff 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				
<b>Site Amenities - Sprayground Play Area</b>								
Concrete A: Natural Color	5,316.00	SF	\$8.00	\$42,528.00	\$1,496,507.00			
Concrete B: Salmon Colored, 24" Scored	285.00	SF	\$17.00	\$4,845.00				
Concrete C: Moss Bull Colored Banding	760.00	SF	\$10.00	\$7,600.00				
Concrete E: Checkerboard Finish, 40" 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	\$23.00	\$4,117.00				
Concrete Pavers	352.00	LF	\$13.00	\$4,576.00				
Concrete Curb	165.00	LF	\$70.00	\$11,550.00				
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	ES	\$1,797.00	\$5,391.00				
42" High Guardian	90.00	LF	\$416.00	\$37,440.00				
Handrail at Steps and Ramps	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	\$516.00	\$95,460.00				
6' High, Water Feature, Tubular Steel Fence	146.00	LF	\$452.00	\$65,992.00				
Entry Archway with Columns - No Gates	2.00	SET	\$29,217.00	\$58,434.00				
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	\$7,551.00	\$71,959.00				
Service Switchgear Total	1.00	LS	\$124,609.00	\$124,609.00				
Site Lighting Fixtures	1.00	LS	\$684,329.00	\$684,329.00				
<b>Architecture - Sprayground Play Area</b>								
Restroom and Pump Room Ducting	631.00	SF	\$700.00	\$442,700.00	\$553,839.00			
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	\$21,570.00	\$64,560.00				
<b>Site Furnishings - Sprayground Play Area</b>								
ADA Picnic Table	4.00	EA	\$2,386.00	\$9,544.00	\$73,957.00			
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				
<b>Play Equipment - Sprayground Play Area</b>								
Water Spray Ground Features with Recycling Pump	1.00	CT	\$259,705.00	\$259,705.00	\$698,935.00			
Playground Equipment and GFCI Amenities	2.00	SET	\$174,882.00	\$349,764.00				
Rubberized 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				
<b>Installation - Sprayground Play Area</b>								
Automatic Irrigation System	20,212.00	SF	\$7.00	\$140,484.00	\$53,092.00			
Automatic Controller	1.00	EA	\$12,668.00	\$12,668.00				

Improvement/Construction Costs Detail							
Description		Unit	Unit Cost	Subtotal	Total	Grand Total	
<b>Planting - Sprayground Play Area</b>							
Soil Preparation and Weed Abatement	20,212.00	SF	\$0.50	\$10,106.00	\$87,719.60		
Sodded Turf	\$,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	\$5,401.00	\$5,401.00			
88" Box Tree	3.00	EA	\$1,495.00	\$4,485.00			
16" Box Tree	74.00	EA	\$889.00	\$21,336.00			
5 Galon Shrub	882.00	EA	\$19.00	\$16,758.00			
1 Galon Shrub	1,423.00	EA	\$12.00	\$17,076.00			
<b>Post Installation Maintenance - Sprayground Play Area</b>							
90 Day Maintenance	20,212.00	SF	\$0.40	\$8,084.80			\$13,509.60
Landscape Ties	155.00	LF	\$35.00	\$5,425.00			
<b>Trash Enclosure</b>							
8"x8"x16" Precision Block CMU Wall	83.00	LF	\$133.00	\$11,039.00	\$40,403.00		
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 FIG	5.14	EA	\$552.00	\$2,760.00			
Fab and Install Metal Gate	36.14	LF	\$389.00	\$14,004.00			
Fab Slide Bolt	3.00	EA	\$267.00	\$801.00			
Install 6" Schedule 40 Gal Steel Bolards	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**

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**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					
	<u>Description</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Total</u>	<u>Grand Total</u>	
					\$339,568	\$12,492,484	
One	South Rancho Santa Fe Road on-site parking	106	\$552.45	\$58,519			
	Head Start Parking Lot	46	\$2,866.21	\$132,247			
	Pacific Street Parking	107	\$1,154.30	\$123,510			
Two	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	Baseball Field #1			\$1,582,821			
	Softball/Baseball Field #3 & Soccer Field #4			\$1,161,504			
	Softball/Baseball Field #4			\$832,111			
	Restroom & Concession Building at S. Rancho Santa Fe Rd.			\$549,240			
	Walking Trail			\$84,880			
Four	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**

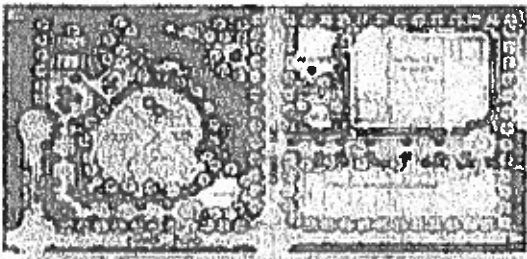
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**FY 2015 - 2020 Capital Improvement Program**  
**Community Services Department - Parks and Landscape Projects**  
**Evans Park Construction - CS011**

