

**TELECONFERENCED MEETING**

**CITY COUNCIL REGULAR MEETING – 6:00 PM**

**FEBRUARY 15, 2022**

**NEW LAW**

**Pursuant to Assembly Bill No. 361**

**Effective September 16, 2021**

**There Will be the Ability to Teleconference into the Meeting**

**The Public May Observe the Meeting and Offer Public Comment As Follows:**

**STEP 1**

**Install the Free Zoom App or Visit the Free Zoom Website at [<https://zoom.us/>](https://zoom.us/)**

**STEP 2**

**Get Meeting ID Number and Password by emailing [zoom@moval.org](mailto:zoom@moval.org) or calling (951) 413-3001, no later than 5:00 p.m. on Tuesday, February 15, 2022**

**STEP 3**

**Select Audio Source**

***Computer Speakers/Microphone***

***or***

***Telephone***

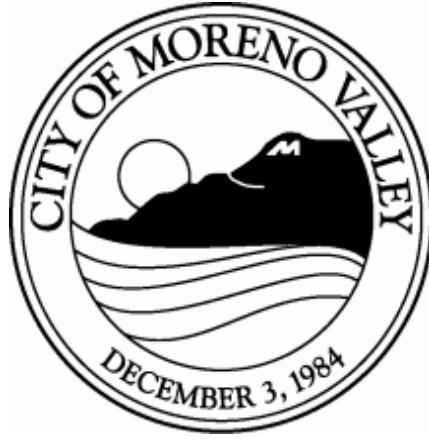
**STEP 3**

**Public Comments May be Made Via Zoom**

***During the Meeting, the Mayor Will Explain the Process for Submitting Public Comments***

**ALTERNATIVE**

**If you do not wish to make public comments, you can view the meeting on Channel MVTV-3, the City's website at [www.moval.org](http://www.moval.org) or YouTube**



## **AGENDA**

**CITY COUNCIL OF THE CITY OF MORENO VALLEY  
MORENO VALLEY COMMUNITY SERVICES DISTRICT  
CITY AS SUCCESSOR AGENCY FOR THE  
COMMUNITY REDEVELOPMENT AGENCY OF  
THE CITY OF MORENO VALLEY  
MORENO VALLEY HOUSING AUTHORITY  
MORENO VALLEY PUBLIC FINANCING AUTHORITY  
BOARD OF LIBRARY TRUSTEES**

**February 15, 2022**

### **REGULAR MEETING – 6:00 PM**

#### **City Council Study Sessions**

Second Tuesday of each month – 6:00 p.m.

#### **City Council Meetings**

Special Presentations – 5:30 P.M.

First & Third Tuesday of each month – 6:00 p.m.

#### **City Council Closed Sessions**

*Will be scheduled as needed at 4:30 p.m.*

City Hall Council Chamber – 14177 Frederick Street

*Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

Dr. Yxstian A. Gutierrez, Mayor

Ulises Cabrera, Council Member

David Marquez, Council Member

Edward A. Delgado, Council Member

**AGENDA**  
**CITY COUNCIL OF THE CITY OF MORENO VALLEY**  
**February 15, 2022**

**CALL TO ORDER - 5:30 PM**

**SPECIAL PRESENTATIONS**

1. Recognition of the Beautify MoVal Level 3 Sponsors, the (6) Sponsors are:
  - 1) SRG Commercial
  - 2) United Material Handling
  - 3) Porvene Doors
  - 4) Southern California Gas Company
  - 5) Heacock Commerce Center
  - 6) Amazon
  
2. Recognition of Beautify MoVal Level 3 Participants, the (4) Adopters are:
  - 1) Family of Jackie and LaDonna Jempson
  - 2) Moreno Valley Mavericks
  - 3) Inland United Soccer Club
  - 4) Heritage Hauling

**AGENDA  
JOINT MEETING OF THE  
CITY COUNCIL OF THE CITY OF MORENO VALLEY  
MORENO VALLEY COMMUNITY SERVICES DISTRICT  
CITY AS SUCCESSOR AGENCY FOR THE  
COMMUNITY REDEVELOPMENT AGENCY OF THE  
CITY OF MORENO VALLEY  
MORENO VALLEY HOUSING AUTHORITY  
MORENO VALLEY PUBLIC FINANCING AUTHORITY  
AND THE BOARD OF LIBRARY TRUSTEES**

**\*THE CITY COUNCIL RECEIVES A SEPARATE STIPEND FOR CSD  
MEETINGS\***

**REGULAR MEETING – 6:00 PM  
FEBRUARY 15, 2022**

**CALL TO ORDER**

Joint Meeting of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency, Housing Authority and the Board of Library Trustees - actions taken at the Joint Meeting are those of the Agency indicated on each Agenda item.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**INTRODUCTIONS**

**PUBLIC COMMENTS ON ANY SUBJECT ON OR NOT ON THE AGENDA UNDER  
THE JURISDICTION OF THE CITY COUNCIL**

**JOINT CONSENT CALENDARS (SECTIONS A-E)**

All items listed under the Consent Calendars, Sections A, B, C, D, and E are considered to be routine and non-controversial, and may be enacted by one motion unless a member of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency, Housing Authority or the Board of Library Trustees requests that an item be removed for separate action. The motion to adopt the Consent Calendars is deemed to be a separate motion by each Agency and shall be so recorded by the City Clerk. Items withdrawn for report or discussion will be heard after public hearing items.

**A. CONSENT CALENDAR-CITY COUNCIL**

- A.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.



