

DAVID
TAUSSIG
& Associates, Inc.

DEVELOPMENT IMPACT FEE
JUSTIFICATION STUDY
CITY OF PERRIS
DAVID TAUSSIG & ASSOCIATES, INC.

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February 25, 2006

Public Finance
Facilities Planning
Urban Economics

Newport Beach
Riverside
San Ramon

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Prepared for

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EXECUTIVE SUMMARY

In order to adequately plan for new development over the next twenty-five year period and identify the public 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 update the existing impact fee program by preparing a new AB 1600 Fee Justification Study (the “Fee Study”). The Fee Study is intended to comply with Section 66000 *et. seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development (“Future Facilities”) and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Fee amounts have been determined that will finance police, fire, community amenities, government services, park facilities and transportation infrastructure at levels identified by the various City departments as being necessary to meet the needs of new development through the year 2030. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section IV of the Fee Study. A description of the methodology used to calculate the fees is included in Section V. All new development may be required to pay its “fair share” of the cost of the new infrastructure through the development fee program.

1. ORGANIZATION OF THE REPORT

Section I of this report provides an introduction to the study including a brief description of City surroundings, and background information on development fee financing. Section II provides and overview of the legal requirements for implementing and imposing such fees. Section III includes a discussion of projected new development and demand variables such as future population and employment assuming current growth trends in housing, commercial, and industrial development extrapolated over the next twenty-five year period to 2030. Projections of future development are based on the City’s 2005 General Plan Update. Section IV includes a description of the Needs List, which identifies the facilities needed to serve new development through 2030. The Needs List provides the total estimated facilities costs in 2005 dollars, offsetting revenues, net cost to the City and cost allocated to new development for all facilities. Section V contains the methodology used to determine the fees for all facility types detailed calculations to determine fee levels are found in Appendix A. Section VI includes a summary of the proposed fees justified by this study.

2. COLLABORATION WITH STAKEHOLDERS

Numerous workshop meetings with representatives of the building industry, City staff and consultants occurred during September through November of 2005, with the purpose of discussing the various factors and criteria used in calculating the fees. A free exchange of recent data relating to facility costs took place, along with extensive discussions regarding the need for facilities and the demographics utilized in the calculations. Similar meetings with representatives of the Building Industry Association (“BIA”) and their consultants, subsequent to the workshops, provided the opportunity to exchange data, challenge assumptions, and discuss calculated fee levels. The fact that many facilities were recently constructed, under construction, or recently conditioned on new development during the discussions added to the dynamics of the study process. Many re-calculations, methodology adjustments, and report revisions resulted

from cooperative participation with the building community and BIA. While the range of values subject to discussion were confined by public policy and City standards, an understanding was reached as to the extent of the new facilities being required and the costs associated with these new facilities.

3. IMPACT FEE ANALYSIS

Section V reflects detailed calculations of the fee amounts for each type of facility on the Needs List. The study period chosen for future growth was 25 years, from 2005 to 2030. The demographic data used was obtained from City General Plan projections. A brief description of the various facilities and the analysis used to calculate the corresponding fee is provided below.

The methodology used for non-transportation and park facilities was based on the apportionment of costs by equivalent dwelling units ("EDU"). An EDU is a means of quantifying different land uses in terms of their relative equivalence to a residential dwelling unit, where equivalence is measured in terms of the level of potential infrastructure use or benefit derived by a specific land use for each type of public facility. Section III describes the standard for each type of facility as currently exists within the City per 1,000 EDUs of existing development. The methodology used for apportioning park costs is equivalent benefit units ("EBUs") based on the number of recreation hours, whereas transportation costs were apportioned by average daily trips generated ("ADT's) for each land use type. Reliable data for the trip generation rates was obtained from the Institute of Traffic Engineers ("ITE") for all land uses in the study.

Police Facilities Analysis:

Appendix A-1 presents the apportionment of police services facilities costs from the Needs List. Almost all of the police facilities are sized to serve future residents and employees only, excluding the two CSO vehicles, as these facilities are only necessary as a result of new development. In the case of police facilities, 98.24% of the total cost of \$795,216 would be financed by impact fees on new development (\$59 per EDU).

Fire Facilities Analysis:

Appendix A-2 presents the apportionment of fire services facilities costs from the Needs List. All of the fire facilities are sized to serve existing and future residents and employees. Therefore, fire facility costs are allocated to all residents and employees as detailed in this table using EDUs, with new development expected to pay fire facilities impact fees of \$362 per EDU, or 82.99% of the total costs of \$5,735,000.

Community Amenities Analysis:

Appendix A-3 presents the apportionment of community amenities costs from the Needs List. All of the facilities are sized to serve future residents and employees only, excluding the Caesar Chavez Library Expansion, library books, and community center expansion. As a result, 73.69% of total community amenities facilities costs would be covered by impact fees on new development (\$1,120 per EDU), with the total costs equaling \$19,995,900.

Government Services Facilities Analysis:

Appendix A-4 presents the apportionment of government services facilities costs from the Needs List. All of the facilities are sized to serve existing and future residents and employees, excluding the parks and recreation administrative office. As a result, 66.61% out of \$11,387,500 in government services facilities would be covered by impact fees on new development (\$576 per EDU).

Park Facilities Analysis:

Appendix A-5 presents the apportionment of park facility costs from the Needs List, which are assigned only to residential development land uses. All of the park facilities are sized to serve future residents. As a result, 100% out of \$84,005,420 in park facilities would be covered by impact fees on new development (\$7,900 per EBU).

Transportation Facilities Analysis:

Appendix A-6 describes the apportionment of transportation facilities costs from the Needs List. Road, flood control, and signalization facilities benefit future residents and employees in providing safe and efficient vehicular access to properties. It has been well documented by transportation engineers that different land uses generate trips at different rates. Therefore, road, flood control crossings, bridges, and signalization facilities costs are apportioned on the basis of average daily trip ("ADT") generation factors.

All of the transportation facilities are sized to meet the needs of future residents and employees. A traffic analysis performed by VRPA Technologies confirms that there are no existing deficiencies, therefore new development will finance all of the proposed transportation facilities. In total, \$172,493,703 or 100% in transportation facilities costs, would be covered by impact fees on new development (\$4,025 per single-family dwelling unit).

Administrative Component:

The Administrative Cost component is intended to cover the City's costs associated with the administration of the development impact fee program. Administrative costs include staff time associated with fee collection, maintenance of trust funds into which the fees are deposited, and preparation of the annual reports as required per the Government Code. According to the City, the annual costs to implement the fee program (in 2005 dollars) is \$23,750. The work associated with administration of the fee program is a function of the amount of fee revenue collected; therefore, it is reasonable to compute the Administrative Cost component as a percentage of the cost allocated to new development. The annual cost for administration was multiplied by twenty-five years to determine the costs for administering the fee program for a twenty-five year period. The Administrative Cost of \$593,750 is approximately 0.21 percent of the total facility fees allocated to new development, or for example, \$29 for a single-family residential unit (see Table ES-1 below for the fees associated with the various land uses).

4. IMPACT FEE SUMMARY

The total cost of facilities to be funded by new development is \$284,360,761 as illustrated in Table IV. Administrative costs are estimated at \$593,750, bringing the total program cost to \$284,954,511 as summarized in Appendix A-7. The total fee amounts required to finance new development's share of the costs of facilities in the Needs Lists are summarized in Table ES-1.

**TABLE ES-1
DEVELOPMENT IMPACT FEE SUMMARY**

Facility	Residential		Non-Residential	
	Single Family (\$ per unit)	Multi-Family (\$ per unit)	Commercial (\$ per 1,000 SF)	Industrial (\$ per 1,000 SF)
A. Public Safety Facilities				
Police Facilities	\$59	\$54	\$31	\$17
<u>Fire Facilities</u>	<u>\$362</u>	<u>\$328</u>	<u>\$187</u>	<u>\$102</u>
Subtotal Public Safety Facilities	\$421	\$381	\$218	\$118
B. Community Amenities Facilities	\$1,120	\$1,014	\$578	\$315
C. Government Facilities	\$576	\$522	\$298	\$162
D. Park Facilities	\$7,900	\$7,155	NA	NA
E. Transportation Facilities	\$4,025	\$2,817	\$44,270	\$5,232
F. Administration	\$29	\$25	\$95	\$12
Total	\$14,071	\$11,914	\$45,459	\$5,840

Please note that the fees identified within this report reflect the maximum fee levels that may be imposed for all land uses. The actual fees adopted by the City Council may be lower.

I. INTRODUCTION

The City of Perris (the "City"), located in the Perris Valley midway between the San Jacinto and Santa Ana Mountains, encompasses approximately forty (40) square miles in northwestern Riverside County. An additional estimated seventeen (17) square miles are included in the City's Sphere of Influence as defined by the Riverside County Local Agency Formation Commission (LAFCO). Perris is bordered on the north by the City of Moreno Valley and the March Air Reserve Base/ March Globalport. On the south, it is bordered by the unincorporated communities of Quail Valley and Sun City, on the southwest by the City of Canyon Lake, on the east by the unincorporated areas of Riverside County, on the Northeast by Lake Perris, and on the west by the unincorporated community of Mead Valley and unincorporated Riverside County. One major freeway and one railroad transect Perris. Interstate 215 runs north/south near the eastern edge of the City and the Burlington Northern Santa Fe Southern Railroad line traverses the City adjacent to the I-215 corridor in the northerly section of the City and adjacent to Case Road in the southerly section of the City.

The City of Perris is experiencing a surge of new housing construction within its borders, driven by population increases, low interest rates, proximity to job centers in urban Riverside and San Bernardino and various economic factors and incentives available within City's jurisdiction. In 1991 the City adopted a development impact fee program in anticipation of a four fold increase in population at buildout conditions. This fee program, while meeting AB 1600 justification requirements, provides a funding source to construct the police, fire, community amenities, government facilities and roadway infrastructure necessary to mitigate the impacts of this expected new growth.

Currently the changes in demographics, changes in General Plan expectations and availability of outside funding sources have generated the need for the City to update its fee structure in order to assure that a reliable and sufficient revenue stream exists that can fund the construction of new infrastructure at a pace that will closely follow the need for mitigating the impacts of new growth projected through 2030. In order to adequately plan for new development over the next twenty-five year period and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, David Taussig & Associates, Inc. ("DTA") was retained by the City to update the existing impact fee program by preparing a new AB 1600 Fee Justification Study (the "Fee Study").

II. LEGAL REQUIREMENTS TO JUSTIFY IMPACT FEES

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

However, starting in the late 1940s, 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 project sites. More recently, with the passage of Proposition 13, 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. Spending on public facilities at all levels of government was \$161 per capita in 1965, but it had fallen by almost fifty percent to less than \$87 per capita by 1984 (measured in constant dollars).

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development, as the levy of such fees provides funding to maintain an agency's service standard required for an increased service population. 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 occurring prior to the beginning of construction of a dwelling unit or non-residential building (or prior to the expansion of existing buildings of these types). Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance.

The City has identified the need to levy impact fees to pay for police, fire, community amenities, government services, park facilities and transportation infrastructure. A detailed list of required public facilities (the "Needs List") is contained within Section IV herein. The fees presented in this study will finance facilities on the Needs List at levels identified by the City as appropriate to mitigate the impacts of new development. Upon the adoption of the Fee Study and required legal documents by the City Council, all new development will be required to pay its "fair share" of the cost of facilities on the Needs List through these fees.

Assembly Bill ("AB") 1600, which created Section 66000 *et. seq.* of the Government Code, was enacted by the State of California in 1987. This 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.

Furthermore, there must be a relationship between the amount of the fee and the cost of the improvements. To impose a fee as a condition for a development project, a public agency must do the following:

- Identify the purpose of the fee.
- Identify the use to which the fee is to be applied. If the use is financing public facilities, the facilities must be identified.
- Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
- Determine how there is a reasonable relationship between the need for a public facility and the type of development project on which the fee is being imposed.

Addressing these items will enable an impact fee to meet the nexus and rough proportionality requirements established by *Dolan versus City of Tigard* and other court cases. These findings and the nexus test for each proposed fee element are presented in Section V. 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 legal impact fees is to determine what share of the benefit or cost of a particular improvement can be equitably assigned to existing development, even if that improvement has not yet been constructed. By removing this factor, the true impact of new development can be assessed and equitable fees assigned.

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

Population, housing, and employment estimates prepared for the Fee Study project approximately 39,663 new residents living in 11,408 new Single Family and Multi-Family units over the next twenty-five years. During that same time period, approximately 6,813,168 square feet of new commercial and industrial development are expected to generate 9,416 new employees.¹ The future residents and employees will create an additional demand for police, fire, and government services facilities, community amenities, park and transportation systems that existing public facilities cannot accommodate. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the City, the facilities on the Needs List (Section IV, Table IV) will need to be constructed.

It is the projected direct and cumulative effect of future development that has required an update to the City's existing fee program. New development will contribute to the need for new public facilities. Without future development many of the new public facilities would not be necessary. Future development drives the need for future facilities, with certain exceptions where various facility costs are shared between new and existing development due to the need to cure existing deficiencies. The impact fees will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists and other appropriate costs to mitigate the direct and cumulative impacts of new development in the City.

¹ Reference is made to Section III for further information regarding the development projections.

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

The fee will be used for the acquisition, installation, and construction of the public facilities identified on the Needs List, included in Section IV of the Fee Study, and other appropriate costs to mitigate the direct and cumulative impacts of new development in the City. The fee will provide a source of revenue to the City to fund such facilities, which in turn will both preserve the quality of life in the City and protect the health, safety, and welfare of the existing and future residents and employees.

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))

The fees collected will be used for the construction of police, fire, community amenities, government services, park and transportation facilities within the City. The types of development that will be paying these fees are new residential, commercial and industrial projects within the City through the year 2030. This expected development will generate new residents and employees that will increase the burden on existing infrastructure in the form of increased traffic, emergency response, library, park and civic center use, etc. In order to both maintain existing service standards and to construct new facilities at upgraded standards that meet City policy, the fees to be imposed on new development, as recommended in this Study, will insure that new development contributes its fair share of funds to mitigate the impacts caused by such development.

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 determined by technical analysis (such as traffic modeling) and City staff recommendations, the facilities to be financed are required to maintain existing service levels. These facilities are listed in Section IV and correspond directly to the impact generated by new development. For example, the projected growth of residential homes ("dwelling units") and the growth of commercial and industrial leaseable space ("square feet") translate to additional traffic on city streets (average daily trips, or "ADT's"). In order to prevent congestion, streets need to be created or widened and signals installed. Likewise this new growth generates new residents and employees, placing greater demand on emergency and community services facilities.

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))

This study uses various methodologies to apportion the cost of new facilities to new development in proportion to the magnitude of the impacts that drive the need for the facilities. Fee amounts for the various land uses and the facility types are determined by apportioning costs according to their appropriate demand factors, such as equivalent dwelling units (“EDUs”) and traffic generation factors. Section V “Methodology and Fee Calculation,” defines the various demand factors, describes the various methodologies for apportioning costs, and presents the calculations that justify the proposed fees for each facility group.