Priority	Project No.	Project Name	Total Estimated Costs	Proposed Budget					
				FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	Beyond
5	CS011	Evans Park Construction							
	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 Manifee 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
	<b>Total</b>		<b>\$ 11,000,000</b>	<b>\$</b>	<b>\$</b>	<b>- \$</b>	<b>- \$</b>	<b>- \$</b>	<b>- \$ 11,000,000</b>

**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 contingent upon the identification of funding for the project.

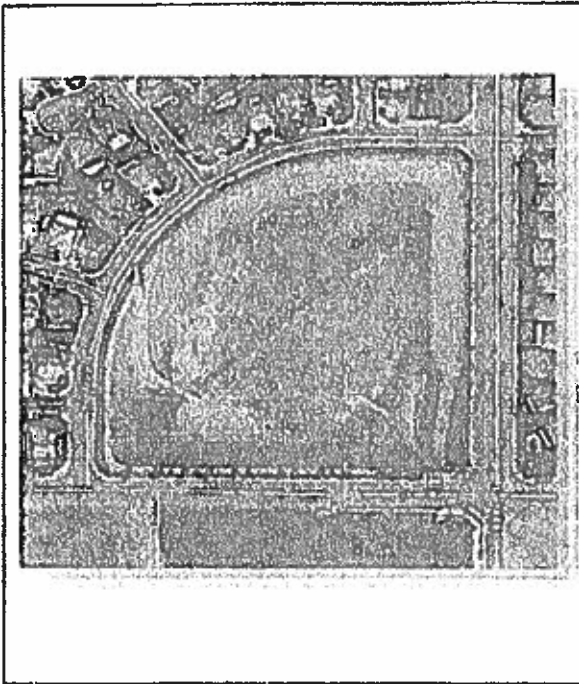
**COMMENTS/NOTES:**

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		Proposed Budget							
			Estimated 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 Audle 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		
		<b>Total</b>	\$	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 incorporation. 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 facility for use as a public park should the City choose to do so through an easement with Flood. Some restrictions and requirements 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 additional recreation traffic in the community. The PTOSRMP encourages partnership with other agencies to address deficits 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**

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**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/Unincorporated	Facilities (Acres) <sup>1</sup>	Total Value	Offsetting Revenues	Costs Allocated to New Unincorporated Growth
<b>Eastern Riverside County</b>					
Lake Cahilla Recreation Area Improvements <sup>2</sup>	City of La Quinta	N/A	\$ 600,000	\$ 350,000	\$ 250,000
Mayflower Park Expansion & Improvements - Campsite <sup>3</sup>	Unincorporated	N/A	8,000,000	\$20,000	7,380,000
Mayflower Park Expansion & Improvements - Irrigation System <sup>4</sup>	Unincorporated	N/A	2,000,000	-	2,000,000
<b>Total</b>			<b>\$10,600,000</b>	<b>\$ 970,000</b>	<b>\$ 9,630,000</b>
<b>Western Riverside County</b>					
Louis Robidoux Nature Center Improvements <sup>5</sup>	Unincorporated	2.00	\$ 234,500	\$ 184,500	\$ 50,000
Rancho Junupa Park/Headquarters Expansion & Improvements <sup>6</sup>	Unincorporated	45.00	12,000,000	-	12,000,000
Gilman Historic Ranch Expansion <sup>7</sup>	City of Sanning	75.00	2,250,000	-	2,250,000
Lawler Lodge Expansion & Improvements <sup>8</sup>	Unincorporated	10.00	3,000,000	-	3,000,000
Lake Skinner Recreation Area Improvements, Temecula <sup>9</sup>	Unincorporated	20.00	4,000,000	150,000	3,850,000
Hurkey Creek Park Expansion - Water Playground <sup>10</sup>	Unincorporated	N/A	1,500,000	-	1,500,000
Jenson Alvarado Ranch Expansion - Visitor Center <sup>11</sup>	Unincorporated	20.00	6,000,000	-	6,000,000
Bogart Park Campground Expansion <sup>12</sup>	Unincorporated	60.00	3,000,000	2,000,000	1,000,000
Byilwild Park <sup>13</sup>	Unincorporated	50.00	3,000,000	-	3,000,000
San Timoteo Regional Park - Campsite <sup>14</sup>	Unincorporated	N/A	1,500,000	-	1,500,000
<b>Total</b>		<b>232.00</b>	<b>\$36,484,500</b>	<b>\$ 2,334,500</b>	<b>\$ 34,150,000</b>

<sup>1</sup> Approximate size of facilities provided by Riverside County.

<sup>2</sup> Zero-depth water play facility.

<sup>3</sup> Project includes creation of an RV campground (60-100 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.

<sup>4</sup> Water system expansion through river storm water and runoff storage in a lagoon serving the dual purpose of recreation for small children (due to safety issues because of Cobb, River current) and using surplus water for irrigation of new campground managing demands on domestic water.

<sup>5</sup> Expansion to the entry and parking along RiverView Drive

<sup>6</sup> Ph. 4 includes expansion of full hook-up campground services, RV dry storage, creation of 50-acre fl lake for water recreation using surplus water for irrigation through well & storm water (WBM) storage.

<sup>7</sup> Expansion of parking for special events (re-creation of original barn for interpretive use and maintenance area).