A.2. MAYORAL APPOINTMENT TO THE ARTS COMMISSION (Report of: City Clerk)

**Recommendation:**

1. Receive and confirm the slate of Mayoral appointments as follows:

**ARTS COMMISSION**

<u>Name</u>	<u>Position</u>	<u>Term</u>
Cheilynda Barnard	Member	Ending 06/30/2023

A.3. APPROVAL OF SECOND AMENDMENTS TO AGREEMENTS WITH CSG CONSULTANTS, INC. AND INTERWEST CONSULTING GROUP, INC. FOR PLANNING CONSULTANT SERVICES ON AN AS NEEDED BASIS (AGMTS NO. 2021-160 AND 2021-161) (Report of: Community Development)

**Recommendations:**

1. Approve the Second Amendment to Agreement for Planning Consultant Services on an As Needed Basis with CSG Consultants, Inc. and authorize the City Manager, or his designee, to execute the Amendment subject to the approval of the City Attorney.
2. Authorize an increase of \$200,000.00 to the not-to-exceed amount of the Agreement with CSG Consultants, Inc., to \$250,000.00, funded by fees paid by project applicants. Authorize the Purchasing Division Manager to approve a change order to increase Purchase Order #2022-373 to CSG Consultants, Inc. from \$50,000.00 up to \$250,000.00 for Fiscal Year 21/22.
3. Approve the Second Amendment to Agreement for Planning Consultant Services on an As Needed Basis with Interwest Consulting Group, Inc. and authorize the City Manager, or his designee, to execute the Amendment subject to the approval of the City Attorney.
4. Authorize an increase of \$200,000.00 to the not-to-exceed amount of the Agreement with Interwest Consulting Group, Inc., to \$250,000.00, funded by fees paid by project applicants. Authorize the Purchasing Division Manager to approve a change order to increase Purchase Order #2022-399 to Interwest Consulting Group, Inc. from \$50,000.00 up to \$250,000.00 for Fiscal Year 21/22.
5. Authorize the Chief Financial Officer, or his designee, to make the appropriate budget adjustments as set forth in the Fiscal Impact section of this report.

A.4. APPROVAL OF BID AWARD TO REVVED ENERGY FOR THE PURCHASE OF PORTABLE GENERATORS (Report of: Public Works)

**Recommendation:**

1. Approval of bid award for \$243,464.30 to Revved Energy for RFQ #2022-043 for Portable Generators, funded by a CalOES Grant (Fund 2300).
2. Authorize the issuance of a Purchase Order to Revved Energy for the amount of \$243,464.30.
3. Authorize the Chief Financial Officer, or his designee, to make the appropriate budget adjustments as set forth in the Fiscal Impact section of this report.

A.5. LIST OF PERSONNEL CHANGES (Report of: Financial & Management Services)

**Recommendation:**

1. Ratify the list of personnel changes as described.

A.6. ADOPT A RESOLUTION SETTING THE LOCAL MORENO VALLEY COMMERCIAL CANNABIS ACTIVITY TAX RATE FOR DISTRIBUTION ACTIVITY TYPE ONLY PURSUANT TO MUNICIPAL CODE 3.28.030 (Report of: Financial & Management Services)

**Recommendation:**

1. Adopt Resolution No. 2022-XX, a Resolution of the City Council of the City of Moreno Valley, California, setting the Local Moreno Valley Commercial Cannabis Activity Tax rate for Distribution Activity Type at 3% of gross revenues. All other cannabis rates by type will remain unchanged at this time.

A.7. ADOPT A RESOLUTION APPROVING A NOTIFICATION OF INTENT TO COMPLY WITH THE NEW ORGANICS WASTE REGULATIONS, PURSUANT TO SB 619 (RESO NO. 2022-XX) (Report of: Financial & Management Services)

**Recommendation:**

Adopt Resolution No. 2022-XX of the City Council of the City of Moreno Valley, adopting a Notification of Intent to Comply with the organics waste recycling mandates.

**B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT**

- B.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

- B.2. APPROVE NAMING OF MORENO VALLEY EQUESTRIAN PARK AND NATURE CENTER TRAILS (Report of: Parks & Community Services)

**Recommendation:**

1. Adopt the trail names as recommended and submitted by the Parks, Community Services and Trails Committee for the Equestrian Park and Nature Center.

- B.3. APPROVAL OF SPECIAL EVENTS CALENDAR 2022 (Report of: Parks & Community Services)

**Recommendation:**

1. Approve the Special Events Calendar 2022.

**C. CONSENT CALENDAR - HOUSING AUTHORITY**

- C.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

**D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES**

- D.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

**E. CONSENT CALENDAR - PUBLIC FINANCING AUTHORITY**

- E.1. ORDINANCES - READING BY TITLE ONLY - THE MOTION TO ADOPT AN ORDINANCE LISTED ON THE CONSENT CALENDAR INCLUDES WAIVER OF FULL READING OF THE ORDINANCE.

**Recommendation:** Waive reading of all Ordinances.

## **F. PUBLIC HEARINGS**

Questions or comments from the public on a Public Hearing matter are limited to five minutes per individual and must pertain to the subject under consideration.

Those wishing to speak should complete and submit a GOLDENROD speaker slip to the Sergeant-at-Arms.