Furthermore, DTA calculated separate fees for each land use designation within each facility group (ie. Police, Fire, Park, Transportation, etc.). The land use designations used in this report are summarized below:

**TABLE II-A
CITY OF PERRIS
PROPOSED LAND USE CATEGORIES**

Land Use Classification for Fee Study
Single Family Residential (“SFR” or “Single Family”)
Multi-Family Residential (“MFR” or “Multi-Family”)
Commercial (“C” or “Commercial”)
Industrial (“I” or “Industrial”)

III. DEMOGRAPHICS

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, the number of dwelling units, commercial and industrial square footages, population and employment for both existing and projected development must be quantified. Estimates of existing and future residential units and square footage of commercial development were provided by the City's 2005 General Plan Update. Average household size was determined by various sources as footnoted below. DTA then calculated existing and future population as detailed in the section below. DTA categorized developable residential land uses as Single Family and Multi-Family. Developable non-residential land uses within the City's commercial and industrial zones are categorized as Commercial or Industrial, respectively.

A. EXISTING HOUSING AND POPULATION

The City's existing population was projected by DTA by multiplying the existing number of housing units based on the California Department of Finance's existing housing unit count projections times the estimated household size of each land use type based on the City's 2005 General Plan Update and 2000 U.S. Census. The existing average household size is 3.73² for single family and 3.38³ for multi-family units. The results summarizing the City's existing population as of January 2005 are presented in Table III-A and are illustrated in Figure III-A, the City's land use zoning map.

**TABLE III-A
CITY OF PERRIS
EXISTING POPULATION**

Residential Land Use	Average Household Size	Existing Housing Units	Existing Residents
Single Family Residential	3.73	11,038	41,172
Multi-Family Residential	3.38	1,635	5,523
Total		12,673	46,695

² City of Perris General Plan and California Department of Finance, Table 2:E-5 City/County Population and Housing Estimates, 2005.

³ U.S. Census Bureau 2000. Data Set: Census 2000 Summary File 3 (SF 3), Data Table: H32 Tenure By Units in Structure [23].

B. FUTURE HOUSING AND POPULATION PROJECTIONS

The City's 2005 General Plan Update provided an estimate of the number of single family housing units and non-residential square feet to be built over the next twenty-five years. DTA projected the number of future residents by multiplying the number of expected housing units times the estimated average household size of each residential land use type based on the U.S. Census. The expected average household size is 3.73 for single family units and 3.38 for multi-family units. The results of the projections are presented below in Table III-B and summarized in Figure III-B, which illustrates the :

**TABLE III-B
TOTAL NUMBER OF FUTURE RESIDENTS PER LAND USE
NEXT 25 YEAR PERIOD**

Residential Land Use	Average Household Size	Expected Housing Units	Expected Future Residents
Single Family Residential	3.73	3,201	11,940
Multi-Family Residential	3.38	8,207	27,723
Total		11,408	39,663

C. EXISTING COMMERCIAL AND INDUSTRIAL LEASEABLE SQUARE FEET AND EMPLOYEES

The City of Perris Planning Department provided data for current leaseable square footage of commercial and industrial development within the City. DTA determined current employment population by multiplying these provided square footages by a factor of 1.93 employees per 1,000 square feet and 1.05 employees per 1,000 square feet, respectively.⁴ The results of these projections are presented below:

**TABLE III-C
EXISTING LEASEABLE SQUARE FEET AND EMPLOYMENT FOR
COMMERCIAL AND INDUSTRIAL LAND USES**

Non-Residential Land Use	Estimated Existing Square Footage	Employees per 1,000 Square Feet²	Existing Employees
Commercial	1,655,255 SF	1.93	3,189
Industrial	3,118,949 SF	1.05	3,273
Total	4,774,204 SF		6,462

⁴ As stated in Table 14 of the Employment Density Study Summary Report as of October 3, 2001 prepared by the Natelsen Company, Inc. for SCAG.

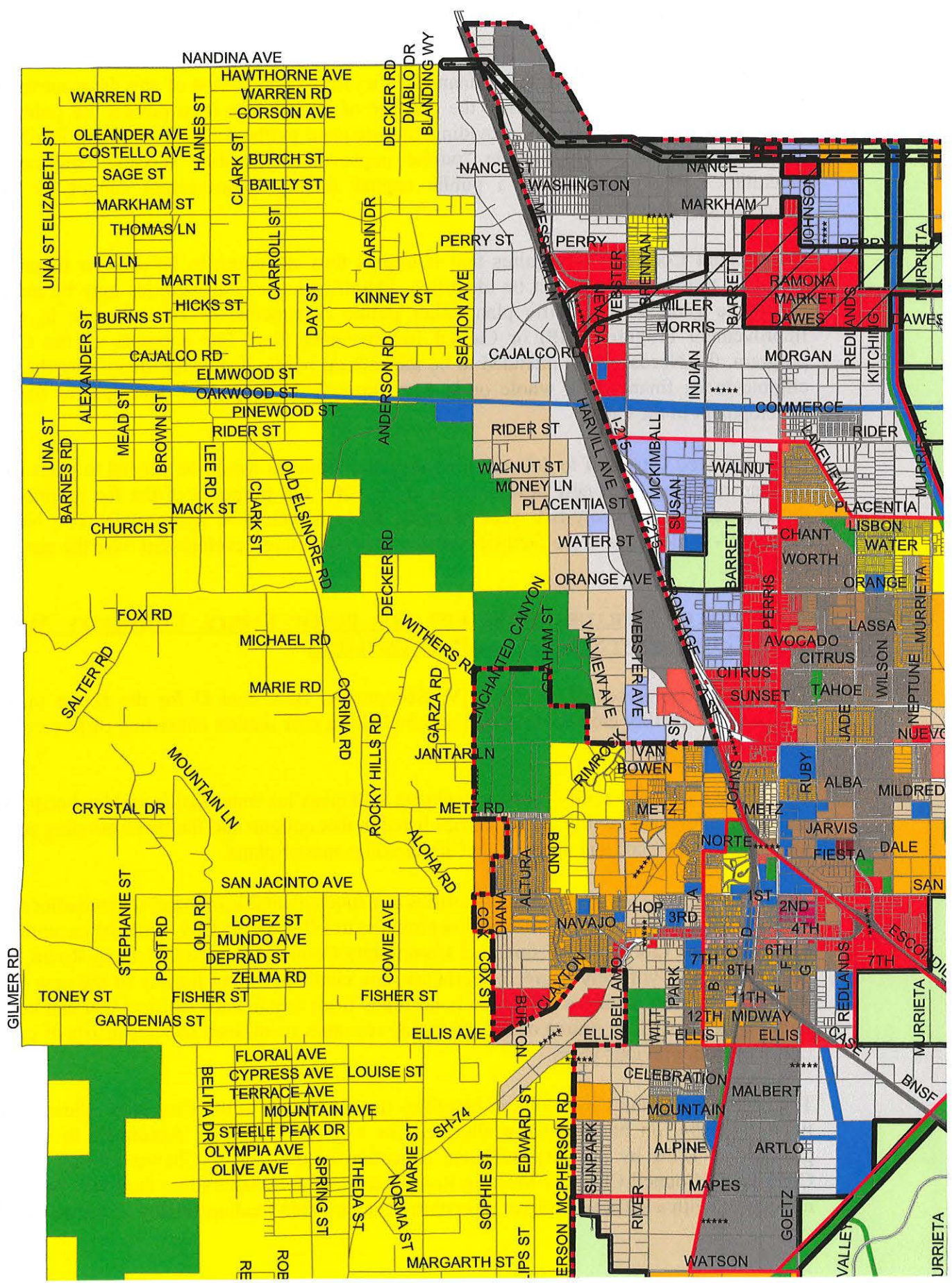
D. FUTURE COMMERCIAL AND INDUSTRIAL LEASEABLE SQUARE FEET AND EMPLOYEES

For non-residential land uses, the City's 2005 General Plan Update provided a projection of the total square footage of commercial and industrial areas within the City that will be developed in the next twenty-five years. DTA then projected the number of future employees in the City by multiplying the expected commercial and industrial building square footage by a factor of 1.93 employees per 1,000 square feet and 1.05 employees per 1,000 square feet, respectively.⁵ The results of these projections are presented below:

**TABLE III-D
ESTIMATED FUTURE EMPLOYEES FOR
COMMERCIAL AND INDUSTRIAL LAND USES
NEXT 25-YEAR PERIOD**

Non-Residential Land Use	Square Footage Estimated to Be Developed	Employees per 1,000 Square Feet²	Future Employees
Commercial	2,583,237 SF	1.93	4,977
Industrial	4,229,931 SF	1.05	4,439
Total	6,813,168 SF		9,416

⁵ As stated in Table 14 of the Employment Density Study Summary Report as of October 3, 2001 prepared by the Natelsen Company, Inc. for SCAG.



IV. THE NEEDS LIST

Identification of the facilities to be financed is a critical component of any development impact fee program. In the broadest sense the purpose of impact fees is to protect the public health, safety, and general welfare by providing for adequate public facilities. "Public Facilities" per Government Code 66000 include "public improvements, public services, and community amenities." Fees imposed for a public capital facility improvement cannot be used for maintenance or services.

Government Code 66000 requires that if impact fees are going to be used to finance public facilities, those facilities must be identified. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program (CIP) or Capital Improvement Plan. For purposes of the City's fee program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the levy of a development fee on new development in the City.

DTA surveyed City staff to determine what public facilities would be needed to meet increased demand resulting from new development in the City. For purposes of the fee program, it was determined that a twenty-five year planning horizon would be appropriate. The Needs List (Table IV-1) identifies those facilities needed to serve future development over the next twenty-five years.

A. PUBLIC FACILITIES NEEDS LIST FOR PUBLIC SAFETY, COMMUNITY AMENITIES, GOVERNMENT SERVICES AND PARK FACILITIES

The Needs List presented in Table IV, Sections A, B, C and D for the above facilities is organized by facility element (or type) and includes a cost section consisting of five columns as described below:

The "Total Cost For Facility" column includes total costs for construction and land acquisition as appropriate for each facility. The facilities listed in this column and the corresponding costs were provided by City staff and appropriate City facilities master plans.

The "Offsetting Revenues" column identifies any funds available on hand that are allocated for a given facility. According to information provided to DTA by the City, with the exception of the Caesar Chavez Library Expansion, and Community Council Chamber/ Meeting Room, the City does not expect, with any degree of certainty, any outside funding for any of the new facilities. Also, there are no monies available in bond funds from any finance districts that can be applied to these facilities. The source of the off-setting revenues mentioned above consists of carry over DIF fees from previous years.

The "Net Cost to the City" column identifies the total costs to the City after adjusting for any funds available on hand that are allocated for a given facility. According to information provided to DTA by the City, with the exception of the Caesar Chavez Library Expansion, Community Council Chamber/Meeting Room and various transportation facilities, the City does not expect, with a sufficient degree of certainty, any outside funding for any of the new facilities.

The “% of cost allocated to New Development” column illustrates the percentage of each facility cost allocated to new development. City staff identified facilities that are split between existing and new development based on appropriate methodologies, versus facilities that are apportioned 100% to new development. DTA then calculated the appropriate percentages. The percentage of the costs borne by new and existing development are contained in Section VI.

B. TRANSPORTATION NEEDS LIST

The Needs List presented in Table IV, Section E, “Transportation Facilities,” includes 6 additional columns as described herein and illustrated in Figure IV-B1, “City of Perris Future Facility Needs List with Sources of Revenue.” The column labeled “Classification” describes road cross sections in accordance with City standards. This information is used to identify facilities that are classified as “Arterial” or “Expressway” that will require median landscaping. The “Existing No. of Lanes” column describes the current number of lanes for each proposed road improvement. The column labeled “No of Lanes in the General Plan” describes the number of lanes required by the Circulation Element of the General Plan. The column labeled “Lanes Included in TUMF” represents the maximum number of lanes included as part of the Riverside Regional Transportation Uniform Mitigation Fee (“TUMF”) Program, including existing lanes. Therefore, the net number of lanes provided by TUMF is the difference between the maximum number of lanes included in TUMF and the number of existing lanes. The “Net No. of Lanes required by City” column is determined by subtracting from the “No. of Lanes in the General Plan” any existing lanes, as well as any net number of lanes provided by TUMF, as described above.

The “Segment Length” column represents the distance, in miles, of the segment between its two limits. The “Segment Size” column is calculated by multiplying the length of each segment (plan measured) by the net number of lanes. The “Roadway Cost” column is calculated by multiplying the “Segment Size” in lane-miles by a constant factor of \$625,000 per lane mile. This unit cost assumption is consistent with unit costs used in the TUMF program for roadways on flat terrain. The “Landscaped Median” column is calculated by multiplying the measured distance for each appropriate arterial and expressway segment by 14’ (the width of a standard median) and by a constant unit cost of \$15.00 per square foot. It is assumed that any allowance for left turn lanes at intersections would be offset by additional paving and labor costs.

The only offsetting revenues for transportation facilities are funds expected from the Riverside County Flood Control District earmarked for channel crossing structures associated with Rider Street, Nuevo Road, Orange Avenue, Ramona Expressway and Placentia Avenue as they cross the San Jacinto River. Also shown in the Offsetting Revenue column are funds carried over from the previous fee program. The “Net Cost to City” column is simply the difference between the total facility cost and any offsetting revenues. The bottom line summation “Total Public Safety Facilities” for “Net Cost to City” is used in Section V to apportion the costs to the various land uses by average daily trip contributions. The column labeled “Cost Allocated to New Development” is shown as identical to the costs shown in the “Net Cost to City” column because there are no existing deficiencies in the current circulation system. This is supported by a traffic modeling study prepared by VPRA Technologies, Inc. that verifies that if no new development occurred within the City, the existing road system would maintain a level of service C or better.