<sup>8</sup> Facility improvements include expansion ADA accessibility within the Lodge Building. Expansion and reworking of the existing on-site waste disposal system

<sup>9</sup> 150 full hook-up campsites, new restroom facility (1800 sq ft), ADA shade shelters and new maintenance facility (3000 sq ft)

<sup>10</sup> Zero-depth water play facility

<sup>11</sup> Expansion of the Historic Ranch & Museum through property acquisition, Development of new visitors center for site orientation, artifact storage, support facilities, historic exhibits, restrooms, redesign and expansion of primitive camp sites (est.150-100 sites), new 500 sq ft restroom installation of Coy connected sewer system, redesign and expansion of road system needed as a result of Water District's construction.

<sup>12</sup> Installation of a new restroom (1600sqft), 30 new full hook-up campsites, expanding capacity of water and septic system.

<sup>14</sup> Phase 1, block (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"**

**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



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** January 26, 2021

**SUBJECT:** Update on the City of Perris Clearing the Air Initiative

**REQUESTED ACTION:** Receive an update on the Clearing the Air initiative in collaboration with the Riverside University Health System, Public Health Tobacco Control Project

**CONTACT:** Sabrina Chavez, Director of Community Services<sup>SC</sup>

#### **BACKGROUND/DISCUSSION:**

The City of Perris developed Live Well Perris in 2013 to inspire healthier lifestyles in the community by providing nutrition education, physical fitness programs, and overall health educational activities. In 2015, the Healthy Community Element was adopted into the City's General Plan, wherein the City requires design and planning principles that support healthy developments into its built environment. Over the years, Live Well Perris has evolved into a holistic public health initiative advocating for and facilitating policies, sustainable systems and environmental changes that cultivate and support healthy outcomes for citizens of all ages.

In 2019, with the rising concern of the usage of e-cigarettes and flavored tobacco which primarily target and affect our youth population, the City under Live Well Perris, developed the *Clearing the Air Initiative* ("Initiative"). The Initiative aims to improve the health of the Perris community by creating multi-sectoral tobacco control platforms. The Initiative's overall goal is to increase awareness of the risks associated with tobacco usage through educational campaigns and introducing environmental policies that improve resident's access to clean air and protection from the risks of second-hand smoke exposure. According to the Centers for Disease Control and Prevention (CDC), secondhand smoke leads to health complications in children and adults, including increased asthma attacks in children and heart disease in adults.

To benefit from collaborative resources, the City partnered with Riverside University Health System-Public Health (RUHS-PH), Tobacco Control Project. Under the RUHS-PH Tobacco Control Project, Riverside County launched an initiative to reduce secondhand smoke through a Smoke-Free Multi-Unit Housing project (SFMUH).

Through the SFMUH project, the County has engaged Perris residents to solicit feedback on issues from secondhand smoke in multiunit housing units; and has involved the City's Youth

Advisory Committee (YAC) to engage the youth community. RUHS-PH Tobacco Control Project surveyed 125 residents and apartment managers in Perris. Data continues to be collected as surveys are distributed to various communities: 64% of the 125 surveyed residents prefer to live in a completely smoke-free complex; and 88.8% believe that secondhand smoke is harmful to their health (see Exhibit 1). Additionally, RUHS-PH has provided the City with resources to support clean air and the reduction of flavored tobacco products in the community.

Staff will be conducting a presentation to the City Council, on the Initiatives' progress including legislative updates related to the banning of flavored tobacco products and smoke-free multi-unit policies at the local, state, and federal levels. Staff will solicit input from the City Council and seek approval to further the Clearing the Air Initiative to provide a safe and healthy environment protecting both children and adults from the harmful effects of tobacco.

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**BUDGET (or FISCAL) IMPACT:**

The Clearing the Air initiative has no fiscal impact to the general fund.

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**REVIEWED BY:** Crystal Lopez, Public Health Supervisor 

City Attorney \_\_\_\_\_

Assistant City Manager \_\_\_\_\_ 

Finance Director \_\_\_\_\_

Attachment 1: Smoke-Free Multi-Unit Housing (Muh) Resident Public Intercept Survey  
(Perris)

Consent:

Public Hearing:

Business Item: x

Presentation:

Other:



**CITY OF PERRIS**  
COMMUNITY SERVICES

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**ATTACHMENT 1:  
SMOKE-FREE MULTI-UNIT HOUSING (MUH)  
RESIDENT PUBLIC INTERCEPT SURVEY  
(PERRIS)**