- F.1. SECOND PUBLIC HEARING REGARDING THE DECENNIAL CITY COUNCIL REDISTRICTING PROCESS BASED ON RECENTLY RELEASED 2020 US CENSUS POPULATION DATA FOR THE CITY OF MORENO VALLEY (Report of: City Attorney)

### **Recommendations: That the City Council:**

1. Conduct the second of four public hearings regarding the adjustment of City Council District boundaries in light of the 2020 Census, pursuant to Elections Code Sections 21601-21609; and
2. Provide feedback, if any, regarding Communities of Interest or other considerations relating to the process.

- F.2. PUBLIC HEARINGS AND RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING THE DEVELOPMENT IMPACT NEXUS FEE STUDY UPDATE AND ADJUSTING DEVELOPMENT IMPACT FEES (Report of: Public Works)

### **Recommendations: That the City Council:**

1. Conduct a Public Hearing for the adoption of the Development Impact Nexus Fee Study Update (Dated January 28, 2022) and adoption of the Capital Improvement Plan;
2. Adopt Resolution No. 2022-XX adopting the Development Impact Nexus Fee Study Update and Capital Improvement Plan, and finding the action is exempt from CEQA;
3. Conduct a Public Hearing for the adjustment of the City of Moreno Valley Development Impact Fees; and
4. Adopt Resolution No. 2022-XX adjusting the Development Impact Fees, and finding the action is exempt from CEQA.

## **G. GENERAL BUSINESS - NONE**

## **H. ITEMS REMOVED FROM CONSENT CALENDARS FOR DISCUSSION OR SEPARATE ACTION**

## **I. REPORTS**

### **I.1. CITY COUNCIL REPORTS**

(Informational Oral Presentation - not for Council action)

March Joint Powers Commission (JPC)

Riverside County Habitat Conservation Agency (RCHCA)

Riverside County Transportation Commission (RCTC)

Riverside Transit Agency (RTA)

Western Riverside Council of Governments (WRCOG)

Western Riverside County Regional Conservation Authority (RCA)

School District/City Joint Task Force

### **I.2. CITY MANAGER'S REPORT**

(Informational Oral Presentation - not for Council action)

**CLOSING COMMENTS AND/OR REPORTS OF THE CITY COUNCIL, COMMUNITY SERVICES DISTRICT, CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY, HOUSING AUTHORITY, PUBLIC FINANCING AUTHORITY, AND THE BOARD OF LIBRARY TRUSTEES.**

## **ADJOURNMENT**

## **PUBLIC INSPECTION**

The contents of the agenda packet are available for public inspection on the City's website at [www.moval.org](http://www.moval.org) and in the City Clerk's office at 14177 Frederick Street during normal business hours.

Any written information related to an open session agenda item that is known by the City to have been distributed to all or a majority of the City Council less than 72 hours prior to this meeting will be made available for public inspection on the City's website at [www.moval.org](http://www.moval.org) and in the City Clerk's office at 14177 Frederick Street during normal business hours.

## **CERTIFICATION**

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, certify that 72 hours prior to this Regular Meeting, the City Council Agenda was posted on the City's website at: [www.moval.org](http://www.moval.org) and in the following three public places pursuant to City of Moreno Valley Resolution No. 2007-40:

City Hall, City of Moreno Valley  
14177 Frederick Street

Moreno Valley Library  
25480 Alessandro Boulevard

Moreno Valley Senior/Community Center  
25075 Fir Avenue

Pat Jacquez-Nares, CMC & CERA  
City Clerk

Date Posted: February 10, 2022

**TO:**

**FROM:** Jasmin Rivera,

**AGENDA DATE:** February 15, 2022

**TITLE:** RECOGNITION OF THE BEAUTIFY MOVAL LEVEL 3 SPONSORS THE (6) SPONSORS ARE: SRG COMMERCIAL UNITED MATERIAL HANDLING PORVENE DOORS SOUTHERN CALIFORNIA GAS COMPANY HEACOCK COMMERCE CENTER AMAZON

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### **RECOMMENDED ACTION**

### **CITY COUNCIL GOALS**

None

### **CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

### **ATTACHMENTS**

To view large attachments, please click your “bookmarks”  on the left hand side of this document for the necessary attachment.

None

### **APPROVALS**

**TO:**

**FROM:** Jasmin Rivera,

**AGENDA DATE:** February 15, 2022

**TITLE:** RECOGNITION OF BEAUTIFY MOVAL LEVEL 3 PARTICIPANTS THE (4) ADOPTERS ARE: FAMILY OF JACKIE AND LADONNA JEMPSON MORENO VALLEY MAVERICKS INLAND UNITED SOCCER CLUB HERITAGE HAULING

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**RECOMMENDED ACTION**

**CITY COUNCIL GOALS**

None

**CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

**ATTACHMENTS**

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None

**APPROVALS**





## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Pat Jacquez-Nares, City Clerk

**AGENDA DATE:** February 15, 2022

**TITLE:** MAYORAL APPOINTMENT TO THE ARTS COMMISSION

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### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Receive and confirm the slate of Mayoral appointments as follows:

#### **ARTS COMMISSION**

<u>Name</u>	<u>Position</u>	<u>Term</u>
Cheylynda Barnard	Member	Ending 06/30/2023

### **CITY COUNCIL GOALS**

**Advocacy.** Develop cooperative intergovernmental relationships and be a forceful advocate of City policies, objectives, and goals to appropriate external governments, agencies and corporations.