**TABLE IV
CITY OF PERRIS
FUTURE FACILITY NEEDS LIST**

FACILITY NAME	SIZE/UNIT	TOTAL COST FOR FACILITY	OFFSETTING REVENUES	NET COST TO CITY	COST ALLOCATED TO NEW DEVELOPMENT
A. PUBLIC SAFETY FACILITIES					
1. Police Facilities [1]					
Police Station Land Acquisition Cost	5.0 acres	\$685,216	\$0	\$685,216	\$685,216
Police Vehicles (vehicles added to current fleet for new development)					
CSO Vehicle	2 each	\$50,000	\$0	\$50,000	\$36,004
Motorcycles	2 each	\$60,000	\$0	\$60,000	\$60,000
Subtotal Police Facilities		\$795,216	\$0	\$795,216	\$781,220
2. Fire Facilities					
Fire Station	1 station	\$3,780,000	\$0	\$3,780,000	\$3,629,222
plus minimum land acquisition costs for station	1.5 acres	\$205,000	\$0	\$205,000	\$98,411
Fire Vehicles & Equipment (added to current fleet for new development)					
Type One Fire Engine	1 each	\$400,000	\$0	\$400,000	\$384,045
Heavy Truck	1 each	\$1,000,000	\$0	\$1,000,000	\$480,056
Paramedic Assessment Squad	1 each	\$200,000	\$0	\$200,000	\$96,011
Miscellaneous Equipment (upgrade for required Advance Life Support) [2]	6 each	\$150,000	\$0	\$150,000	\$72,008
Subtotal Fire Facilities		\$5,735,000	\$0	\$5,735,000	\$4,759,754
TOTAL PUBLIC SAFETY FACILITIES		\$6,530,216	\$0	\$6,530,216	\$5,540,974
<p>[1] Police station will be constructed by, and police services will be contracted out by, the County of Riverside.</p> <p>[2] Equipment associated with paramedic services (monitors that cost \$25,000 per unit). Two monitors required for each of three fire engines.</p>					

**CITY OF PERRIS
FUTURE FACILITY NEEDS LIST**

FACILITY NAME	SIZE/UNIT	TOTAL COST FOR FACILITY	OFFSETTING REVENUES	NET COST TO CITY	COST ALLOCATED TO NEW DEVELOPMENT
B. PARK FACILITIES					
Park Land Acquisition and Park Land Improvement					
Park Land Acquisition [1]	198.3 acres	\$34,426,700	\$0	\$34,426,700	\$34,426,700
Park Land Improvements	198.3 acres	\$49,578,720	\$0	\$49,578,720	\$49,578,720
TOTAL PARK FACILITIES		\$84,005,420	\$0	\$84,005,420	\$84,005,420
C. COMMUNITY AMENITIES					
Caesar Chavez Library Expansion [2]	10,000 sf	\$3,691,600	\$483,000	\$3,208,600	\$3,208,600
Library Books	25,346 book	\$1,515,691	\$0	\$1,515,691	\$1,515,691
Youth Center	3,928 sf	\$491,000	\$0	\$491,000	\$445,732
Senior Center	15,272 sf	\$1,909,000	\$0	\$1,909,000	\$1,060,443
Concession Building	9,400 sf	\$1,802,306	\$0	\$1,802,306	\$1,142,442
Community Center	11,000 sf	\$2,629,703	\$0	\$2,629,703	\$1,262,404
Community Center Expansion	16,800 sf	\$3,939,600	\$0	\$3,939,600	\$3,939,600
Swimming Pool/Center [3]	1 each	\$4,500,000	\$0	\$4,500,000	\$2,160,251
TOTAL COMMUNITY AMENITIES FACILITIES		\$20,478,900	\$483,000	\$19,995,900	\$14,735,164
D. GOVERNMENT SERVICES FACILITIES					
Statler Building	2,500 sf	\$1,000,000	\$0	\$1,000,000	\$700,882
Expansion of General City Offices [4]	15,000 sf	\$6,000,000	\$0	\$6,000,000	\$3,538,204
Expansion of Community Development Building	5,000 sf	\$2,000,000	\$0	\$2,000,000	\$1,968,229
Community/Council Chamber Meeting Room [5]	5,910 sf	\$3,500,000	\$1,300,000	\$2,200,000	\$1,190,685
Parks and Recreation Administrative Offices	2,500 sf	\$187,500	\$0	\$187,500	\$187,500
TOTAL GOVERNMENT SERVICES FACILITIES		\$12,687,500	\$1,300,000	\$11,387,500	\$7,585,499

[1] Park land acquisition cost is calculated using \$173,596 per acre. This cost is reasonable and supported by comparable unit cost from the City of Temecula obtained from Leah Kolek in the City's Parks and Recreation Department, and likewise similar unit costs of \$300,000 per acre based on comparables from the City of Ontario.

[2] Includes \$483,000 in carry over impact fee revenues.

[3] Based on cost estimates for swimming pool structures and amenities in the City of Murrieta (\$5,000,000), City of Northridge (\$5,068,000), and City of Van Nuys (\$4,694,000).

[4] Based on cost estimates for City Halls in the City of Mission Viejo (\$438 per SF), City of Rancho Santa Margarita (\$432 per SF), and preliminary estimates for Chino Hills (\$400 per SF) provided by Griffin Structures.

[5] Includes a carry over credit of \$1,300,000 in existing development impact fee revenues.

**CITY OF PERRIS
FUTURE FACILITY NEEDS LIST**

E. TRANSPORTATION FACILITIES			Classification	Existing No. of Lanes	No. of Lanes in the General Plan	Lanes included in TUMF	Net No. of lanes required by City	Segment Length (miles)	Segment Size (lane-miles)	ROADWAY COST [1,2]	LANDSCAPED MEDIAN COST	OFF-SETTING REVENUE	NET COST TO CITY	COST ALLOCATED TO NEW DEVELOPMENT
FACILITY NAME	From:	To:												
1. Roadways														
A Street	Nuevo	San Jacinto	Secondary Arterial	2	4		2	1.02	2.04	\$1,273,125	\$0	\$0	\$1,273,125	\$1,273,125
A Street	San Jacinto	4th (SR 74)	Secondary Arterial	2	4		2	0.28	0.57	\$354,375	\$0	\$0	\$354,375	\$354,375
Case Road	Goetz	Ellis	Secondary Arterial	2	4		2	0.23	0.46	\$288,750	\$0	\$0	\$288,750	\$288,750
Case Road	Ellis	Murrieta	Secondary Arterial	2	4		2	1.01	2.02	\$1,260,000	\$0	\$0	\$1,260,000	\$1,260,000
Case Road	Murrieta	I-215	Secondary Arterial	2	4		2	1.39	2.77	\$1,732,500	\$0	\$0	\$1,732,500	\$1,732,500
Case Road	Watson	Ethanac	Secondary Arterial	2	4		2	0.76	1.51	\$945,000	\$0	\$0	\$945,000	\$945,000
Dunlap	Orange	Citrus	Secondary Arterial	2	4		2	0.45	0.90	\$564,375	\$0	\$0	\$564,375	\$564,375
Dunlap	Citrus	Nuevo	Secondary Arterial	2	4		2	0.50	1.01	\$630,000	\$0	\$0	\$630,000	\$630,000
Dunlap	Nuevo	San Jacinto Road	Secondary Arterial	2	4		2	1.01	2.02	\$1,260,000	\$0	\$0	\$1,260,000	\$1,260,000
Ellis Avenue	SR 74	A Street	Arterial	0	6	2	4	1.00	3.99	\$2,493,750	\$737,352	\$0	\$3,231,102	\$3,231,102
Ellis Avenue	A Street	B Street	Arterial	2	6	2	4	0.11	0.42	\$262,500	\$77,616	\$0	\$340,116	\$340,116
Ellis Avenue	B Street	500' w/o Goetz	Arterial	2	6	2	4	0.47	1.89	\$1,181,250	\$349,272	\$0	\$1,530,522	\$1,530,522
Ellis Avenue	500' w/o Goetz	Goetz Rd.	Arterial	2	6	2	4	0.09	0.38	\$236,250	\$69,854	\$0	\$306,104	\$306,104
Ellis Avenue	Goetz Rd.	Case Rd	Arterial	0	6	2	4	0.26	1.05	\$656,250	\$194,040	\$0	\$850,290	\$850,290
Ellis Avenue	Case Rd	Redlands	Arterial	2	6	2	4	0.16	0.63	\$393,750	\$116,424	\$0	\$510,174	\$510,174
Ellis Avenue	Redlands	500' east of Redlands	Arterial	0	6	2	4	0.09	0.38	\$236,250	\$69,854	\$0	\$306,104	\$306,104
Ellis Avenue	500' east of Redlands	1/4 mile east of letta	Arterial	0	6	2	4	0.14	0.55	\$341,250	\$100,901	\$0	\$442,151	\$442,151
Ellis Avenue	1/4 mile east of Murrieta	Evans	Arterial	0	6	2	4	0.26	1.05	\$656,250	\$194,040	\$0	\$850,290	\$850,290
Ethanac Road [3]	City Limits at 2660' w/o Phillips	City limits at 980' e/o Phillips	Expressway	0	8	4	4	0.69	1.38	\$861,742	\$254,800	\$0	\$1,116,542	\$1,116,542
Ethanac Road	City limits at 980' e/o Phillips	River Rd.	Expressway	0	8	4	4	0.65	2.60	\$1,627,500	\$481,219	\$0	\$2,108,719	\$2,108,719
Ethanac Road	River Road	800' West of Goetz	Expressway	8	8	4	4	0.89	3.57	\$2,231,250	\$0	\$0	\$2,231,250	\$2,231,250
Ethanac Road	800' West of Goetz	Goetz	Expressway	4	8	4	0	0.16	0.00	\$0	\$0	\$0	\$0	\$0
Ethanac Road	Goetz	Murrieta	Expressway	2	8	4	4	1.00	4.00	\$2,500,000	\$739,200	\$0	\$3,239,200	\$3,239,200
Ethanac Road	Murrieta Road	Green Valley Pkwy	Expressway	2	8	4	4	0.64	2.56	\$1,600,000	\$473,088	\$0	\$2,073,088	\$2,073,088
Ethanac Road	Green Valley Pkwy	I-215	Expressway	2	8	4	4	0.34	1.36	\$850,000	\$251,328	\$0	\$1,101,328	\$1,101,328
Ethanac Road	I-215	City Limits	Expressway	2	8	4	4	0.50	2.00	\$1,250,000	\$369,600	\$0	\$1,619,600	\$1,619,600
Evans Road	Oleander	Ramona Expressway	Arterial	2	6	4	2	0.90	1.81	\$1,128,750	\$667,498	\$0	\$1,796,248	\$1,796,248
Evans Road	Ramona Expressway	Morgan	Arterial	4	6	4	2	0.57	1.13	\$708,750	\$0	\$0	\$708,750	\$708,750
Evans Road	Morgan	Rider	Arterial	4	6	4	2	0.51	1.03	\$643,125	\$0	\$0	\$643,125	\$643,125
Evans Road	Rider Street	Placentia	Arterial	0	6	4	2	0.54	1.07	\$669,375	\$395,842	\$0	\$1,065,217	\$1,065,217
Evans Road	Placentia	Orange	Arterial	0	6	4	2	0.53	1.05	\$656,250	\$388,080	\$0	\$1,044,330	\$1,044,330
Evans Road	Orange	Citrus	Arterial	0	6	4	2	0.45	0.90	\$564,375	\$333,749	\$0	\$898,124	\$898,124
Evans Road	Citrus	Nuevo	Arterial	0	6	4	2	0.49	0.99	\$616,875	\$364,795	\$0	\$981,670	\$981,670
Evans Road	Nuevo Rd	Murrieta	Arterial	0	6	4	2	1.00	2.00	\$1,246,875	\$737,352	\$0	\$1,984,227	\$1,984,227
Evans Road	Murrieta	San Jacinto	Arterial	0	6	4	2	0.14	0.27	\$170,625	\$100,901	\$0	\$271,526	\$271,526
Evans Road	San Jacinto	I-215	Arterial	0	6	4	2	0.74	1.47	\$918,750	\$543,312	\$0	\$1,462,062	\$1,462,062
Evans Road	I-215	Ellis Avenue	Arterial	0	6	0	6	0.37	2.21	\$1,378,125	\$271,656	\$0	\$1,649,781	\$1,649,781
Goetz Road	Case	Ellis	Arterial	2	6	4	2	0.15	0.29	\$183,750	\$108,662	\$0	\$292,412	\$292,412
Goetz Road	Ellis	Mountain	Arterial	2	6	4	2	0.50	1.01	\$630,000	\$372,557	\$0	\$1,002,557	\$1,002,557
Goetz Road	Mountain	Maps	Arterial	2	6	4	2	0.53	1.05	\$656,250	\$388,080	\$0	\$1,044,330	\$1,044,330
Goetz Road	Mapes	Fieldstone Dr.	Arterial	2	6	4	2	0.88	1.76	\$1,102,500	\$651,974	\$0	\$1,754,474	\$1,754,474
Goetz Road	Fieldstone Dr.	Ethanac	Arterial	2	6	4	2	0.21	0.42	\$262,500	\$155,232	\$0	\$417,732	\$417,732
Goetz Road	Ethanac	Valley Road	Arterial	3	6	4	2	0.75	1.49	\$931,875	\$551,074	\$0	\$1,482,949	\$1,482,949
Indian Avenue	Oleander	100' N/o Ramona	Secondary Arterial	0	4		4	1.01	4.03	\$2,520,000	\$0	\$0	\$2,520,000	\$2,520,000
Indian Avenue	100' N/o Ramona	Ramona Expressway	Secondary Arterial	2	4		2	0.02	0.04	\$26,250	\$0	\$0	\$26,250	\$26,250
Indian Avenue	Ramona Expressway	Morgan Street	Secondary Arterial	2	4		2	0.56	1.11	\$695,625	\$0	\$0	\$695,625	\$695,625
Indian Avenue	2000' N/o Rider	Rider St.	Secondary Arterial	0	4		4	0.40	1.60	\$997,500	\$0	\$0	\$997,500	\$997,500
Indian Avenue	Rider St.	Placentia Ave.	Secondary Arterial	2	4		2	0.55	1.09	\$682,500	\$0	\$0	\$682,500	\$682,500
Indian Avenue	Placentia Ave.	Orange Ave.	Secondary Arterial	2	4		2	0.55	1.09	\$682,500	\$0	\$0	\$682,500	\$682,500