**SMOKE-FREE MULTI-UNIT  
HOUSING (MUH) RESIDENT  
PUBLIC INTERCEPT SURVEY  
(PERRIS)**

*Findings-- June 2020*

**COLLECTED BY**



**RIVERSIDE COUNTY COALITION  
FOR TOBACCO FREE COMMUNITIES**

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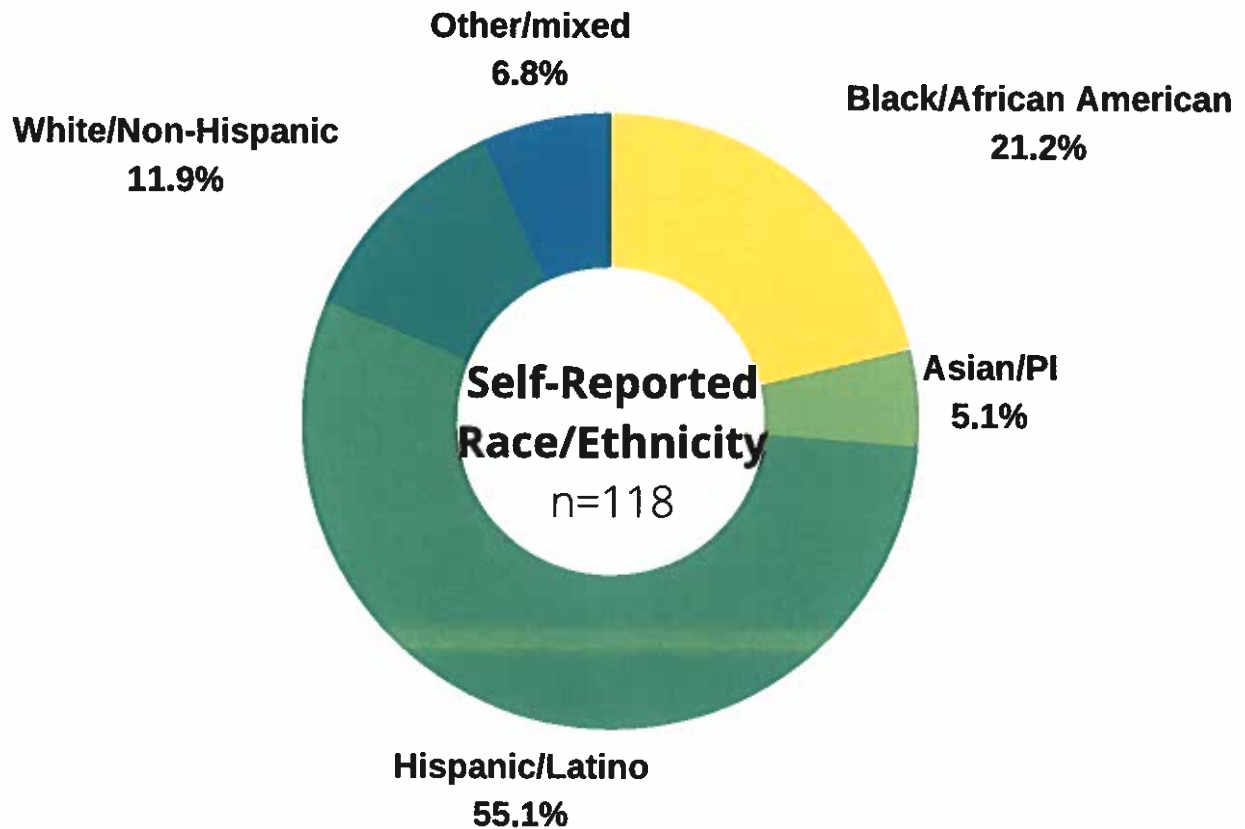
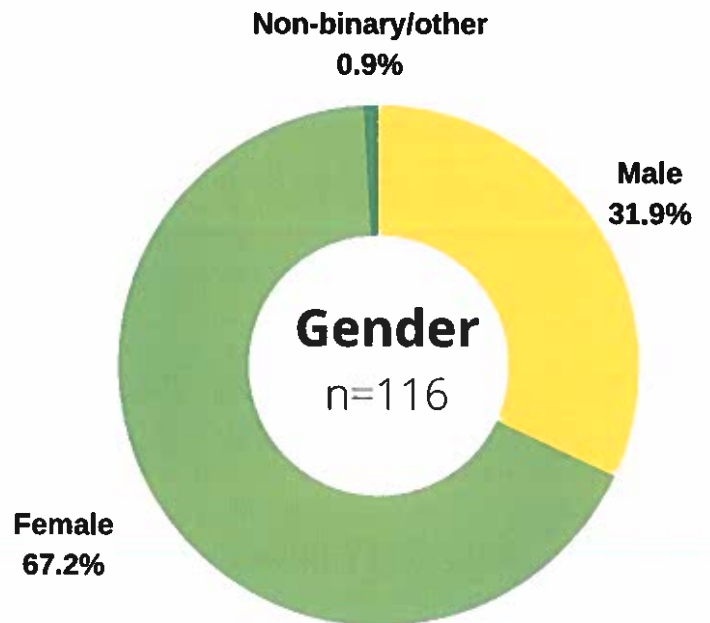
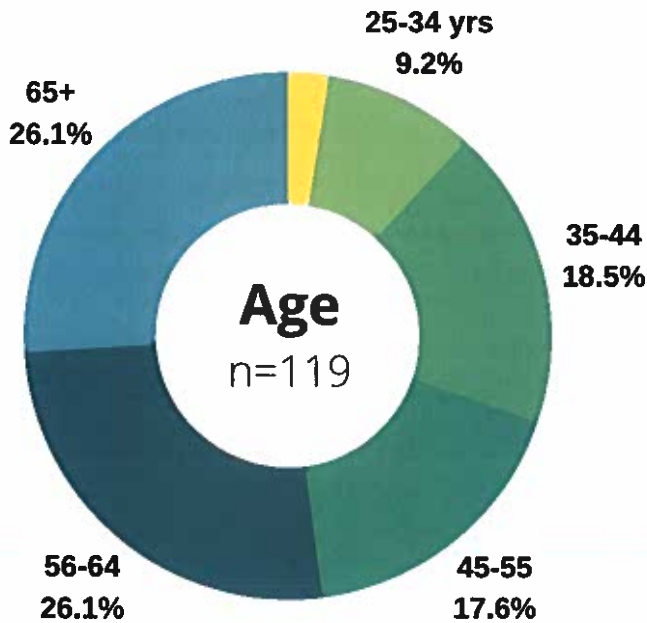
# INTRODUCTION