### **CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

**ATTACHMENTS**

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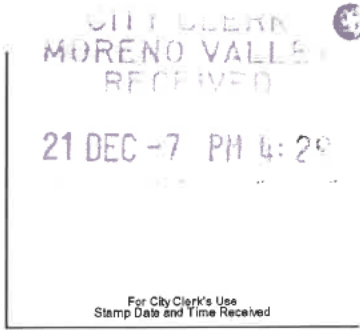
- 1. Cheylynda Barnard\_Redacted

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	2/09/22 9:46 AM
City Attorney Approval	<u>✓ Approved</u>	
City Manager Approval	<u>✓ Approved</u>	2/09/22 9:54 AM



*Registered per mail*



# City of Moreno Valley Boards and Commissions

## Membership Application Form

Name: Cheylynda Barnard  
Home Address: [Redacted] Moreno Valley, CA [Redacted]

How long have you resided in Moreno Valley? 16 yrs

CONFIDENTIAL INFORMATION	
Home Phone No.:	<u>[Redacted]</u>
Work Phone No.:	<u>[Redacted]</u>
Cell Phone No.:	<u>[Redacted]</u>
Driver's License No.:	<u>[Redacted]</u>
Email Address:	<u>[Redacted]</u>
Date of Birth:	<u>[Redacted]</u>

Employer Name: County of Riverside Position: Social Service Practitioner  
Address: 12625 Heacock Street, Moreno Valley, CA 92553

Board or Commission applying for\*: 1<sup>st</sup> Choice Arts Commission  
2<sup>nd</sup> Choice \_\_\_\_\_

- \*If applying for the Accessibility Appeals Board, please indicate which position you are applying for:  
 Physically Challenged Person     Person Experienced in Construction     Public Member
- \*If applying for the Utilities Commission, please indicate which position you are applying for:  
 Public Member     Customer of Moreno Valley Utility     Business Customer of Moreno Valley Utility
- \*If applying for the MV Citizens Public Safety Committee, please indicate which position you are applying for:  
 Non-Profit     Business     Public Member

Why do you wish to serve on this Board and/or Commission?  
I would like to continue to support the city of Moreno Valley through the arts programs to demonstrate Moreno Valley's rich and diverse culture.  
To ensure that Moreno Valley's youth have a chance learn and experience the arts right in their own community.

List any education, training, or special skills, you have which may be relevant or of particular benefit to this Board and/or Commission:  
Social Worker, I have learned how to navigate the different cultures within our community and have learned a lot as my most important job function is to listen.

Explain briefly your understanding of what this Board and/or Commission does, including its powers and limitations.  
Assists with planning programs, deciding on funding, encouraging the city to incorporate the arts through economic development. Understanding that the arts adds to a better quality of life and keep the community engaged.

What do you hope to accomplish by your participation?  
To contribute to the growth and development of the city through the arts. Displaying the diverse cultures that are within our city and encourage our residents of all ages to participate in taking pride within our city through art programs.

Attachment: Cheylynda Barnard\_Redacted (5712 : MAYORAL APPOINTMENT TO THE ARTS COMMISSION)

List any employment, volunteer work, or membership in a service/community organization that you have served on, or are now a member of. Please provide the name(s) of the agency (ies), contact person, and dates served:

Board Member Riverside Community Health Foundation- Dan Anderson 09/2020-Present

Inland Empire Labor Council- Board Member Ricardo Cisneros 02/2020-Present

Social Worker- APS/IHSS- Maria Loera 04/2015-Present

What other areas of interest do you have in our City government?

Public Safety, Economic Development, Housing, Traffic Safety, Public Works

Would you be available for meetings during the day  or evening?

Attendance of at least one (1) meeting is required prior to appointment.

Date(s) of the meeting(s) attended: No due to meetings being cancelled due to lack of quorum

Pursuant to Resolution 2016-42 all board and commission members must be registered voters of the City of Moreno Valley.

I authorize the City of Moreno Valley to obtain and review, on a confidential basis, such information regarding me as may be contained in the California State Summary Criminal History and in records of the California Department of Motor Vehicles. Yes  No  (The application shall not be considered if the NO box is checked.)

I hereby agree to attend all board or commission meetings, unless excused, and understand that I may be removed for lack of attendance, pursuant to Municipal Code, Subsection 2.06.010(C) which states, "If a member is absent without advance permission of the board or commission or of the appointing authority, from three consecutive regular meetings or from 25% of the duly scheduled meetings of the board or commission within any fiscal year, the membership shall thereupon become vacant and shall be filled as any other vacancy."

CERTIFICATE OF APPLICANT: I certify that all statements in this application are true and complete to the best of my knowledge. I understand that any false statements of material fact will subject me to disqualification or dismissal if appointed. I release the City of Moreno Valley from any liability for the use of the aforesaid information.

[Redacted Signature]

11/30/2021 Date

Please Note: Applications will be kept on file for potential future vacancies for one year after the application submittal date. Applications are accepted year-round. All applications are public record; personal information may be redacted to protect applicants' privacy.