**CITY OF PERRIS
FUTURE FACILITY NEEDS LIST**

E. TRANSPORTATION FACILITIES			Classification	Existing No. of Lanes	No. of Lanes in the General Plan	Lanes included in TUMF	Net No. of lanes required by City	Segment Length (miles)	Segment Size (lane-miles)	ROADWAY COST [1,2]	LANDSCAPED MEDIAN COST	OFF-SETTING REVENUE	NET COST TO CITY	COST ALLOCATED TO NEW DEVELOPMENT
FACILITY NAME	From:	To:												
Indian Avenue	Orange Ave.	E. Frontage Rd	Secondary Arterial	2	4		2	0.55	1.09	\$682,500	\$0	\$0	\$682,500	\$682,500
Mapes Avenue	Goetz Rd.	A St.	Secondary Arterial	2	4		2	0.63	1.26	\$787,500	\$0	\$0	\$787,500	\$787,500
Mapes Avenue	A St.	100' w/o A Street	Secondary Arterial	2	4		2	0.02	0.04	\$23,674	\$0	\$0	\$23,674	\$23,674
Mapes Avenue	100' w/o A Street	West City Boundary	Secondary Arterial	0	4		4	0.86	3.44	\$2,152,500	\$0	\$0	\$2,152,500	\$2,152,500
McPherson Rd.	Ethanac Rd.	Mapes Avenue	Secondary Arterial	0	4		4	1.42	5.67	\$3,543,750	\$0	\$0	\$3,543,750	\$3,543,750
Markham Street	Wade Aver	Patterson Ave.	Secondary Arterial	2	4		2	0.01	0.02	\$13,125	\$0	\$0	\$13,125	\$13,125
Markham Street	Patterson Ave.	Webster	Secondary Arterial	2	4		2	0.53	1.05	\$656,250	\$0	\$0	\$656,250	\$656,250
Markham Street	Webster	Indian	Secondary Arterial	2	4		2	0.54	1.07	\$669,375	\$0	\$0	\$669,375	\$669,375
Markham Street	Indian	Perris Blvd.	Secondary Arterial	2	4		2	0.49	0.99	\$616,875	\$0	\$0	\$616,875	\$616,875
Markham Street	Perris Blvd.	Redlands Ave.	Secondary Arterial	0	4		4	0.59	2.35	\$1,470,000	\$0	\$0	\$1,470,000	\$1,470,000
Morgan Street	Nevada Ave.	Webster Ave.	Secondary Arterial	2	4		2	0.24	0.48	\$301,875	\$0	\$0	\$301,875	\$301,875
Morgan Street	Webster Ave.	Indian Ave.	Secondary Arterial	4	4		0	0.55	0.00	\$0	\$0	\$0	\$0	\$0
Morgan Street	Indian Ave.	500' E/o Indian Ave.	Secondary Arterial	0	4		4	0.09	0.36	\$225,000	\$0	\$0	\$225,000	\$225,000
Morgan Street	500' E/o Indian Ave.	Perris Blvd.	Secondary Arterial	0	4		4	0.40	1.60	\$997,500	\$0	\$0	\$997,500	\$997,500
Morgan Street	Perris Blvd.	Perris Valley Storm Drain	Secondary Arterial	2	4		2	0.83	1.66	\$1,036,875	\$0	\$0	\$1,036,875	\$1,036,875
Morgan Street	Perris Valley Storm Drain	Evans	Secondary Arterial	0	4		4	0.55	2.18	\$1,365,000	\$0	\$0	\$1,365,000	\$1,365,000
Mountain Avenue	McPherson	A St.	Secondary Arterial	2	4		2	0.91	1.83	\$1,141,875	\$0	\$0	\$1,141,875	\$1,141,875
Murrieta Road	Case Rd	Green Valley Parkway	Secondary Arterial	2	4		2	0.34	0.67	\$420,000	\$0	\$0	\$420,000	\$420,000
Murrieta Road	Green Valley Parkway	Green Valley Parkway Sc	Secondary Arterial	2	4		2	0.95	1.89	\$1,181,250	\$0	\$0	\$1,181,250	\$1,181,250
Murrieta Road	Green Valley Parkway	Ethanac	Secondary Arterial	2	4		2	0.28	0.57	\$354,375	\$0	\$0	\$354,375	\$354,375
Nuevo Road	I-215	E. Frontage Rd	Arterial	6	6	0	0	0.07	0.00	\$0	\$0	\$0	\$0	\$0
Nuevo Road	E. Frontage Rd	Perris Blvd.	Arterial	6	6	0	0	0.33	0.00	\$0	\$0	\$0	\$0	\$0
Nuevo Road	Perris Blvd.	Redlands Ave.	Arterial	4	6	4	2	0.51	1.03	\$643,125	\$380,318	\$0	\$1,023,443	\$1,023,443
Nuevo Road	Redlands Ave.	Wilson	Arterial	4	6	4	2	0.26	0.53	\$328,125	\$194,040	\$0	\$522,165	\$522,165
Nuevo Road	Evans	El Nido	Arterial	2	6	4	2	0.26	0.53	\$328,125	\$194,040	\$0	\$522,165	\$522,165
Nuevo Road	El Nido	Dunlap	Arterial	6	6	0	0	0.00	0.00	\$0	\$0	\$0	\$0	\$0
Nuevo Road	Wilson	Evans	Arterial	2	6	4	2	0.55	1.09	\$682,500	\$403,603	\$0	\$1,086,103	\$1,086,103
Oleander Avenue	I-215	Patterson Ave.	Arterial	4	6	4	2	0.46	0.92	\$577,500	\$341,510	\$0	\$919,010	\$919,010
Oleander Avenue	Patterson Ave.	Heacock	Arterial	2	6	4	2	0.53	1.05	\$656,250	\$388,080	\$0	\$1,044,330	\$1,044,330
Oleander Avenue	Heacock	Indian Ave.	Arterial	2	6	4	2	0.53	1.05	\$656,250	\$388,080	\$0	\$1,044,330	\$1,044,330
Oleander Avenue	Indian Ave.	Perris Blvd.	Arterial	0	6	4	2	0.49	0.99	\$616,875	\$364,795	\$0	\$981,670	\$981,670
Oleander Avenue	Perris Blvd.	Evans	Arterial	0	6	4	2	1.07	2.14	\$1,338,750	\$791,683	\$0	\$2,130,433	\$2,130,433
Orange Avenue	E. Frontage Road	Indian Ave.	Secondary Arterial	2	4		2	0.25	0.50	\$315,000	\$0	\$0	\$315,000	\$315,000
Orange Avenue	Indian Ave.	Barrett	Secondary Arterial	2	4		2	0.24	0.48	\$301,875	\$0	\$0	\$301,875	\$301,875
Orange Avenue	Barrett	Perris Blvd.	Secondary Arterial	4	4			0.24	0.00	\$0	\$0	\$0	\$0	\$0
Orange Avenue	Perris Blvd.	Redlands Ave.	Secondary Arterial	4	4			0.53	0.00	\$0	\$0	\$0	\$0	\$0
Orange Avenue	Redlands Ave.	Wilson Ave.	Secondary Arterial	2	4		2	0.26	0.53	\$328,125	\$0	\$0	\$328,125	\$328,125
Orange Avenue	Wilson Ave.	Evans Rd.	Secondary Arterial	2	4		2	0.81	1.62	\$1,010,625	\$0	\$0	\$1,010,625	\$1,010,625
Orange Avenue	Evans Rd.	Dunlap Dr.	Secondary Arterial	2	4		2	0.53	1.05	\$656,250	\$0	\$0	\$656,250	\$656,250
Perris Boulevard	City Limits	Oleander	Arterial	4	6	4	2	0.07	0.15	\$91,875	\$54,331	\$0	\$146,206	\$146,206
Perris Boulevard	Oleander	Markham St.	Arterial	2	6	4	2	0.49	0.99	\$616,875	\$364,795	\$0	\$981,670	\$981,670
Perris Boulevard	Markham St.	Ramona Expressway	Arterial	2	6	4	2	0.47	0.95	\$590,625	\$349,272	\$0	\$939,897	\$939,897
Perris Boulevard	Ramona Expressway	Morgan	Arterial	4	6	4	2	0.55	1.09	\$682,500	\$403,603	\$0	\$1,086,103	\$1,086,103
Perris Boulevard	Morgan	Rider St.	Arterial	4	6	4	2	0.53	1.05	\$656,250	\$388,080	\$0	\$1,044,330	\$1,044,330
Perris Boulevard	Rider St.	Placentia Avenue	Arterial	4	6	4	2	0.55	1.09	\$682,500	\$403,603	\$0	\$1,086,103	\$1,086,103
Perris Boulevard	Placentia Avenue	Orange Ave.	Arterial	4	6	4	2	0.55	1.09	\$682,500	\$403,603	\$0	\$1,086,103	\$1,086,103
Perris Boulevard	Orange Ave.	Citrus Ave.	Arterial	4	6	4	2	0.47	0.95	\$590,625	\$349,272	\$0	\$939,897	\$939,897
Perris Boulevard	Citrus Ave.	Nuevo Rd	Arterial	6	6	0	0	0.55	0.00	\$0	\$0	\$0	\$0	\$0
Perris Boulevard	Nuevo Rd	E. Jarvis Ave.	Arterial	4	6	4	2	0.68	1.37	\$853,125	\$504,504	\$0	\$1,357,629	\$1,357,629
Perris Boulevard	E. Jarvis Ave.	San Jacinto Ave.	Arterial	2	6	4	2	0.40	0.80	\$498,750	\$294,941	\$0	\$793,691	\$793,691
Perris Boulevard	San Jacinto Ave.	4th St.	Arterial	4	6	4	2	0.32	0.63	\$393,750	\$232,848	\$0	\$626,598	\$626,598
Perris Boulevard	4th St.	11th St.	Arterial	4	6	4	2	0.49	0.99	\$616,875	\$364,795	\$0	\$981,670	\$981,670
Placentia Avenue	I-215	E. Frontage Rd	Arterial	6	6	0	0	0.11	0.00	\$0	\$0	\$0	\$0	\$0

**CITY OF PERRIS
FUTURE FACILITY NEEDS LIST**

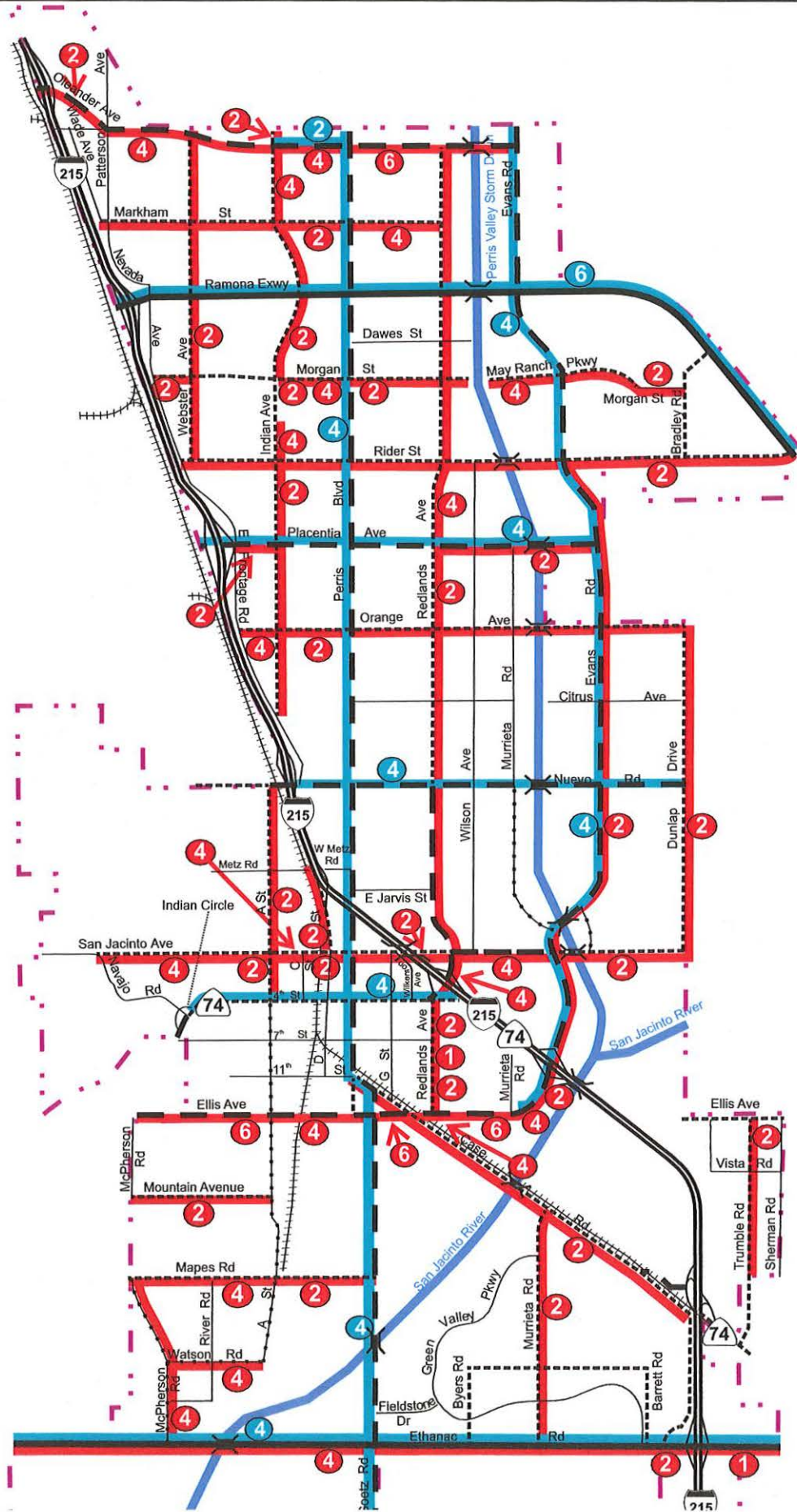
E. TRANSPORTATION FACILITIES			Classification	Existing No. of Lanes	No. of Lanes in the General Plan	Lanes included in TUMF	Net No. of lanes required by City	Segment Length (miles)	Segment Size (lane-miles)	ROADWAY COST [1,2]	LANDSCAPED MEDIAN COST	OFF-SETTING REVENUE	NET COST TO CITY	COST ALLOCATED TO NEW DEVELOPMENT
FACILITY NAME	From:	To:												
Placentia Avenue	E. Frontage Rd	Indian Ave.	Arterial	0	6	4	2	0.26	0.53	\$328,125	\$194,040	\$0	\$522,165	\$522,16
Placentia Avenue	Indian Ave.	Perris Blvd.	Arterial	2	6	4	2	0.49	0.99	\$616,875	\$364,795	\$0	\$981,670	\$981,67
Placentia Avenue	Perris Blvd.	Redlands Ave.	Arterial	4	6	4	2	0.53	1.05	\$656,250	\$388,080	\$0	\$1,044,330	\$1,044,33
Placentia Avenue	Redlands Ave.	Wilson Ave.	Arterial	0	6	4	2	0.26	0.53	\$328,125	\$194,040	\$0	\$522,165	\$522,16
Placentia Avenue	Wilson Ave.	Murrieta	Arterial	0	6	4	2	0.26	0.53	\$328,125	\$194,040	\$0	\$522,165	\$522,16
Placentia Avenue	Murrieta	Evans	Arterial	0	6	4	2	0.55	1.09	\$682,500	\$403,603	\$0	\$1,086,103	\$1,086,10
Ramona Expressway	I-215	Nevada Ave.	Expressway	4	8	6	2	0.15	0.29	\$183,750	\$108,662	\$0	\$292,412	\$292,41
Ramona Expressway	Nevada Ave.	Webster Ave.	Expressway	4	8	6	2	0.26	0.53	\$328,125	\$194,040	\$0	\$522,165	\$522,16
Ramona Expressway	Webster Ave.	Indian Ave.	Expressway	4	8	6	2	0.69	1.39	\$866,250	\$0	\$0	\$866,250	\$866,25
Ramona Expressway	Indian Ave.	Perris Blvd.	Expressway	4	8	6	2	0.32	0.63	\$393,750	\$0	\$0	\$393,750	\$393,75
Ramona Expressway	Perris Blvd.	Redlands Ave.	Expressway	4	8	6	2	0.59	1.18	\$735,000	\$434,650	\$0	\$1,169,650	\$1,169,65
Ramona Expressway	Redlands Ave.	Evans Rd	Expressway	4	8	6	2	0.47	0.95	\$590,625	\$349,272	\$0	\$939,897	\$939,89
Ramona Expressway	Evans Rd	Bradley Rd	Expressway	4	8	6	2	1.38	2.75	\$1,719,375	\$1,016,770	\$0	\$2,736,145	\$2,736,14
Ramona Expressway	Bradley Rd	Rider St.	Expressway	4	8	6	2	0.84	1.68	\$1,050,000	\$620,928	\$0	\$1,670,928	\$1,670,92
Ramona Expressway	Rider St.	City Limits	Expressway	4	8	6	2	0.02	0.04	\$26,250	\$15,523	\$0	\$41,773	\$41,77
Redlands Avenue	Oleander Ave.	Markham St.	Secondary Arterial	0	4	4	4	0.49	1.97	\$1,233,750	\$0	\$0	\$1,233,750	\$1,233,75
Redlands Avenue	Markham St.	Ramona Expressway	Secondary Arterial	0	4	4	4	0.47	1.89	\$1,181,250	\$0	\$0	\$1,181,250	\$1,181,25
Redlands Avenue	Ramona Expressway	Morgan St.	Secondary Arterial	0	4	4	4	0.54	2.14	\$1,338,750	\$0	\$0	\$1,338,750	\$1,338,75
Redlands Avenue	Morgan St.	Rider St.	Secondary Arterial	0	4	4	4	0.54	2.14	\$1,338,750	\$0	\$0	\$1,338,750	\$1,338,75
Redlands Avenue	Rider St.	Placentia Avenue	Secondary Arterial	0	4	4	4	0.55	2.18	\$1,365,000	\$0	\$0	\$1,365,000	\$1,365,00
Redlands Avenue	Placentia Avenue	Orange Ave.	Secondary Arterial	4	4	0	0	0.54	0.00	\$0	\$0	\$0	\$0	\$0
Redlands Avenue	Orange Ave.	Citrus Ave.	Secondary Arterial	2	4	2	2	0.47	0.95	\$590,625	\$0	\$0	\$590,625	\$590,62
Redlands Avenue	Citrus Ave.	Tahoe St.	Secondary Arterial	4	4	0	0	0.27	0.00	\$0	\$0	\$0	\$0	\$0
Redlands Avenue	Mapes	Cactus	Secondary Arterial	4	4	0	0	0.00	0.00	\$0	\$0	\$0	\$0	\$0
Redlands Avenue	Tahoe St.	Nuevo Rd.	Secondary	2	4	2	2	0.27	0.55	\$341,250	\$0	\$0	\$341,250	\$341,25
Redlands Avenue	Nuevo Rd.	San Jacinto Avenue	Arterial	4	6	2	2	1.10	2.21	\$1,378,125	\$0	\$0	\$1,378,125	\$1,378,12
Redlands Avenue	San Jacinto Avenue	I-215	Arterial	2	6	4	4	0.21	0.84	\$525,000	\$0	\$0	\$525,000	\$525,00
Redlands Avenue	I-215	4th St. (SR 74)	Arterial	2	6	4	4	0.16	0.63	\$393,750	\$0	\$0	\$393,750	\$393,75
Redlands Avenue (w.	4th St. (SR 74)	7th plus 1000'	Secondary Arterial	0	4	4	4	0.44	1.76	\$551,250	\$0	\$0	\$551,250	\$551,25
Redlands Avenue	7th plus 1000'	Ellis	Secondary Arterial	0	4	4	4	0.28	1.13	\$708,750	\$0	\$0	\$708,750	\$708,75
Rider Street	Nevada Ave.	Webster Ave.	Secondary Arterial	2	4	2	2	0.08	0.17	\$105,000	\$0	\$0	\$105,000	\$105,00
Rider Street	Webster Ave.	Indian Ave.	Secondary Arterial	2	4	2	2	0.55	1.09	\$682,500	\$0	\$0	\$682,500	\$682,50
Rider Street	Indian Ave.	Perris Blvd.	Secondary Arterial	2	4	2	2	0.49	0.99	\$616,875	\$0	\$0	\$616,875	\$616,87
Rider Street	Perris Blvd.	Wilson Ave.	Secondary Arterial	3	4	1	1	0.81	0.81	\$126,328	\$0	\$0	\$126,328	\$126,32
Rider Street	Wilson Ave.	Evans Rd	Secondary Arterial	3	4	1	1	0.57	0.57	\$35,438	\$0	\$0	\$35,438	\$35,43
Rider Street	Evans Rd	Bradley Rd	Secondary Arterial	4	4	0	0	0.79	0.00	\$0	\$0	\$0	\$0	\$0
Rider Street	Bradley Rd	Ramona Expressway	Secondary Arterial	4	4	0	0	0.67	0.00	\$0	\$0	\$0	\$0	\$0
San Jacinto Road	West of City Limit	Navajo Road	Collector	2	2	0	0	0.32	0.00	\$0	\$0	\$0	\$0	\$0
San Jacinto Road	Navajo Rd.	400' w/o "A" St.	Secondary Arterial	0	4	4	4	0.96	3.85	\$2,409,356	\$0	\$0	\$2,409,356	\$2,409,35
San Jacinto Road	400' w/o "A" St.	"A" St.	Secondary Arterial	2	4	2	2	0.08	0.15	\$94,697	\$0	\$0	\$94,697	\$94,69
San Jacinto Road	"A" St.	"B" St.	Secondary Arterial	2	4	2	2	0.13	0.26	\$164,063	\$0	\$0	\$164,063	\$164,06
San Jacinto Road	"B" St.	"C" St.	Secondary Arterial	0	4	4	4	0.13	0.53	\$328,125	\$0	\$0	\$328,125	\$328,12
San Jacinto Road	"C" St.	"D" St.	Secondary Arterial	2	4	2	2	0.22	0.44	\$275,625	\$0	\$0	\$275,625	\$275,62
San Jacinto Road	"D" St.	Perris Blvd.	Secondary Arterial	2	4	2	2	0.15	0.29	\$183,750	\$0	\$0	\$183,750	\$183,75
San Jacinto Road	Perris Blvd.	G St.	Secondary Arterial	2	4	2	2	0.24	0.48	\$301,875	\$0	\$0	\$301,875	\$301,87
San Jacinto Road	G St.	Redlands Ave.	Secondary Arterial	2	4	2	2	0.40	0.80	\$498,750	\$0	\$0	\$498,750	\$498,75
San Jacinto Road	Redlands Ave.	Wilson Ave.	Arterial	2	6	4	4	0.15	0.59	\$367,500	\$108,662	\$0	\$476,162	\$476,16
San Jacinto Road	Wilson Ave.	Evans Rd.	Arterial	2	6	4	4	0.50	2.02	\$1,260,000	\$372,557	\$0	\$1,632,557	\$1,632,55
San Jacinto Road	Evans Rd.	Dunlap Dr.	Secondary Arterial	2	4	2	2	0.85	1.70	\$1,063,125	\$0	\$0	\$1,063,125	\$1,063,12
Trumble Road	Mapes Rd.	Ellis Ave.	Secondary Arterial	2	4	2	2	1.07	2.14	\$1,338,750	\$0	\$0	\$1,338,750	\$1,338,75
Watson Road	"A" St.	McPherson Rd.	Major Collector	0	2	2	2	0.63	1.26	\$787,500	\$0	\$0	\$787,500	\$787,50
Webster Avenue	Oleander Ave.	Markham St.	Arterial	0	6	6	6	0.57	3.40	\$2,126,250	\$0	\$0	\$2,126,250	\$2,126,25
Webster Avenue	Markham St.	Ramona Expressway	Arterial	2	6	4	4	0.49	1.97	\$1,233,750	\$0	\$0	\$1,233,750	\$1,233,75