The survey instrument contained 15 questions to assess community knowledge, attitudes, and perceptions regarding a smoke-free multi-unit housing policy. A total of 125 surveys were collected from residents in the City of Perris from March through June 2020. The survey was completed face-to-face, but also available electronically in May. The results of the survey for Perris are presented in this report.

The face-to-face surveys were collected by Riverside County Coalition for Tobacco-Free Communities using a one-page paper-pencil survey at various residential locations in Perris. Individuals approached residents inquired whether they would be willing to participate in a survey to assess opinions on smoke-free housing. Only those who resided in the Perris and those willing to participate were included in this report.

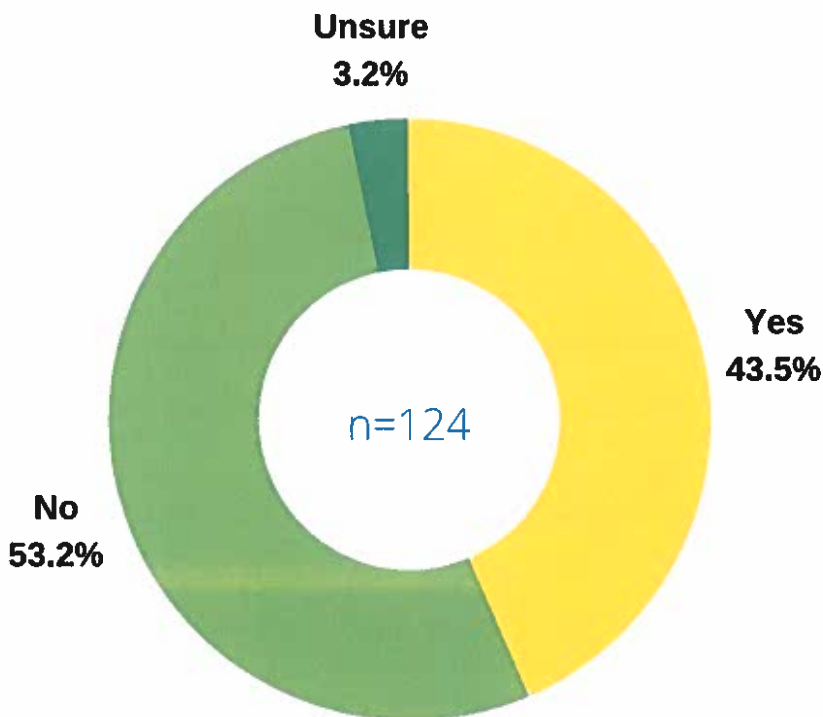
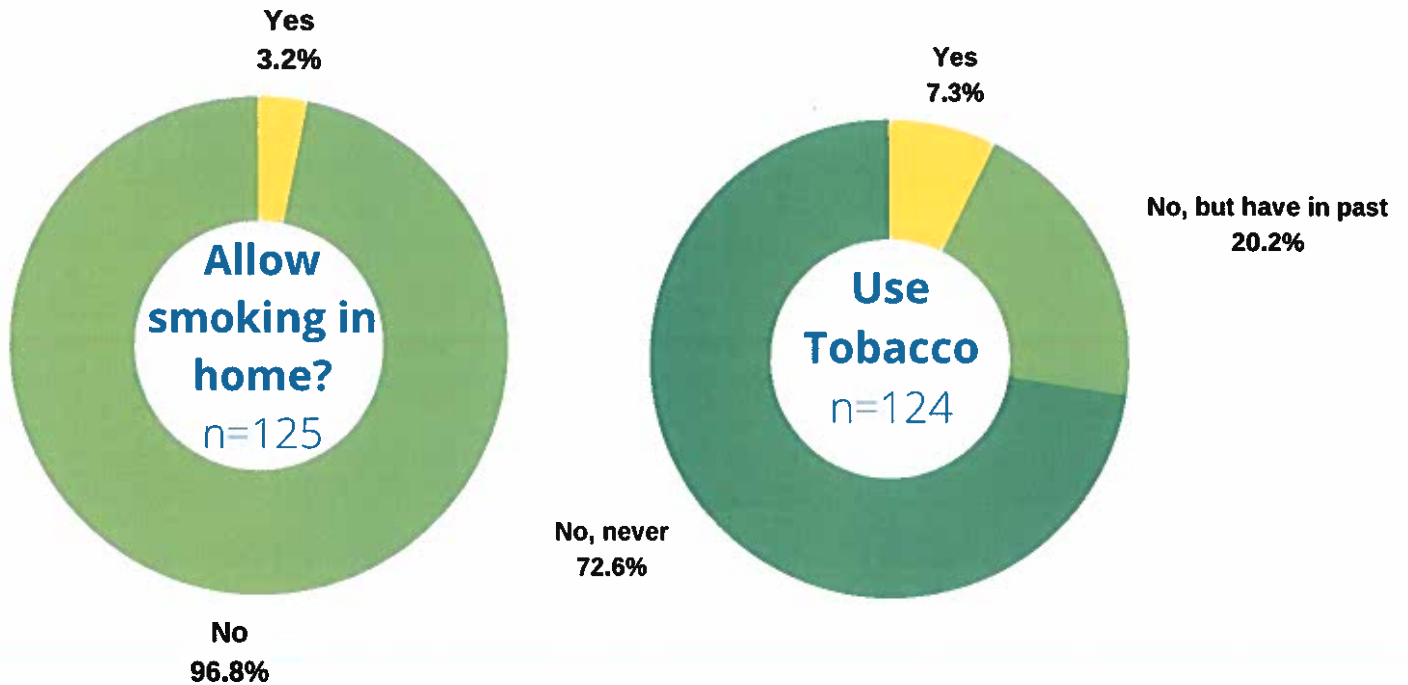
*Summary of Key Findings*