Attachment: Cheylynda Barnard\_Redacted (5712 : MAYORAL APPOINTMENT TO THE ARTS COMMISSION)



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Manuel A. Mancha, Community Development Director

**AGENDA DATE:** February 15, 2022

**TITLE:** APPROVAL OF SECOND AMENDMENTS TO AGREEMENTS WITH CSG CONSULTANTS, INC. AND INTERWEST CONSULTING GROUP, INC. FOR PLANNING CONSULTANT SERVICES ON AN AS NEEDED BASIS (AGMTS NO. 2021-160 AND 2021-161)

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### **RECOMMENDED ACTION**

#### **Recommendations:**

1. Approve the Second Amendment to Agreement for Planning Consultant Services on an As Needed Basis with CSG Consultants, Inc. and authorize the City Manager, or his designee, to execute the Amendment subject to the approval of the City Attorney.
2. Authorize an increase of \$200,000.00 to the not-to-exceed amount of the Agreement with CSG Consultants, Inc., to \$250,000.00, funded by fees paid by project applicants. Authorize the Purchasing Division Manager to approve a change order to increase Purchase Order #2022-373 to CSG Consultants, Inc. from \$50,000.00 up to \$250,000.00 for Fiscal Year 21/22.
3. Approve the Second Amendment to Agreement for Planning Consultant Services on an As Needed Basis with Interwest Consulting Group, Inc. and authorize the City Manager, or his designee, to execute the Amendment subject to the approval of the City Attorney.
4. Authorize an increase of \$200,000.00 to the not-to-exceed amount of the Agreement with Interwest Consulting Group, Inc., to \$250,000.00, funded by fees paid by project applicants. Authorize the Purchasing Division Manager to approve a change order to increase Purchase Order #2022-399 to Interwest Consulting Group, Inc. from \$50,000.00 up to \$250,000.00 for Fiscal Year 21/22.

5. Authorize the Chief Financial Officer, or his designee, to make the appropriate budget adjustments as set forth in the Fiscal Impact section of this report.

## **SUMMARY**

This report recommends approval of the Second Amendments to the Agreements for Planning Consultant Services on an As Needed Basis with CSG Consultants, Inc., and Interwest Consulting Group, Inc.

The Amendments will increase the not-to-exceed amounts of the City's Agreement and Purchase Order by \$200,000.00 up to \$250,000.00 for CSG Consultants, Inc. and by \$200,000.00 up to \$250,000.00 for Interwest Consulting Group, Inc., and allow for continued use of consultant services through the end of FY22/23.

The new not-to-exceed amounts of these Agreements will increase the existing Purchase Orders, as needed, to cover the external planning entitlement and plan check service consultant costs.

## **DISCUSSION**

The Planning Division initially entered into not-to-exceed \$50,000.00 contracts with CSG Consulting, Inc. and Interwest Consulting Group, Inc. for assistance with entitlement activities as the Division is seeing the largest number of new applications being submitted in well over a decade. External planning entitlement and plan check services are necessary as the continued, high demand for application processing plan check services is expected to continue over the term of the Agreements.

Consultant services in the Planning Division are used to augment internal staffing resources, particularly during heavy workload periods, to ensure timely entitlement application processing, environmental review, and overall customer service.

The requested \$400,000 increase and budget adjustment is to cover increased entitlement and plan check services, and will allow the Division to meet current and projected expenditure and revenue levels through FY22/23. Funds allocated are recovered from fees paid by project applicants.

## **ALTERNATIVES**

1. Approve the recommended actions as presented in this staff report. *This alternate is recommended by staff as it continues the existing level of professional and timely development services to deliver high-quality development projects.*
2. Do not approve the recommended actions as presented in this staff report. *This alternative is not recommended by staff and would cause delays at all levels of the entitlement process for development projects.*

**FISCAL IMPACT**

There is no additional impact projected for the General Fund. Additional consultant costs will be fully offset by fees collected on applications.

The following sets forth the recommended revenue and expenditure budget adjustments:

Description	Fund	GL Account Project Number	Type	FY21/22 Amended Budget	FY21/22 Proposed Adjustment	FY21/22 Revised Budget
Planning Fees	General Fund	1010-20-27-20211-525000	REV	\$1,600,000	\$ 400,000	\$2,000,000
Contractual Svcs - Other	General Fund	1010-20-27-20211-625099	EXP	\$270,000	\$ 400,000	\$ 670,000

**NOTIFICATION**

Publication of the Agenda.

**PREPARATION OF STAFF REPORT**

Prepared By:  
Sean Kelleher  
Planning Official

Department Head Approval:  
Manuel A. Mancha  
Community Development Director

**CITY COUNCIL GOALS**

**Revenue Diversification and Preservation.** Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

**Positive Environment.** Create a positive environment for the development of Moreno Valley's future.

**Community Image, Neighborhood Pride and Cleanliness.** Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

**CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure

- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

**ATTACHMENTS**

To view large attachments, please click your “bookmarks”



on the left hand side of this document for the necessary attachment.

- 1. Second Amendment To Agreement CSG
- 2. Second Amendment To Agreement INTERWEST

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	2/09/22 8:49 AM
City Attorney Approval	<u>✓ Approved</u>	
City Manager Approval	<u>✓ Approved</u>	2/09/22 9:09 AM



**SECOND AMENDMENT TO AGREEMENT  
FOR ON-SITE AND/OR PROFESSIONAL SERVICES (DESIGN PROFESSIONAL SERVICES)**

The Second Amendment to Agreement is by and between the **CITY OF MORENO VALLEY**, a municipal corporation, hereinafter referred to as “City,” and **CSG CONSULTANTS, INC.**, hereinafter referred to as “Consultant.” This Second Amendment to Agreement is made and entered into effective on the date the City signs this Amendment.