**CITY OF PERRIS
FUTURE FACILITY NEEDS LIST**

E. TRANSPORTATION FACILITIES			Classification	Existing No. of Lanes	No. of Lanes in the General Plan	Lanes included in TUMF	Net No. of lanes required by City	Segment Length (miles)	Segment Size (lane-miles)	ROADWAY COST [1,2]	LANDSCAPED MEDIAN COST	OFF-SETTING REVENUE	NET COST TO CITY	COST ALLOCATED TO NEW DEVELOPMENT
FACILITY NAME	From:	To:												
Webster Avenue	Ramona Expressway	Morgan St.	Secondary Arterial	2	4		2	0.53	1.05	\$656,250	\$0	\$0	\$656,250	\$656,25
Webster Avenue	Morgan St.	Rider St.	Secondary Arterial	2	4		2	0.55	1.09	\$682,500	\$0	\$0	\$682,500	\$682,50
Subtotal Roadway Construction:								77.75	182.15	\$112,594,048	\$23,028,813	\$0	\$135,622,861	\$135,622,86
2. Flood Control [4]														
Rider Street Crossing									1	\$2,800,000	\$0	\$2,085,690	\$714,310	\$714,31
Nuevo Road Crossing									1	\$2,800,000	\$0	\$2,210,640	\$589,360	\$589,36
Orange Ave Crossing									1	\$2,800,000	\$0	\$1,982,530	\$817,470	\$817,47
Case Road Crossing									1	\$2,800,000	\$0	\$0	\$2,800,000	\$2,800,00
Placentia Ave Crossing									1	\$2,800,000	\$0	\$1,731,680	\$1,068,320	\$1,068,32
Ethanac Rd Crossing									1	\$2,800,000	\$0	\$0	\$2,800,000	\$2,800,00
Goetz Road Crossing									1	\$4,200,000	\$0	\$0	\$4,200,000	\$4,200,00
San Jacinto Ave Crossing									1	\$4,200,000	\$0	\$0	\$4,200,000	\$4,200,00
Subtotal Flood Control:										\$25,200,000	\$0	\$8,010,540	\$17,189,460	\$17,189,46
3. Signals														
4- Lane Intersections									20	\$3,000,000	\$0	\$0	\$3,000,000	\$3,000,00
6- Lane Intersections									30	\$6,000,000	\$0	\$0	\$6,000,000	\$6,000,00
8- Lane Intersections									20	\$5,000,000	\$0	\$0	\$5,000,000	\$5,000,00
Subtotal Signals:										\$14,000,000	\$0	\$0	\$14,000,000	\$14,000,00
4. Bridge Crossings [5]														
Perris Blvd. Bridge At I-215				6	6	4	2			\$1,500,000	\$0	\$0	\$1,500,000	\$1,500,00
San Jacinto Road At I-215				0	6	0	6			\$4,500,000	\$0	\$0	\$4,500,000	\$4,500,00
Bridge Crossings:										\$6,000,000	\$0	\$0	\$6,000,000	\$6,000,00
5. Carry Over Existing Development Impact Fee Program Funding Credit:												\$318,618	\$318,618	\$318,61
Total Transportation Cost										\$157,794,048	\$23,028,813	\$8,329,158	\$172,493,703	\$172,493,70
Total All Facilities											\$304,524,896	\$10,112,158	\$294,412,738	\$284,360,76

- Notes: [1] Segments of a street with a \$0 roadway cost show that these are Developer conditioned Projects already constructed or committed to construct.
[2] The improvements to SR-74 are not shown on this Needs List because TUMF will fund the entire additional lanes required.
[3] In this segment the City limit line is coincident with the street centerline. Therefore only a 1/2 street width is counted, or two of the four lanes needed.
[4] At the City's direction, these costs are based on the Master Drainage Plan for the Perris Valley Channel, Riverside County Flood Control District, adjusted for inflation.
[5] No preliminary studies are available for these crossings. A unit cost of \$250 per square foot of bridge deck and a typical length of 215 feet is assumed, resulting in \$750,000 per lane across the bridge.

Figure IV-B1



V. METHODOLOGY UTILIZED TO CALCULATE FACILITIES IMPACT FEE

Public safety, community amenities, government services, park and transportation facilities included as part of this study will serve the entire City. Consequently, the service area for fees calculated in this chapter is the entire study area defined in Section V. The resulting fees are intended to apply to all development in the study area.

In this chapter, demand for services is measured by the equivalent dwelling unit (“EDU”) concept to determine whether there is a reasonable relationship between the need for a public facility and the land use type of the development on which a fee for an individual facility is imposed. The service factor utilized to determine the EDUs for a specific land use type varies depending upon the type of facility being analyzed. In general, while many EDUs are based on the population or the number of employees associated with a specific land use designation, other EDUs are based on service factors that reflect the nature of a particular type of public improvement, (e.g., call generation for police and fire services). This report uses equivalent benefit units (“EBUs”) for park facilities; and ADTs (average daily trips), instead of EDUs, for park and transportation facilities where the service factors are based on the projected number of recreation hours and trip generation rate of each land use type respectively for each facility type.

The costs associated with facilities needed to serve new development are identified in the Needs List. The facilities cost per EDU/EBU/ADT is the total cost of the facility divided by the total number of EDUs/EBUs/ADTs. After the cost per EDU/EBU/ADT is determined, the facility fee amount for each land use category is the product of the EDU/EBU/ADT factor for each land use category and the cost per EDU/EBU/ADT. The following sections present the nexus test for each fee element (i.e. public safety, community amenities, government services, park, transportation, etc.) and the analysis undertaken to apportion costs for each type of public facility on the Needs List.

A. PUBLIC SAFETY ELEMENT

The Public Safety Element includes those facilities used by the City to protect life and property. In order to serve new development within the next twenty-five years, the City identified the need for two CSO vehicles, two motorcycles, one fire station, one type one fire engine, one heavy truck, one paramedic assessment squad, and 6 sets of miscellaneous equipment. All of the police and fire facilities were allocated to both existing and new development and funded through other sources. All of the vehicles and equipment are considered to be expansions to the City’s existing fleet of vehicles and equipment. The Public Safety facilities needs of the City were determined based on existing service standards. Using the existing square footage or other appropriate unit of analysis, the future service standard necessary to serve new development was determined.

1. NEXUS REQUIREMENT OF AB 1600

TABLE V-A1

PUBLIC SAFETY ELEMENT
AB 1600 NEXUS TEST

Identify Purpose of Fee	Police and Fire Facilities
Identify Use of Fee	Construction and acquisition of public safety facilities and equipment including a fire station, vehicles, and equipment.
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 who will require additional service calls increasing the need for trained police and fire personnel. Buildings and vehicles used to provide these services will have to be expanded, constructed or purchased to meet this increased demand. Thus a reasonable relationship exists between the needs for public safety facilities and the impact of residential and non-residential development. Fees collected from new development will be used exclusively for public safety purposes.

2. APPORTIONMENT OF PUBLIC SAFETY FACILITIES COSTS

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A-1, and A-2. Each of the land use categories (Single Family, Multi-Family, Commercial, and Industrial) is assigned an EDU factor derived from the number of persons per household (for residential units) or the number of employees per 1,000 square feet of non-residential development as presented in Appendix A-1 and A-2. For most of the facilities, new development is being apportioned 100% of the cost necessary to maintain the existing level of service for its new residents and employees, plus an additional charge for its fair share of the costs for the increment of service standard that is higher than that which is currently available to existing residents and employees. However, new development is being charged for 100% of the entire police station land acquisition costs, as well as the cost of the motorcycles since the need for these facilities is entirely the consequence of future development.

3. Fee Amounts

Tables V-A2 and V-A3 present a summary of the derivation of EDUs, fee amounts and the costs financed by fees for police and fire facilities on the Needs List. Police protection costs covered by these fees will include the acquisition of land for a new police station, two CSO vehicles, and two motorcycles. Fire protection costs covered by these fees will include a new fire station including land acquisition, type one fire engine, heavy truck, paramedic assessment squad, and miscellaneous equipment. The facility costs for all the fire facilities identified above and as summarized in the Needs List, Table IV, are split between new and existing residents.

**TABLE V-A2
POLICE FACILITIES
FEE DERIVATION SUMMARY**

Land Use Type	Residents per Unit/Employees per Non-Res. 1,000 SF	EDUs per Unit or Non-Res. 1,000 SF	Number of Future EDUs	Development Impact Fee per Unit or Non-Res. 1,000 SF	Cost Financed by Fees
Single Family	3.73	1.00	3,201	\$59	\$190,052
Multi-Family	3.38	0.91	7,433	\$54	\$441,289
Commercial	1.93	0.52	1,334	\$53	\$79,227
Industrial	1.05	0.28	1,190	\$29	\$70,651
Total			13,158		\$781,220
Cost Allocated to Existing Development & Funded Through Other Sources					\$13,996
Total Cost of Police Facilities					\$795,216

Based on the development projections in Section III, the fee amounts presented in Table V-A2 are expected to finance 98.24% of the police facilities on the Needs List. The remaining 1.76% of the police facilities will be funded through other sources.

TABLE V-A3
FIRE FACILITIES
FEE DERIVATION SUMMARY

Land Use Type	Residents per Unit/Employees per Non-Res. 1,000 SF	EDUs per Unit or Non-Res. 1,000 SF	Number of Future EDUs	Development Impact Fee per Unit or Non-Res. 1,000 SF	Cost Financed by Fees
Single Family	3.73	1.00	3,201	\$362	\$1,157,936
Multi-Family	3.38	0.91	7,433	\$328	\$2,688,649
Commercial	1.93	0.52	1,334	\$187	\$482,711
Industrial	1.05	0.28	1,190	\$102	\$430,458
Total			13,158		\$4,759,754
Cost Allocated to Existing Development & Funded Through Other Sources					\$975,246
Total Cost of Fire Facilities					\$5,735,000

Based on the development projections in Section III, the fee amounts presented in Table 3 are expected to finance 82.99% of the fire facilities on the Needs List. The remaining 17.01% of the fire facilities will be funded through other sources.