**SOCIODEMOGRAPHIC CHARACTERISTICS OF RESPONDENTS**



Summary of Key Findings

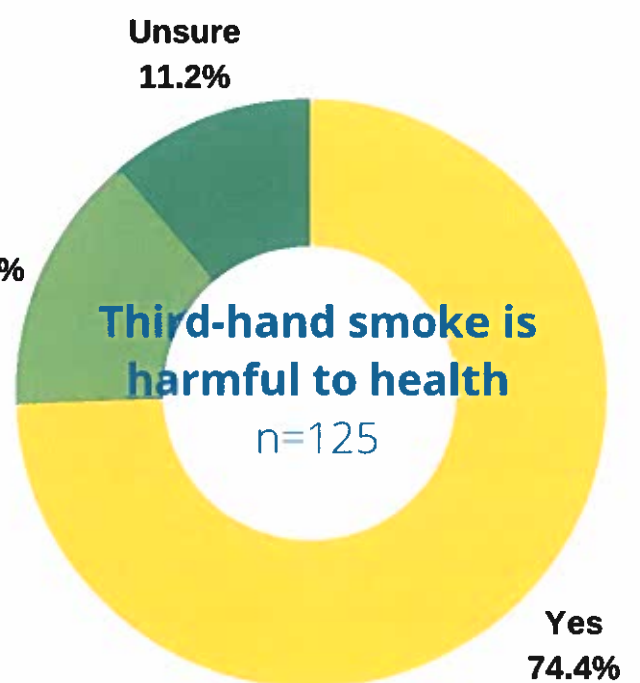
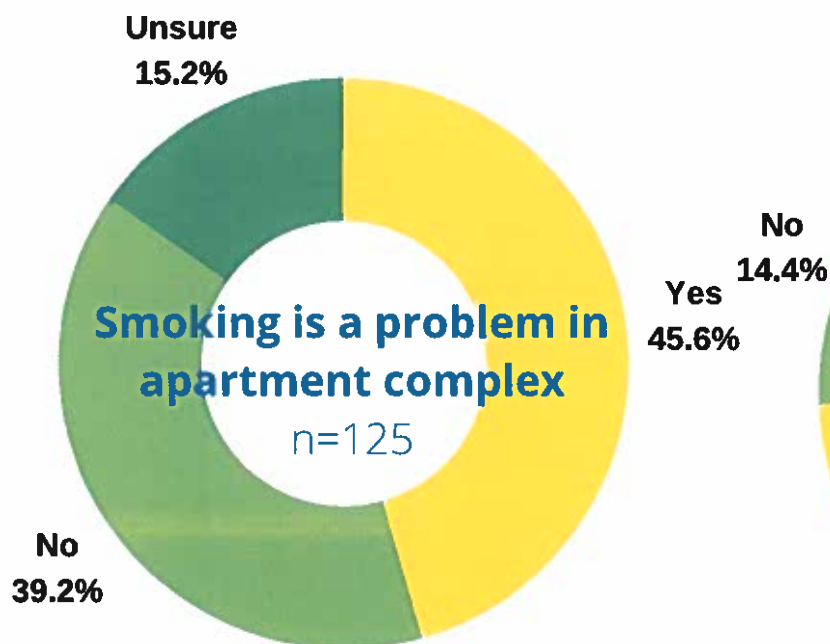
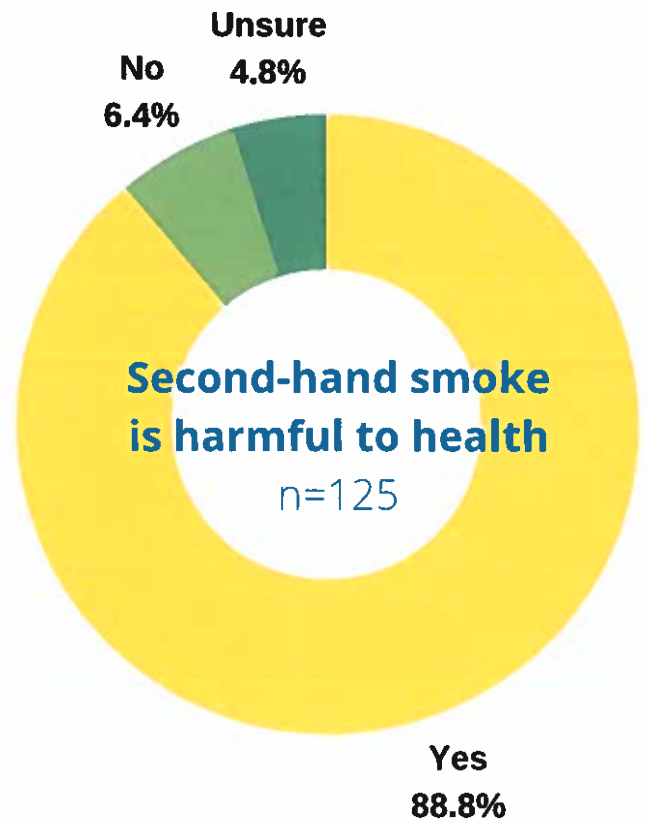
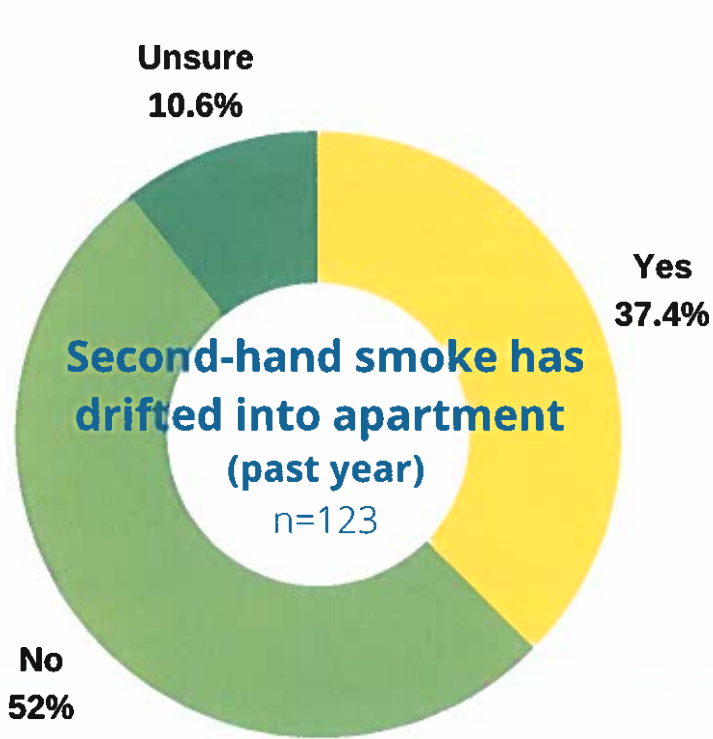
**TOBACCO USE CHARACTERISTICS**