RECITALS:

Whereas, the City and Consultant entered into an Agreement entitled “**AGREEMENT FOR ON-SITE AND/OR PROFESSIONAL SERVICES (DESIGN PROFESSIONAL SERVICES)**” hereinafter referred to as “Agreement,” dated **August 9, 2021**;

Whereas the Agreement was modified by a First Amendment entitled “**FIRST AMENDMENT TO AGREEMENT FOR ON-SITE AND/OR PROFESSIONAL SERVICES (DESIGN PROFESSIONAL SERVICES)**,” dated **October 5, 2021**;

Whereas, the Consultant is providing **Planning consultant services on an as-needed basis**.

Whereas, it is desirable to amend the Agreement to **extend the term of the Agreement and increase the Consultant’s “not-exceed” fee** as is more particularly described in Section 1 of this Second Amendment.

SECTION 1 AMENDMENT TO ORIGINAL AGREEMENT:

1.1 The Agreement termination date of **June 30, 2022** is extended by this Amendment to **June 30, 2023**.

1.2 The total “Not-to-Exceed” fee for this contract is **\$250,000.00 (\$50,000.00 for the original Agreement plus \$200,000 for this Second Amendment)** pursuant to Exhibit “C” of the original agreement.

SECOND AMENDMENT TO AGREEMENT FOR ON-SITE AND/OR  
PROFESSIONAL SERVICES (DESIGN PROFESSIONAL SERVICES)

SECTION 2

2.1 Except as otherwise specifically provided in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

SECTION 3

3.1 In the event any action, suit or proceeding is brought for the enforcement of, or the declaration of any right or obligation pursuant to this Amendment or as a result of any alleged breach of any provision of this Amendment, the prevailing party in such suit or proceeding shall be entitled to recover its costs and expenses, including reasonable attorney's fees, and any judgment or decree rendered in such a proceeding shall include an award thereof.

SECTION 4

4.1 This Amendment may be executed in several counterparts, each of which shall be deemed to be an original and shall constitute one and the same instrument and shall become binding upon the Parties when at least a copy hereof shall have been signed by the Parties hereto. All electronic signatures shall be deemed to be one and the same as original signatures.

SECTION 5

5.1 In the event there exists any conflicts between the terms of this Amendment and the Agreement, the terms of this Amendment shall be superseding.

**SIGNATURE PAGE TO FOLLOW**

SECOND AMENDMENT TO AGREEMENT FOR ON-SITE AND/OR PROFESSIONAL SERVICES (DESIGN PROFESSIONAL SERVICES)

IN WITNESS HEREOF, the parties have each caused their authorized representative to execute this Agreement.

City of Moreno Valley

CSG CONSULTANTS, INC.

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

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

Mike Lee, City Manager

Title: \_\_\_\_\_

(President or Vice President)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

<u>INTERNAL USE ONLY</u>
APPROVED AS TO FORM:
_____
City Attorney
_____
Date
RECOMMENDED FOR APPROVAL:
_____
Department Head
_____
Date

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

Title: \_\_\_\_\_

(Corporate Secretary)

Date: \_\_\_\_\_

Attachment: Second Amendment To Agreement CSG (5689 : APPROVAL OF SECOND AMENDMENTS TO AGREEMENTS WITH CSG

**SECOND AMENDMENT TO AGREEMENT  
FOR ON-SITE AND/OR PROFESSIONAL SERVICES (DESIGN PROFESSIONAL SERVICES)**

The Second Amendment to Agreement is by and between the **CITY OF MORENO VALLEY**, a municipal corporation, hereinafter referred to as “City,” and **INTERWEST CONSULTING GROUP, INC.**, hereinafter referred to as “Consultant.” This Second Amendment to Agreement is made and entered into effective on the date the City signs this Amendment.

RECITALS:

Whereas, the City and Consultant entered into an Agreement entitled “**AGREEMENT FOR ON-SITE AND/OR PROFESSIONAL SERVICES (DESIGN PROFESSIONAL SERVICES)**” hereinafter referred to as “Agreement,” dated **August 9, 2021**;

Whereas the Agreement was modified by a First Amendment entitled “**FIRST AMENDMENT TO AGREEMENT FOR ON-SITE AND/OR PROFESSIONAL SERVICES (DESIGN PROFESSIONAL SERVICES)**,” dated **October 11, 2021**;

Whereas, the Consultant is providing **Planning consultant services on an as-needed basis**.

Whereas, it is desirable to amend the Agreement to **extend the term of the Agreement and increase the Consultant’s “not-exceed” fee** as is more particularly described in Section 1 of this Second Amendment.

SECTION 1 AMENDMENT TO ORIGINAL AGREEMENT:

1.1 The Agreement termination date of **June 30, 2022** is extended by this Amendment to **June 30, 2023**.

1.2 The total “Not-to-Exceed” fee for this contract is **\$250,000.00 (\$50,000.00 for the original Agreement plus \$200,000 for this Second Amendment)** pursuant to Exhibit “C” of the original agreement.

SECOND AMENDMENT TO AGREEMENT FOR ON-SITE AND/OR  
PROFESSIONAL SERVICES (DESIGN PROFESSIONAL SERVICES)

SECTION 2

2.1 Except as otherwise specifically provided in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

SECTION 3

3.1 In the event any action, suit or proceeding is brought for the enforcement of, or the declaration of any right or obligation pursuant to this Amendment or as a result of any alleged breach of any provision of this Amendment, the prevailing party in such suit or proceeding shall be entitled to recover its costs and expenses, including reasonable attorney's fees, and any judgment or decree rendered in such a proceeding shall include an award thereof.