B. COMMUNITY AMENITIES FACILITIES

The Community Amenities Element includes those facilities used by the City to provide certain community amenities. In order to serve future development through the year 2030 the City identified the need for a new library, books, youth center, senior center, concession building, and swimming pool/center. All of the facilities are new facilities with the exception of the expansion to existing community center. For most facilities, new development is being apportioned 100% of the cost necessary to maintain the existing level of service for its new residents and employees, plus an additional charge for its fair share of the costs for the increment of service standard that is higher than that which is currently available to existing residents and employees. However, new development is being charged 100% of the net cost of the Cesar Chavez Library Expansion (86.92% of the total facility cost)⁶, library books, and expansion of the community center. Calculation details are presented in Appendix A-3. The cost for the remaining facilities identified as summarized in the Needs List, Table IV are split between new and existing residents and employees.

⁶ A total of \$483,000 in existing development impact fee revenues have been credited toward the expansion of the Caesar Chavez Library expansion.

1. NEXUS REQUIREMENT OF AB 1600

TABLE V-B1
COMMUNITY AMENITIES SERVICE FACILITIES
AB 1600 NEXUS TEST

Identify Purpose of Fee	Community Amenities Facilities
Identify Use of Fee	Acquisition of facilities used to provide community amenities.
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 in the City will generate additional residents and employees who will increase the demand for City services including community amenities. Population and growth has a direct impact on the need for community amenities facilities, thus a reasonable relationship exists between new development, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for Community Amenities, Facilities on the Needs List.

2. APPORTIONMENT OF GOVERNMENT SERVICE FACILITIES COSTS

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A-3. Each land use classification (i.e., SFR, MFR, C and I) was assigned an EDU factor derived from the number of persons per household (for residential units) or from the number of employees per 1,000 square feet of non-residential development as presented in Appendix A-3.

3. **Fee Amounts**

Table V-B2 represents a summary of the derivation of EDUs, fee amounts and the costs financed by fees for the community amenities. A total of \$5,250,736 is needed to fund existing development's share of the new youth center, senior center, concession building, and swimming pool and will be funded through other sources. New development will pay 100% of the net costs necessary to finance the Caesar Chavez Library Expansion (86.92% of the total facility costs)⁷, library books, and community center expansion. The details of the fee calculation are presented in Appendix A-3. The costs for the remaining facilities including the

⁷A total of \$483,000 in existing development impact fee revenues have been credited toward the expansion of the Caesar Chavez Library.

youth center, senior center, concession building, community center, and swimming pool as illustrated in the Needs List, Table IV, are split between existing and new development based on the fair share contribution of each derived based on the level of benefit as illustrated in Appendix A-3.

**TABLE V-B2
COMMUNITY AMENITIES
FEE DERIVATION SUMMARY**

Land Use Type	Residents/ Employees per Unit or 1,000 SF of Non-Res.	EDUs per Unit or Non-Res. 1,000 SF	Number of Future EDUs	Development Impact Fee per Unit or Non-Res. 1,000 SF	Cost Financed by Fees
Single Family	3.73	1.00	3,201	\$1,120	\$3,584,719
Multi-Family	3.38	0.91	7,433	\$1,014	\$8,323,474
Commercial	1.93	0.52	1,334	\$578	\$1,494,368
Industrial	1.05	0.28	1,190	\$315	\$1,332,604
Total			13,158		\$14,735,164
Cost Allocated to Existing Development & Funded Through Other Sources					\$5,260,736
Total Cost of Community Amenities Facilities					\$19,995,900

Based on the development projections in Section III, the fee amounts presented in Table V-B2 will finance 73.69% of the costs of community amenities facilities identified on the Needs List. The remaining 26.31% of the costs of these facilities will be funded through other sources.

C. GOVERNMENT SERVICES FACILITIES

The Government Services Facilities Element includes those facilities used by the City to provide basic governmental services and public facilities maintenance services, exclusive of public safety services. In order to serve future development through the year 2030 the City identified the need for new government facilities. The Statler Building, Community/Council Chamber Meeting Room, and Parks and Recreation Administrative Offices, are new facilities; whereas, the remainder of the facilities include expansions necessary to General City Offices and the Community Development Building.

1. NEXUS REQUIREMENT OF AB 1600

**TABLE V-C1
GOVERNMENT SERVICE FACILITIES
AB 1600 NEXUS TEST**

Identify Purpose of Fee	Government Service Facilities
Identify Use of Fee	Acquisition of facilities used to provide general government and public maintenance services of City facilities.
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 in the City will generate additional residents and employees who will increase the demand for City services including public works and general government functions. Population and growth has a direct impact on the need for government services and facilities, thus a reasonable relationship exists between new development and the public works/general government facilities, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for Government Service Facilities on the Needs List.

2. APPORTIONMENT OF GOVERNMENT SERVICE FACILITIES COSTS

Calculation Methodology

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Table V-C2. Each land use classification (i.e. SFR, MFR, C and I) was assigned an EDU factor derived from the number of persons per household (for residential units) or from the number of employees per acre of non-residential development as presented in V-C2. New development is being apportioned 100% of the cost necessary to maintain the existing level of service for its new residents and employees, plus an additional charge for its fair share of the costs for the increment of service standard that is higher than that which is currently available to existing residents and employees.

3. Fee Amounts

Table V-C2 represents a summary of the derivation of EDUs, fee amounts and the costs financed by fees for the general government facilities. A total of \$3,802,001 is needed to fund existing development's share of the Statler Building, expansion of general City offices and community development building, Community/Council Chamber Meeting Room, and will be funded through other sources. The details of the fee calculation are presented in Table V-C2.

**TABLE V-C2
GENERAL GOVERNMENT FACILITIES
FEE DERIVATION SUMMARY**

Land Use Type	Residents/ Employees per Unit or Non-Res. 1,000 SF	EDUs per Unit or Non-Res. 1,000 SF	Number of Future EDUs	Development Impact Fee per Unit or Non-Res. 1,000 SF	Cost Financed by Fees
Single Family	3.73	1.00	3,201	\$576	\$1,845,373
Multi-Family	3.38	0.91	7,433	\$522	\$4,284,832
Commercial	1.93	0.52	1,334	\$298	\$769,284
Industrial	1.05	0.28	1,190	\$162	\$686,010
Total			13,168		\$7,585,499
Cost Allocated to Existing Development & Funded Through Other Sources					\$3,802,001
Total Cost of Government Facilities					\$11,387,500

Based on the development projections in Section III, the fee amounts presented in Table V-C2 will finance 66.61% of the costs of the general government facilities identified on the Needs List. The remaining 33.39% of the costs of facilities will be funded through other sources.

D. PARK FACILITIES

Included in the Park Element are facilities used by City residents for recreational purposes. The Needs List for this element includes 198.3 acres of new parkland and improvements necessary to serve future development through the year 2030. A new service standard of 5 acres per 1,000 residents pursuant to Ordinance No. 953, "An Ordinance of the City Council of the City of Perris, California Regulating the Use of Land Pertaining to Park and Recreation Fee and Dedication" was utilized to calculate the total amount of park acreage needed to serve projected new development. New development is being apportioned 100% of the cost necessary to fund a service standard of 5 acres per 1,000 new residents. Calculation details are presented in Appendix A-5.

1. NEXUS REQUIREMENT OF AB 1600

**TABLE V-D1
PARK ELEMENT
AB 1600 NEXUS TEST**

Identify Purpose of Fee	Park Facilities
Identify Use of Fee	The construction and acquisition of parkland and park improvement facilities.
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 development will generate additional residents who will increase the demand for parkland and improvement 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 facilities and the impact of residential development. Fees collected from new development will be used exclusively for park facilities identified on the Needs List.

2. APPORTIONMENT OF PARK FACILITIES COSTS

Calculation Methodology

Park facilities are assigned only to residential development. In order to equitably allocate the costs between future residents, availability of use is measured in terms of equivalent benefit units or (EBUs) with one (1) EBU representing the potential recreation usage of a single-family residential unit.

Equivalent Benefit Unit (EBU) Determination

EBUs for park facilities are a function of the number of hours potentially available for use of the park facilities. Table V-D2 presents the assumptions used to determine the potential usage for a typical week.

3. Fee Amounts

Table V-D2 also presents a summary of the derivation of equivalent benefit units (“EBUs”), fee amounts and costs to be financed by fees for park facilities. New development will pay 100% of the costs necessary to finance park facilities necessary to accommodate new development projected through 2030. Appendix A-5 contains the fee derivation worksheet for park facility improvements (summarized in Table V-D1).

**TABLE V-D2
PARK FACILITY IMPROVEMENTS
FEE DERIVATION SUMMARY**

Land Use Type	Potential Recreation Hour per Week per Unit	EBUs per Unit	Number of New EBUs	Development Impact Fee Per Unit	Cost Financed by Fees
Single Family	254	1.00	3,201	\$7,900	\$25,288,118
Multi-Family	230	0.91	7,433	\$7,155	\$58,717,302
Total			10,634		\$84,005,420

If development takes place as projected in Section III, the fee amounts presented in Table V-D2 reflect 100% financing of the park facilities on the Needs List.

E. TRANSPORTATION FACILITIES

The Transportation Element includes facilities necessary to provide safe and efficient vehicular access throughout the City. In order to meet the transportation demand of new development in the next twenty-five years, the City identified the need for road widening and construction, storm drain crossings, traffic signals, and bridge crossings as shown on the Needs List.

1. NEXUS REQUIREMENT OF AB 1600

**TABLE V-E1
TRANSPORTATION ELEMENT
AB 1600 NEXUS TEST**

Identify Purpose of Fee	Roads, Flood Crossings, Traffic Signals improvements, Bridge Crossings.
Identify Use of Fee	Realignment, signalization, and widening of roads, construction of roads, bridge crossings, and other miscellaneous improvements
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 who will create additional vehicular and non-vehicular traffic. Roads and signals will have to be improved or extended to meet the increased demand and provide for circulation in the City and Traffic Signals will have to be installed to efficiently direct increased traffic flow. Thus there is a relationship between new development and the need for new transportation facilities. Fees collected from new development will be used exclusively for transportation facilities on the Needs List.

2. APPORTIONMENT OF TRANSPORTATION ELEMENT COSTS

As mentioned in previous sections, a traffic analysis has determined that there are no existing deficiencies in the City's circulation system. Therefore the new facilities identified in the Needs List will be 100% funded by new development. Average daily trip factors were multiplied by the various dwelling units and building square footages to calculate the total ADT's generated by new development. The total facility cost was then divided by the total ADT's to determine the cost per ADT.

The Transportation fees for the various land uses were then calculated by multiplying the cost per ADT by the trip generation rate for each land use category.

**TABLE V-E2
TRANSPORTATION FACILITIES
FEE DERIVATION SUMMARY**

Land Use Type	Net Trip Generation Rate per Unit or Non-Res. 1,000 SF	Number of New ADTs	Development Impact Fee per Unit or Non-Res. 1,000 SF	Cost Financed by Fees
Single Family	10	32,010	\$4,025	\$12,882,570
Multi-Family	7	57,449	\$2,817	\$23,120,612
Commercial	110	284,156	\$44,270	\$114,359,905
Industrial	13	54,989	\$5,232	\$22,130,615
Total		428,604		\$172,493,703

If development takes place as projected in Section III, the fee amounts presented in Table V-E2 are expected to finance 100% of the road facilities on the Needs List. Detailed calculations used to determine fee levels are found in Appendix A-6.

F. ADMINISTRATIVE COST COMPONENT

The Administrative Cost component as summarized in Appendix A-7 is intended to cover the City's costs associated with the administration of the development impact fee program. Administrative costs include staff time associated with fee collection, maintenance of trust funds into which the fees are deposited, and preparation of the annual reports as required per the Government Code. According to the City, the annual costs to implement the fee program is (in 2005 dollars) \$23,750. The work associated with administration of the fee program is a function of the amount of fee revenue collected; therefore, it is reasonable to compute the Administrative Cost component as a percentage of the "Percentage of Cost Allocated to New Development" as indicated in column 6 of the Needs List.

As discussed in Section IV, the Needs List identifies those facilities needed to serve new development in the City over the next twenty-five years. The annual cost for administration was multiplied by twenty-five to determine the costs for administering the fee program for a twenty-five year period. The Administrative Cost of \$593,750 is approximately 0.21 percent of the total facility fees allocated to new development, or \$29 a single family residential unit. For the purposes of the fee allocation 0.21 percent of the fees for each land use category is added to the total fee to finance administrative costs. For example, the single family category would result in \$29 per dwelling unit of the total fees, as shown in Table ES-1.

VI. SUMMARY OF FEES

The total fee amounts to finance new development's share of the costs of facilities in the Needs Lists are summarized in Table VI-A1.

**TABLE VI-A1
DEVELOPMENT IMPACT FEE SUMMARY**

Facility	Residential		Non-Residential	
	Single Family (\$ per unit)	Multi-Family (\$ per unit)	Commercial (\$ per 1,000 SF)	Industrial (\$ per 1,000 SF)
A. Public Safety Facilities				
Police Facilities	\$59	\$54	\$31	\$17
<u>Fire Facilities</u>	<u>\$362</u>	<u>\$328</u>	<u>\$187</u>	<u>\$102</u>
Subtotal Public Safety Facilities	\$421	\$381	\$218	\$118
B. Community Amenities Facilities	\$1,120	\$1,014	\$578	\$315
C. Government Facilities	\$576	\$522	\$298	\$162
D. Park Facilities	\$7,900	\$7,155	NA	NA
E. Transportation Facilities	\$4,025	\$2,817	\$44,270	\$5,232
F. Administration	\$29	\$25	\$95	\$12
Total	\$14,071	\$11,914	\$45,459	\$5,840

Please note that the fees identified within this report reflect the maximum fee levels that may be imposed for all land uses. The actual fees adopted by the City Council may be lower.