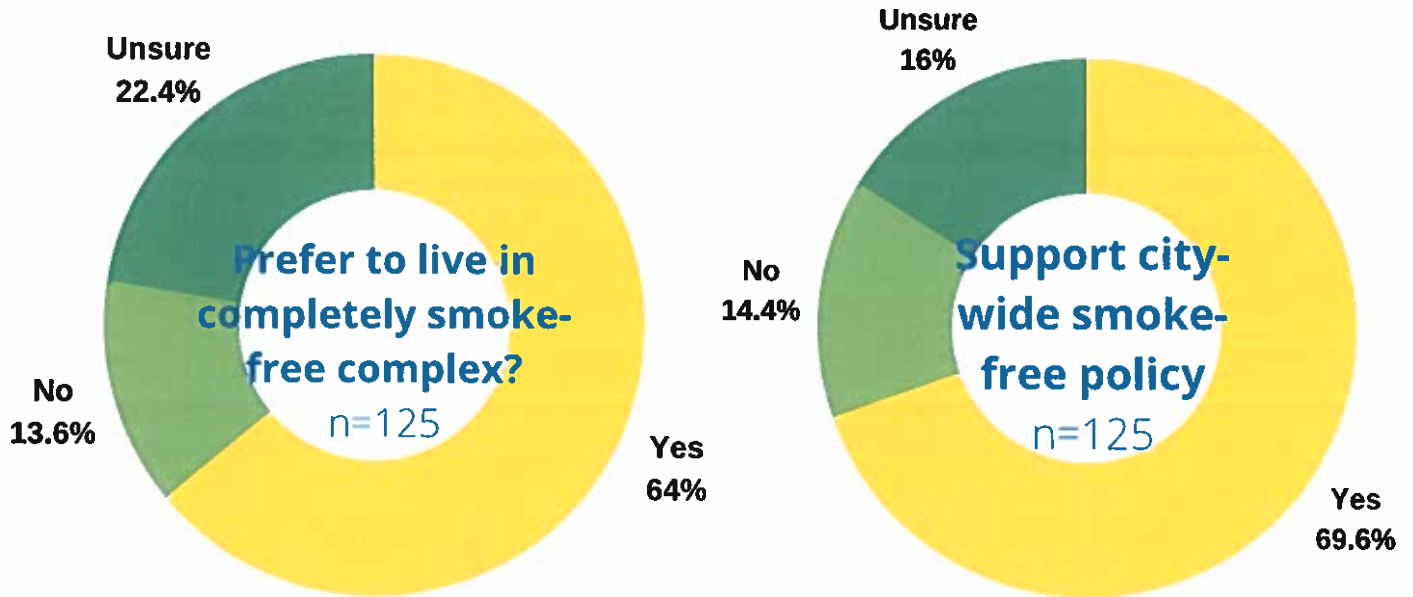
Does anyone in your unit have a chronic illness (e.g., asthma, heart disease, diabetes)?