SECTION 4

4.1 This Amendment may be executed in several counterparts, each of which shall be deemed to be an original and shall constitute one and the same instrument and shall become binding upon the Parties when at least a copy hereof shall have been signed by the Parties hereto. All electronic signatures shall be deemed to be one and the same as original signatures.

SECTION 5

5.1 In the event there exists any conflicts between the terms of this Amendment and the Agreement, the terms of this Amendment shall be superseding.

**SIGNATURE PAGE TO FOLLOW**

SECOND AMENDMENT TO AGREEMENT FOR ON-SITE AND/OR PROFESSIONAL SERVICES (DESIGN PROFESSIONAL SERVICES)

IN WITNESS HEREOF, the parties have each caused their authorized representative to execute this Agreement.

City of Moreno Valley

INTERWEST CONSULTING GROUP, INC.

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

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

Mike Lee, City Manager

Title: \_\_\_\_\_

(President of Vice President)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

<u>INTERNAL USE ONLY</u>
APPROVED AS TO FORM:
_____
City Attorney
_____
Date
RECOMMENDED FOR APPROVAL:
_____
Department Head
_____
Date

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

Title: \_\_\_\_\_

(Corporate Secretary)

Date: \_\_\_\_\_

Attachment: Second Amendment To Agreement INTERWEST (5689 : APPROVAL OF SECOND AMENDMENTS TO AGREEMENTS WITH CSG



## Report to City Council

---

**TO:** Mayor and City Council

**FROM:** Michael Lloyd, Public Works Director/City Engineer

**AGENDA DATE:** February 15, 2022

**TITLE:** APPROVAL OF BID AWARD TO REVVED ENERGY FOR THE PURCHASE OF PORTABLE GENERATORS

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Approval of bid award for \$243,464.30 to Revved Energy for RFQ #2022-043 for Portable Generators, funded by a CalOES Grant (Fund 2300).
2. Authorize the issuance of a Purchase Order to Revved Energy for the amount of \$243,464.30.
3. Authorize the Chief Financial Officer, or his designee, to make the appropriate budget adjustments as set forth in the Fiscal Impact section of this report.

### **SUMMARY**

This report recommends the approval of bid award of \$243,464.30 to Revved Energy for RFQ #2022-043 for Portable Generators. This equipment purchase is funded through a California Office of Emergency Services Community Power Resiliency grant allocation to the City of Moreno Valley.

### **DISCUSSION**

Moreno Valley Utility (MVU) received a Community Power Resiliency grant in the amount of \$289,000 from the California Office of Emergency Services (CalOES) on 03/12/2021. The grant funds are conditioned for use to improve electrical service reliability during power outage events. MVU staff, in collaboration with the City of Moreno Valley Maintenance and Operations Division identified a need for current generation portable electric generator units to provide emergency back-up power for critical facilities in the event of an extended power outage. Portable generation units

provide MVU with flexibility to deploy the assets where needed based on outage location. Current generation electrical generators will allow the City to be in compliance with current Air Quality Management District emission standards. This equipment will also allow MVU to further mitigate any impacts to our customers from Southern California Edison initiated Public Safety Power Shutoff events.

The purpose of the Community Power Resiliency Allocation to Cities Program is to support Cities in preparing for and responding to power outage events such as Public Safety Power Shutoffs. For Fiscal Year 2020/2021, a total of \$13,000,000 was available to the Program; a maximum award of \$300,000 to each applicant was allowed. There is no match requirement, and funds must be spent by March 31, 2022. These funds are restricted in use to the following:

- Equipment-  
Funds may be used for the procurement of:
  - Generators and generator connections for essential facilities, with an emphasis on clean energy and green solutions where possible or other alternative backup power sources;
  - Generator fuel and fuel storage;
  - Redundant emergency communications (e.g., battery-powered radios);
  - Portable vehicle-mounted charging stations;
  - Portable battery-powered and rechargeable radio repeater and transmission equipment.
- Plans-  
Funds may be used for the development/update of:
  - Continuity plans;
  - Contingency plans for electrical disruptions that include considerations such as protecting individuals with access and functional needs, medical baseline and socially vulnerable populations, transportation, emergency public information, and preservation of essential functions;
  - Risk assessments for critical infrastructure and lifelines;
  - Post-event reports that identify lessons learned and corrective actions.
- Public education materials or supplies focused on individual family preparedness for electric disruptions.
- One-time costs associated with identifying and equipping resource centers for the public to access during electrical disruptions.

To procure bids for the electrical generator equipment RFQ #2022-034 was posted to the City's digital bid management system, PlanetBids on 01/05/2022. 22 Prospective bidders reviewed the bid documents. The RFQ closed on 01/28/2022 with 5 bids received. Of the 5 bids received, Revved Energy was determined to be the lowest responsive, responsible bidder. Revved Energy's lead time on delivery of the equipment is 7-8 weeks from receipt of order. Therefore, staff recommends approving the bid award to Revved Energy in the total amount of \$243,464.30.