Appendix A

Fee Derivation Worksheets

**APPENDIX A-1
CITY OF PERRIS
POLICE FACILITIES FEE CALCULATION**

I. Inventory of Existing Facilities

Facility	Number
Police Station (acres)	7.2
CSO Vehicle	1
Motorcycles	4

II. Existing EDU Calculation

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	EDUs per Unit/per 1,000 Non-Res. SF	Number of Units/Non-Res. SF	Total Number of EDUs
Single Family	41,172	3.73	1.00	11,038	11,038
Multi-Family	5,523	3.38	0.91	1,635	1,481
Commercial	3,189	1.93	0.52	1,655,255	855
Industrial	3,273	1.05	0.28	3,118,949	877
Total	53,157				14,251

III. Existing Facility Standard

Facility	Facility Unit	Facility Units per 1,000 EDUs
Police Station (acres)	Acres	0.51
CSO Vehicle	Each	0.07
Motorcycles	Each	0.28

IV. Future EDU Calculation

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	EDUs per Unit/per 1,000 Non-Res. SF	Number of Units/Non-Res. SF	Total Number of EDUs
Single Family	11,940	3.73	1.00	3,201	3,201
Multi-Family	27,723	3.38	0.91	8,207	7,433
Commercial	4,977	1.93	0.52	2,583,237	1,334
Industrial	4,439	1.05	0.28	4,229,931	1,190
Total	49,079				13,158

V. Proposed Facilities and Vehicles Inventory

Facility Type	Facility Unit	Number	Acres	Facility Cost
Police Station Land Acquisition	Acres	NA	5.00	\$685,216
CSO Vehicle	Each	2	NA	\$50,000
Motorcycles	Each	2	NA	\$60,000
Total Facilities Costs				\$795,216

VI. Allocation of Facilities to Existing and New Developed (Based on Total EDUs)

A. 1. Police Station Land Acquisition Allocation

Existing Service Standard Per 1,000 EDUs	Proposed Service Standard Per 1,000 EDUs	Acres Allocated 100% To New Development [1]	Acres Beyond Existing Service Standard [2]	Total Proposed New Acres
0.51	0.38	5.00	0.00	5.00

A.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	0.00%	0.00	NA	0.00
New Development	13,158	100.00%	0.00	5.00	5.00
Total	27,409	100.00%	0.00		5.00

A.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Acres	Facility Cost	Percentage of Cost Allocated
Existing	0.00	\$0	0.00%
New Development	5.00	\$685,216	100.00%
Total	5.00	\$685,216	100%

B.1. COST Vehicles Allocation

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	Vehicles Allocated 100% To New Development [1]	Vehicles Beyond Existing Service Standard [2]	Total New Needed Vehicles
0.07	0.15	0.92	1.08	2.00

B.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	0.56	NA	0.56
New Development	13,158	48.01%	0.52	0.92	1.44
Total	27,409	100.00%	1.08		2.00

**APPENDIX A-1
CITY OF PERRIS
POLICE FACILITIES FEE CALCULATION**

B.3. Percentage of Costs Allocated Between Existing and New Development

Facility	Total Facility Units	Facility Cost	Percentage of Cost Allocated
Existing	0.56	\$13,996	27.99%
New Development	1.44	\$36,004	72.01%
Total	2.00	\$50,000	100%

C.1. Motorcycle Allocation

Existing Service Standard Per 1,000 EDUs	Proposed Service Standard Per 1,000 EDUs	Motorcycles Allocated 100% To New Development [1]	Motorcycles Beyond Existing Service Standard [2]	Total Needed New Motorcycles
0.28	0.15	2.00	0.00	2.00

C.2. Percentage of Costs Allocated Between Existing and New Development

Facility	Total Facility Units	Facility Cost	Percentage of Cost Allocated
Existing	0.00	NA	NA
New Development	2.00	\$60,000	100%
Total	2.00	\$60,000	100%

VII. Proposed Facilities and Cost Per EDU

Facility Type	Facility Unit	Cost Per Facility Unit	Facility Units Per 1,000 EDUs	Cost Per EDU
Police Station Land Acquisition	Acres	\$137,043	0.38	\$52.08
CSO Vehicle	Each	\$25,000	0.11	\$2.74
Motorcycles	Each	\$30,000	0.15	\$4.56
Total				\$59.37

VIII. Development Impact Fee per Unit or per 1,000 Non-Res SF

Land Use Type	EDUs per Unit/ per 1,000 Non-Res. SF	Fees per Unit/ per 1,000 Non-Res. SF	Cost Financed by DIF
Single Family	1.00	\$59	\$190,052
Multi-Family	0.91	\$54	\$441,289
Commercial	0.52	\$31	\$79,227
Industrial	0.28	\$17	\$70,651
Total Cost Allocated to New Development			\$781,220
Total Cost Allocated to Existing Development			\$13,996
Total Cost of Police Facilities			\$795,216

[1] Allocates 100% to new development acres or vehicles necessary to fund existing service standard for new residents.

[2] Denotes proposed service standard in excess to that currently provided to existing residents.

**APPENDIX A-2
CITY OF PERRIS
FIRE FACILITIES FEE CALCULATION**

I. Inventory of Existing Facilities

Facility	Number
Fire Station	1
plus minimum land acquisition costs for	0
Type One Fire Engine	1
Heavy Truck	0
Paramedic Assessment Squad	0
Miscellaneous Equipment [1]	0

II. Existing EDU Calculation

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	EDUs per Unit/per 1,000 Non-Res. SF	Number of Units/Non-Res. SF	Total Number of EDUs
Single Family	41,172	3.73	1.00	11,038	11,038
Multi-Family	5,523	3.38	0.91	1,635	1,481
Commercial	3,189	1.93	0.52	1,655,255	855
Industrial	3,273	1.05	0.28	3,118,949	877
Total	53,157				14,251

III. Existing Facility Standard

Facility	Facility Unit	Facility Units per 1,000 EDUs
Fire Station	Each	0.07
plus minimum land acquisition costs for	Acre	NA
Type One Fire Engine	Each	0.07
Heavy Truck	Each	0.00
Paramedic Assessment Squad	Each	0.00
Miscellaneous Equipment [1]	Each	0.00

IV. Future EDU Calculation

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	EDUs per Unit/per 1,000 Non-Res. SF	Number of Units/Non-Res. SF	Total Number of EDUs
Single Family	11,940	3.73	1.00	3,201	3,201
Multi-Family	27,723	3.38	0.91	8,207	7,433
Commercial	4,977	1.93	0.52	2,583,237	1,334
Industrial	4,439	1.05	0.28	4,229,931	1,190
Total	49,079				13,158

V. Proposed Facilities and Vehicles Inventory

Facility Type	Facility Unit	Number	Square Feet / Acres	Facility Cost
Fire Station	Station	1	NA	\$3,780,000
plus minimum land acquisition costs for	Acres	NA	2	\$205,000
Type One Fire Engine	Each	1	NA	\$400,000
Heavy Truck	Each	1	NA	\$1,000,000
Paramedic Assessment Squad	Each	1	NA	\$200,000
Miscellaneous Equipment [1]	Each	6	NA	\$150,000
Total Facilities Costs				\$5,735,000

VI. Allocation of Facilities to Existing and New Developed (Based on Total EDUs)

A.1. Fire Station Improvements

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	Facility Units Allocated 100% To New Development [2]	Facility Units Beyond Existing Service Standard [3]	Total New Needed Facility Units
0.07	0.08	0.92	0.08	1.00

A.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	0.04	NA	0.04
New Development	13,158	48.01%	0.04	0.92	0.96
Total	27,409	100.00%	0.08		1.00

A.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Square Feet	Facility Cost	Cost Allocated
Existing	0.04	\$150,778	3.99%
New Development	0.96	\$3,629,222	96.01%
Total	1.00	\$3,780,000	100%

B.1. Fire Station Land Acquisition

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	Acres Allocated 100% To New Development	Acres Beyond Existing Service Standard	Total New Needed Acres
0.00	0.11	NA	NA	1.50

**APPENDIX A-2
CITY OF PERRIS
FIRE FACILITIES FEE CALCULATION**

B.2. Percentage of Cost Allocated Between Existing and New Development

Facility	Number of Acres	Facility Cost	Percentage of Cost Allocated
Existing	0.78	\$106,589	51.99%
New Development	0.72	\$98,411	48.01%
Total	1.50	\$205,000	100%

C.1. Type One Fire Engine

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	Vehicles Allocated 100% To New Development [2]	Vehicles Beyond Existing Service Standard [3]	Total New Needed Vehicles
0.07	0.08	0.92	0.08	1.00

C.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	0.04	NA	0.04
New Development	13,158	48.01%	0.04	0.92	0.96
Total	27,409	100.00%	0.08		1.00

C.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	0.04	\$15,955	3.99%
New Development	0.96	\$384,045	96.01%
Total	1.00	\$400,000	100%

D.1. Heavy Truck

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	Vehicles Allocated 100% To New Development [2]	Vehicles Beyond Existing Service Standard [3]	Total New Needed Vehicles
0.00	0.08	NA	NA	1.00

D.2. Percentage of Cost Allocated Between Existing and New Development

Facility	Number	Facility Cost	Cost Allocated
Existing	0.52	\$519,944	51.99%
New Development	0.48	\$480,056	48.01%
Total	1.00	\$1,000,000	100%

E.1. Paramedic Assessment Squad

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	Number Allocated 100% To New Development	Number Beyond Existing Service Standard	Total New Facility Units Needed
0.00	0.08	NA	NA	1.00

E.2. Percentage of Cost Allocated Between Existing and New Development

Facility	Number	Facility Cost	Cost Allocated
Existing	0.52	\$103,989	51.99%
New Development	0.48	\$96,011	48.01%
Total	1.00	\$200,000	100%

F. 1. Miscellaneous Equipment

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	Number Allocated 100% To New Development	Number Beyond Existing Service Standard	Total New Needed Equipment
NA	0.46	NA	NA	6.00

F.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	100.00%	3.12	NA	3.12
New Development	13,158	0.00%	2.88	NA	2.88
Total	27,409	100.00%	6.00		6.00

F.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Number	Facility Cost	Percentage of Cost Allocated
Existing	3.12	\$77,992	51.99%
New Development	2.88	\$72,008	48.01%
Total	6.00	\$150,000	100%

VII. Proposed Facilities and Cost Per EDU

Facility Type	Facility Unit	Cost Per Facility Unit	Facility Units Per 1,000 EDUs	Cost Per EDU
Fire Station	Station	\$3,780,000	0.07	\$275.82
plus minimum land acquisition costs for	Acres	\$136,667	0.05	\$7.48
Type One Fire Engine	Each	\$400,000	0.07	\$29.19
Heavy Truck	Each	\$1,000,000	0.04	\$36.48
Paramedic Assessment Squad	Each	\$200,000	0.04	\$7.30
Miscellaneous Equipment [1]	Each	\$25,000	0.22	\$5.47

**APPENDIX A-2
CITY OF PERRIS
FIRE FACILITIES FEE CALCULATION**

VIII. Development Impact Fee per Unit or per 1,000 Non-Res SF

Land Use Type	EDUs per Unit/ per 1,000 Non-Res. SF	Fees per Unit/ per 1,000 Non-Res. SF	Cost Financed by DIF
Single Family	1.00	\$362	\$1,157,936
Multi-Family	0.91	\$328	\$2,688,649
Commercial	0.52	\$187	\$482,711
Industrial	0.28	\$102	\$430,458
Total Allocated To New Development			\$4,759,754
Total Allocated to Existing Development			\$975,246
Total			\$5,735,000

- [1] Equipment associated with paramedic services (monitors that cost \$25,000 per unit). Two monitors required for each of three fire engines.
- [2] Allocates 100% to new development acres or vehicles necessary to fund existing service standard for new residents.
- [3] Denotes proposed service standard in excess to that currently provided to existing residents.

**APPENDIX A-3
CITY OF PERRIS
COMMUNITY AMENITIES FACILITIES FEE CALCULATION**

I. Inventory of Existing Facilities

Facility	Number
Library	20,000
Library Books	70,576
Youth Center	3,500
Senior Center	2,400
Concession Building	3,012
Community Center	12,271
Swimming Pool/Center	0
Total	NA

II. Existing EDU Calculation

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	EDUs per Unit/per 1,000 Non-Res. SF	Number of Units/Non-Res. SF	Total Number of EDUs
Single Family	41,172	3.73	1.00	11,038	11,038
Multi-Family	5,523	3.38	0.91	1,635	1,481
Commercial	3,189	1.93	0.52	1,655,255	855
Industrial	3,273	1.05	0.28	3,118,949	877
Total	53,157				14,251

III. Existing Facility Standard

Facility	Facility Unit	Facility Units per 1,000 EDUs
Library	SF	1,403
Library Books	Each	4,952.30
Youth Center	SF	245.59
Senior Center	SF	168.41
Concession Building	SF	211.35
Community Center	Each	861.05
Swimming Pool/Center	Each	0.00

IV. Future EDU Calculation

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	EDUs per Unit/per 1,000 Non-Res. SF	Number of Units/Non-Res. SF	Total Number of EDUs
Single Family	11,940	3.73	1.00	3,201	3,201
Multi-Family	27,723	3.38	0.91	8,207	7,433
Commercial	4,977	1.93	0.52	2,583,237	1,334
Industrial	4,439	1.05	0.28	4,229,931	1,190
Total	49,079				13,158

V. Proposed Facilities and Vehicles Inventory

Facility Type	Facility Unit	Number	Square Feet / Acres	Facility Cost
Caesar Chavez Library Expansion	SF	NA	10,000	\$3,208,600
Library Books	Each	25,346	NA	\$1,515,691
Youth Center	SF	NA	3,928	\$491,000
Senior Center	SF	NA	15,272	\$1,909,000
Concession Building	SF	NA	9,400	\$1,802,306
Community Center	Each	NA	11,000	\$2,629,703
Community Center Expansion	SF	NA	16,800	\$3,939,600
Swimming Pool/Center	Each	1	NA	\$4,500,000
Total Facilities Costs				\$19,995,900

VI. Allocation of Facilities to Existing and New Development (Based on Total EDUs)

A.1. Caesar Chavez Library Expansion

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	SF Allocated 100% To New Development	SF Beyond Existing Service Standard	Total New Needed SF
1,403.39	701.70	10,000.00	NA	10,000.00

A.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	NA	NA	0.00
New Development	13,158	48.01%	NA	10,000.00	10,000.00
Total	27,409	100.00%	0.00		10,000.00

A.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	NA	\$0	0%
New Development	10,000	\$3,208,600	100%
Total	10,000	\$3,208,600	100%

**APPENDIX A-3
CITY OF PERRIS
COMMUNITY AMENITIES FACILITIES FEE CALCULATION**

B.1. Library Books

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	Books Allocated 100% To New Development	Books Beyond Existing Service Standard	Total New Needed Books
4,952.30	1,926.30	25,346.00	NA	25,346.00

B.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	NA	NA	NA
New Development	13,158	48.01%	NA	25,346.00	25,346.00
Total	27,409	100.00%	0.00		25,346.00

B.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	NA	\$0	0%
New Development	25,346	\$1,515,691	100%
Total	25,346	\$1,515,691	100%

C.1. Youth Center

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	SF Allocated 100% To New Development [1]	SF Beyond Existing Service Standard [3]	Total New Needed SF
245.59	298.53	3,231.49	696.51	3,928.00

C.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	362.14	NA	362.14
New Development	13,158	48.01%	334.36	3,231.49	3,565.86
Total	27,409	100.00%	696.51		3,928.00

C.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	362	\$45,268	9.22%
New Development	3,566	\$445,732	90.78%
Total	3,928	\$491,000	100%

D.1. Senior Center

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	SF Allocated 100% To New Development [1]	SF Beyond Existing Service Standard [2]	Total New Needed SF
168.41	1,160.67	2,215.88	13,056.12	15,272.00

D.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	6,788.45	NA	6,788.45
New Development	13,158	48.01%	6,267.67	2,215.88	8,483.55
Total	27,409	100.00%	13,056.12		15,272.00

D.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	6,788	\$848,557	44.45%
New Development	8,484	\$1,060,443	55.55%
Total	15,272	\$1,909,000	100%

E.1. Concession Building

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	SF Allocated 100% To New Development [1]	SF Beyond Existing Service Standard [2]	Total New Needed SF
211.35	714.40	2,780.93	6,619.07	9,400.00

E.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	3,441.55	NA	3,441.55
New Development	13,158	48.01%	3,177.52	2,780.93	5,958.45
Total	27,409	100.00%	6,619.07		9,400.00

**APPENDIX A-3
CITY OF PERRIS
COMMUNITY AMENITIES FACILITIES FEE CALCULATION**

E.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	3,442	\$659,864	36.61%
New Development	5,958	\$1,142,442	63.39%
Total	9,400	\$1,802,306	100%