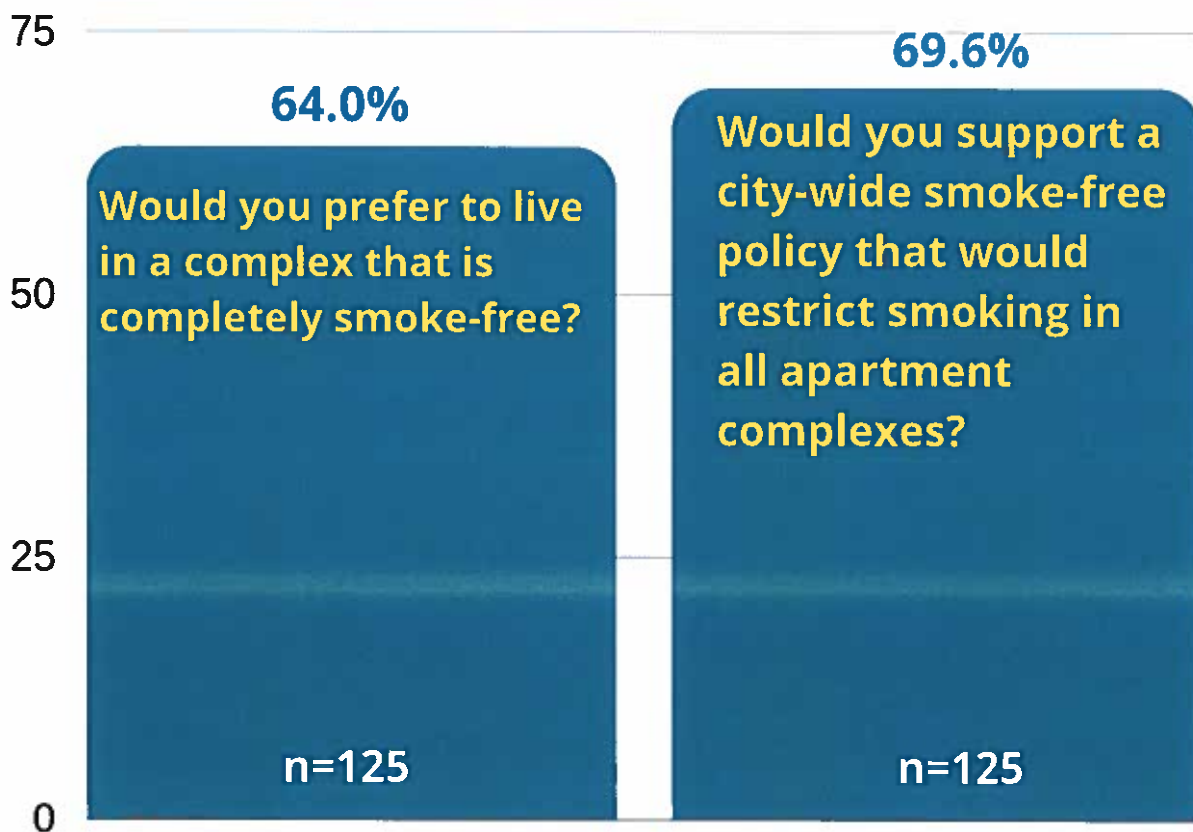
## SMOKE-FREE HOUSING PERCEPTIONS



## SUPPORT FOR SMOKE-FREE HOUSING



### RESPONDENTS IN SUPPORT OF :



## CONCLUSION

Results of the public intercept survey in the City of Perris shows that over one-third (37%) had experienced drifting secondhand smoke where they live; and 44% said someone in their unit had a chronic illness. The majority think that second-hand (89%) and third-hand (74%) smoke is harmful to health. Just under half (46%) thought smoking is a problem in their apartment complex.

Support for smoke-free housing is good in this sample of Perris residents, with the majority (64%) of respondents indicating that they prefer a completely smoke-free complex, while 70% support a city-wide smoke-free policy.

The results of this survey indicate that a smoke-free policy would be welcome to the majority of residents in the City of Perris.