F.1. Community Center

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	SF Allocated 100% To New Development	SF Beyond Existing Service Standard	Total New Needed SF
861.05	836.00	NA	NA	11,000.00

F.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	NA	NA	NA
New Development	13,158	48.01%	NA	NA	11,000.00
Total	27,409	100.00%	0.00		11,000.00

F.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	5,719	\$1,367,299	51.99%
New Development	5,281	\$1,262,404	48.01%
Total	11,000	\$2,629,703	100%

G.1. Swimming Pool/Center

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	Facility Units Allocated 100% To New Development	Facility Units Beyond Existing Service Standard	Total New Needed Facility Units
NA	1,276.80	NA	1.00	1.00

G.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	0.52	NA	0.52
New Development	13,158	48.01%	0.48	NA	0.48
Total	27,409	100.00%	1.00		1.00

G.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing Development	0.52	\$2,339,749	51.99%
New Development	0.48	\$2,160,251	48.01%
Total	1.00	\$4,500,000	100.00%

VII. Proposed Facilities and Cost Per EDU

Facility Type	Facility Unit	Cost Per Facility Unit	Facility Units Per 1,000 EDUs	Cost Per EDU
Caesar Chavez Library Expansion	SF	\$321	760.00	\$243.85
Library Books	Acre	\$60	1,926.30	\$115.19
Youth Center	SF	\$125	271.01	\$33.88
Senior Center	SF	\$125	644.75	\$80.59
Concession Building	SF	\$192	452.84	\$86.83
Community Center	Each	\$239	401.33	\$95.94
Community Center Expansion	SF	\$235	1,276.80	\$299.41
Swimming Pool	Each	\$4,500,000	0.04	\$164.18
Total				\$1,119.87

VIII. Development Impact Fee per Unit or per 1,000 Non-Res SF

Land Use Type	EDUs per Unit/ per 1,000 Non-Res. SF	Fees per Unit/ per 1,000 Non-Res. SF	Cost Financed by DIF
Single Family	1.00	\$1,120	\$3,584,719
Multi-Family	0.91	\$1,014	\$8,323,474
Commercial	0.52	\$578	\$1,494,368
Industrial	0.28	\$315	\$1,332,604
Total Cost Allocated to New Development			\$14,735,164
Total Cost Allocated to Existing Development			\$5,260,736
Total Cost of Community Amenities Facilities			\$19,995,900

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[1] Allocates 100% to new development acres or vehicles necessary to fund existing service standard for new residents.
[2] Denotes proposed service standard in excess to that currently provided to existing residents.

**APPENDIX A-4
CITY OF PERRIS
GOVERNMENT SERVICES FACILITIES FEE CALCULATION**

I. Inventory of Existing Facilities

Facility	Number
Statler Building	1,150
Expansion of General City Offices	3,426
Expansion of Community Development Building	5,250
Community/Council Chamber Meeting Room	753
Parks and Recreation Administrative Offices	8,620
Total	NA

II. Existing EDU Calculation

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	EDUs per Unit/per 1,000 Non-Res. SF	Number of Units/Non-Res. SF	Total Number of EDUs
Single Family	41,172	3.73	1.00	11,038	11,038
Multi-Family	5,523	3.38	0.91	1,635	1,481
Commercial	3,189	1.93	0.52	1,655,255	855
Industrial	3,273	1.05	0.28	3,118,949	877
Total	53,157				14,251

III. Existing Facility Standard

Facility	Facility Unit	Facility Units per 1,000 EDUs
Statler Building	SF	81
Expansion of General City Offices	SF	240
Expansion of Community Development Building	SF	368
Community/Council Chamber Meeting Room	SF	53
Parks and Recreation Administrative Offices	SF	605

IV. Future EDU Calculation

Land Use Type	Number of Residents/ Employees	Residents per Unit/ Employees per 1,000 Non-Res. SF	EDUs per Unit/per 1,000 Non-Res. SF	Number of Units/Non-Res. SF	Total Number of EDUs
Single Family	11,940	3.73	1.00	3,201	3,201
Multi-Family	27,723	3.38	0.91	8,207	7,433
Commercial	4,977	1.93	0.52	2,583,237	1,334
Industrial	4,439	1.05	0.28	4,229,931	1,190
Total	49,079				13,158

V. Proposed Facilities and Vehicles Inventory

Facility Type	Facility Unit	Number	Square Feet / Acres	Facility Cost
Statler Building	SF	NA	2,500	\$1,000,000
Expansion of General City Offices	SF	NA	15,000	\$6,000,000
Expansion of Community Development Building	SF	NA	5,000	\$2,000,000
Community/Council Chamber Meeting Room	SF	NA	5,910	\$2,200,000
Parks and Recreation Administrative Offices	SF	NA	2,500	\$187,500
Total Facilities Costs				\$11,387,500

VI. Allocation of Facilities to Existing and New Developed (Based on Total EDUs)

A.1. Statler Building

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	SF Allocated 100% To New Development [1]	SF Beyond Existing Service Standard [2]	Total New Needed SF
80.70	190.00	1,061.78	1,438.22	2,500.00

A.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	747.80	NA	747.80
New Development	13,158	48.01%	690.43	1,061.78	1,752.20
Total	27,409	100.00%	1,438.22		2,500.00

A.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing Development	748	\$299,118	29.91%
New Development	1,752	\$700,882	70.09%
Total	2,500	\$1,000,000	100.00%

B.1. Expansion of General City Offices

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	SF Allocated 100% To New Development [1]	SF Beyond Existing Service Standard [2]	Total New Needed SF
240.40	1,140.00	3,163.17	11,836.83	15,000.00

B.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	6,154.49	NA	6,154.49
New Development	13,158	48.01%	5,682.34	3,163.17	8,845.51

**APPENDIX A-4
CITY OF PERRIS
GOVERNMENT SERVICES FACILITIES FEE CALCULATION**

B.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	6,154	\$2,461,796	41.03%
New Development	8,846	\$3,538,204	58.97%
Total	15,000	\$6,000,000	100%

C.1. Expansion of Community Development Building

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	SF Allocated 100% To New Development [1]	SF Beyond Existing Service Standard [2]	Total New Needed SF
368.39	380.00	4,847.24	152.76	5,000.00

C.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	79.43	NA	79.43
New Development	13,158	48.01%	73.33	4,847.24	4,920.57
Total	27,409	100.00%	152.76		5,000.00

C.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	79	\$31,771	1.59%
New Development	4,921	\$1,968,229	98.41%
Total	5,000	\$2,000,000	100%

D.1. Community/Council Chamber Meeting Room

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	SF Allocated 100% To New Development [1]	SF Beyond Existing Service Standard [2]	Total New Needed SF
52.84	449.16	695.23	5,214.77	5,910.00

D.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	14,251	51.99%	2,711.39	NA	2,711.39
New Development	13,158	48.01%	2,503.38	695.23	3,198.61
Total	27,409	100.00%	5,214.77		5,910.00

D.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	2,711	\$1,009,315	45.88%
New Development	3,199	\$1,190,685	54.12%
Total	5,910	\$2,200,000	100%

E.1. Parks and Recreation

Existing Service Standard Per 1,000 EDUs	Needed Future Service Standard Per 1,000 EDUs	SF Allocated 100% To New Development [1]	SF Beyond Existing Service Standard [2]	Total New Needed SF
604.86	190.00	2,500.00	NA	2,500.00

E.2. Facility Units Beyond Existing Service Standard Split Between New and Existing

Facility	Number of EDUs	Percentage of Total EDUs	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	2,711	45.88%	NA	NA	NA
New Development	3,199	54.12%	NA	2,500.00	2,500.00
Total	5,910	100.00%	NA		2,500.00

E.3. Percentage of Cost Allocated Between Existing and New Development

Facility	Total Number of Square Feet	Facility Cost	Percentage of Cost Allocated
Existing	NA	\$0	0%
New Development	2,500	\$187,500	100%
Total	2,500	\$187,500	100%

VII. Proposed Facilities and Cost Per EDU

Facility Type	Facility Unit	Cost Per Facility Unit	Facility Units Per 1,000 EDUs	Cost Per EDU
Stalter Building	SF	\$937	56.83	\$53.27
Expansion of General City Offices	SF	\$400	672.26	\$268.90
Expansion of Community Development Building	SF	\$400	373.96	\$149.59
Community/Council Chamber Meeting Room	SF	\$372	243.10	\$90.49
Parks and Recreation Administrative Offices	SF	\$75	190.00	\$14.25
Total				\$576.50

**APPENDIX A-4
CITY OF PERRIS
GOVERNMENT SERVICES FACILITIES FEE CALCULATION**

Land Use Type	EDUs per Unit/ per 1,000 Non-Res. SF	Fees per Unit/ per 1,000 Non-Res. SF	Cost Financed by DIF
Single Family	1.00	\$576	\$1,845,373
Multi-Family	0.91	\$522	\$4,284,832
Commercial	0.52	\$298	\$769,284
Industrial	0.28	\$162	\$686,010
Cost Allocated to New Development			\$7,585,499
Cost Allocated to Existing Development			\$3,802,001
Total Cost of Government Services Facilities			\$11,387,500

**APPENDIX A-5
CITY OF PERRIS
PARK & RECREATION IMPROVEMENT FEE CALCULATION**

I. Inventory of Existing Facilities

Facility	Acres
Parkland	111.66
Total	111.66

II. Existing EBU Calculation

Land Use Type	Number of Residents	Residents per Unit	Potential Recreation Hours/ Week per Unit	EBU per Unit	Number of Units	Total Number of EBUs
Single Family	41,172	3.73	254	1.00	11,038	11,038
Multi-Family	5,523	3.38	230	0.91	1,635	1,481
Total	46,695				12,673	12,519

III. Existing Facility Standard

Facility	Facility Unit	Facility Units per 1,000 EBU	Facility Units Per 1,000 Residents
Parkland	Acres	8.92	2.39

IV. Number of Acres Needed to Increase Existing Residents' Service Standard to 5 Acres Per 1,000 Resident:

Land Use Type	Facility Units Required Per 1,000 Residents	Existing Number of Residents	Parkland Required To Reach 5 Acres
Residential	2.61	46,695	121.81
Total			121.81

V. Projected Facility Costs Necessary to Increase Existing Development's Service Standard to 5 Acres Per 1,000 Resident:

Facility Type	Facility Unit	Acres	Facility Cost
Park land Acquisition	Acres	121.81	\$21,146,416
Park land Improvements	Acres	121.81	\$30,453,463
Total Facilities Costs			\$51,599,878

VI. Future EBU Calculation

Land Use Type	Number of Residents	Residents per Unit	Potential Recreation Hours/ Week per Unit	EBU per Unit	Number of Units	Total Number of EBUs
Single Family	11,940	3.73	254	1.00	3,201	3,201
Multi-Family	27,723	3.38	230	0.91	8,207	7,433
Total	39,663					10,634

VII. Proposed Facilities Inventory

Facility Type	Facility Unit	Number	Acres	Facility Cost
Parkland Acquisition	Acres	NA	198.3	\$34,426,700
Parkland Improvements	Acres	NA	198.3	\$49,578,720
Total Facilities Costs				\$84,005,420

VIII. Proposed Facilities and Cost Per EBU

Facility Type	Facility Unit	Cost Per Facility Unit	Acres per 1,000 Residents	Facility Units Per 1,000 EBUs	Cost Per EBU
Parkland Acquisition	Acres	\$173,596	5.00	18.65	\$3,237.57
Parkland Improvements	Acres	\$250,000	5.00	18.65	\$4,662.50
Total Cost Per EBU					\$7,900.07

IX. Development Impact Fee per Unit

Land Use Type	EBUs per Unit	Fees per Unit	Cost Financed by DIF
Single Family	1.00	\$7,900	\$25,288,118
Multi-Family	0.91	\$7,155	\$58,717,302
Total Cost of Park Facilities			\$84,005,420

**APPENDIX A-6
CITY OF PERRIS
TRANSPORTATION FACILITIES**

I. Inventory of Existing Facilities

Facility	Number
Roads, Flood Control, and Signalization	NA
Total	NA

II. Existing ADT Calculation

Land Use Type	Trip Generation Rate per Unit/per 1,000 SF Non-Res. [1]	Number of Units/Non-Res. SF	Total Number of ADTs
Single Family	10	11,038	110,380
Multi-Family	7	1,635	11,445
Commercial	110	1,655,255	182,078
Industrial	13	3,118,949	40,546
Total	NA		344,449

III. Future ADT Calculation

Land Use Type	Trip Generation Rate per Unit/per 1,000 SF Non-Res. [1]	Number of Units/Non-Res. SF	Total Number of ADTs
Single Family	10	3,201	32,010
Multi-Family	7	8,207	57,449
Commercial	110	2,583,237	284,156
Industrial	13	4,229,931	54,989
Total			428,604

IV. Proposed Facilities Inventory and Cost per ADT

Facility Type	Facility Unit	Facility Cost	Cost Per ADT
Road Construction	Lineal Feet	\$135,622,861	\$316.43
Flood Control	Each	\$17,189,460	\$40.11
Signalization	Each	\$14,000,000	\$32.66
Bridge Crossings	Each	\$6,000,000	\$14.00
Existing Transportation Impact Fee Funds	NA	(\$318,618)	(\$0.74)
Total Facilities Costs		\$172,493,703	\$402.45

V. Developer Fees and Cost Financed by Fees per Unit or per 1,000 SF Non-Res.

Land Use Type	Trip Generation Rate per Unit/per 1,000 SF Non-Res. [1]	Fees per Unit/ per 1,000 SF Non-Res.	Cost Financed by DIF
Single Family	10	\$4,025	\$12,882,570
Multi-Family	7	\$2,817	\$23,120,612
Commercial	110	\$44,270	\$114,359,905
Industrial	13	\$5,232	\$22,130,615
Total Cost of Transportation Facilities			\$172,493,703

[4] Institute of Transportation Engineers, Trip Generation, (Washington: Institute of Transportation Engineers, 2005) has been used to assign ADTs.

**APPENDIX A-7
CITY OF PERRIS
ADMINISTRATION FEE CALCULATION**

Fee Component	Total Cost for Facility	Offsetting Revenues	Net Cost to City	Portion of Cost Allocated to New Development	Twenty-Five Year Portion of Cost Allocated to New Development
A. Police Facilities	\$795,216	\$0	\$795,216	\$781,220	\$781,220
B. Fire Facilities	\$5,735,000	\$0	\$5,735,000	\$4,759,754	\$4,759,754
C. Community Amenities Facilities	\$20,478,900	\$483,000	\$19,995,900	\$14,735,164	\$14,735,164
D. Government Services Facilities	\$12,687,500	\$1,300,000	\$11,387,500	\$7,585,499	\$7,585,499
E. Park Facilities	\$84,005,420	\$0	\$84,005,420	\$84,005,420	\$84,005,420
F. Transportation Facilities	\$180,822,861	\$8,329,158	\$172,493,703	\$172,493,703	\$172,493,703
Subtotal	\$304,524,896	\$10,112,158	\$294,412,738	\$284,360,761	\$284,360,761
G. Annual Administration Cost	\$23,750	\$0	\$23,750	\$23,750	\$593,750
Percentage of Twenty-Five Year Cost Allocated to New Development [1]					0.21%

[1] Denotes .21% of the total facility cost are allocated to new development.