## **ALTERNATIVES**



1. Award the bid of \$243,464.30 to Revved Energy for the purchase of portable electrical generator units. *Staff recommends this alternative as it improves MVU's ability mitigate power outage events.*
2. Do not approve the bid award. This would limit MVU's ability to effectively respond to power outage events. Denying the bid award would also cause the forfeiture of \$289,000 in CalOES grant funding, thus requiring the City to develop an alternative funding plan to procure the needed portable electrical generating units. *Staff does not recommend this alternative.*

**FISCAL IMPACT**

This bid award will utilize CalOES grant funds referenced below. The remaining balance of grant funds will be utilized to purchase two towable solar light tower units, as submitted in the Cal OES Community Power Resiliency grant application.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 2021/22 Amended Budget	Proposed Adjustment	FY 2021/22 Amended Budget
CalOES Grant	2300	2300-70-80-45510-486000	Rev	\$0	\$289,000	\$289,000
CalOES Grant	2300	2300-70-80-45510-660310	Rev	\$0	\$289,000	\$289,000

**PREPARATION OF STAFF REPORT**

Prepared By:  
Dean R. Ayer  
Senior Management Analyst

Department Head Approval:  
Michael Lloyd  
Public Works Director/City Engineer

Concurred By:  
Jeannette Olko  
Electric Utility Division Manager

**CITY COUNCIL GOALS**

**Positive Environment.** Create a positive environment for the development of Moreno Valley's future.

**CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

Objective 4.1: Develop a Moreno Valley Utility Strategic Plan to prepare for the 2022 expiration of the ENCO Utility Systems agreement.

**ATTACHMENTS**

To view large attachments, please click your “bookmarks”  on the left hand side of this document for the necessary attachment.

- 1. CalOES Comm Power Resiliency Signed
- 2. SR Cal OES Grant
- 3. Moreno Valley Utility Portable Generators Bid Req 2022-043 - EPX Group Response 1.28.22
- 4. Line Items - Revved Engery (002)

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	2/08/22 11:39 AM
City Attorney Approval	<u>✓ Approved</u>	
City Manager Approval	<u>✓ Approved</u>	2/08/22 1:04 PM

GAVIN NEWSOM  
GOVERNOR



MARK S. GHILARDUCCI  
DIRECTOR

March 12, 2021

Mike Lee  
City Manager  
City of Moreno Valley  
14177 Frederick Street  
Moreno Valley, CA 92553-9014

**SUBJECT: NOTIFICATION OF SUBRECIPIENT ALLOCATION**  
Fiscal Year (FY) 2020 Community Power Resiliency Allocation to  
Cities Program  
Period of Performance: July 1, 2020, to October 31, 2021

Dear Mr. Lee:

The California Governor's Office of Emergency Services (Cal OES) approved your FY 2020-21 Community Power Resiliency allocation in the amount of \$289,000. Cities are encouraged to support one or more of the Community Power Resiliency areas: schools, food storage reserves, and/or COVID-19 testing sites. Eligible activities under this allocation are limited to:

- Equipment-  
Funds may be used for the procurement of:
  - Generators and generator connections for essential facilities, with an emphasis on clean energy and green solutions where possible or other alternative backup power sources;
  - Generator fuel and fuel storage;
  - Redundant emergency communications (e.g., battery-powered radios);
  - Portable vehicle-mounted charging stations;
  - Portable battery-powered and rechargeable radio repeater and transmission equipment.



3650 SCHRIEVER AVENUE, MATHER, CA 95655  
(916) 845-8859 TELEPHONE (916) 845-8511 FAX  
[www.CalOES.ca.gov](http://www.CalOES.ca.gov)

Attachment: CalOES Comm Power Resiliency Signed (5675 : Approval of bid award to Revved Energy for the purchase of portable generators)

City of Moreno Valley  
 March 12, 2021  
 Page 2 of 3

- Plans-  
 Funds may be used for the development/update of:
  - Continuity plans;
  - Contingency plans for electrical disruptions that include considerations such as protecting individuals with access and functional needs, medical baseline and socially vulnerable populations, transportation, emergency public information, and preservation of essential functions;
  - Risk assessments for critical infrastructure and lifelines;
  - Post-event reports that identify lessons learned and corrective actions.
- Public education materials or supplies focused on individual family preparedness for electric disruptions.
- One-time costs associated with identifying and equipping resource centers for the public to access during electrical disruptions.

The following activities are **not allowed**:

- These funds shall not be used to secure, compensate, or backfill professional services contracts.
- Response costs associated with electric disruption events including any staffing or new positions, Emergency Operations Center staffing, security, law or fire response, or other overtime charges.

All activities funded with this allocation must be completed within the Grant Subaward period of performance. Additionally, the Subrecipient is subject to the following requirements:


- As a condition of receiving funding, cities will be required to collaborate with their counties within their jurisdiction to support critical infrastructure and resiliency county-wide with a particular focus on public safety, vulnerable communities, and individuals with access and functional needs.
- Must ensure they and their principals are not presently debarred, suspended, proposed for debarment, or declared ineligible.
- Must provide a Progress Report on the expenditures of the funds. The Progress Report is due no later than **November 30, 2021**. This Progress Report shall identify how the funds have been used, including identifying each project or activity undertaken, local entity that undertook the project or activity, the amount of funding provided to the project or activity, and a description of each project or activity. The report shall also

City of Moreno Valley  
March 12, 2021  
Page 3 of 3

identify the specific outcomes achieved by each project or activity, including whether the project or activity was completed and whether it was used during power outages.

- Must coordinate with their city or county planning agency to ensure that the project is in compliance with the California Environmental Quality Act (CEQA) Public Resource Code, Section 21000 et seq.
- Comply with the California Public Records Act, Government Code Section 6250 et seq.
- Must procure goods and services in compliance with applicable state and local laws, ordinances, rules, regulations, and policies.

**The undersigned represents that he/she is authorized to enter into this agreement for and on behalf of the Applicant.**

Subrecipient: CITY OF MORENO VALLEY  
 Signature of Authorized Agent:   
 Printed Name of Authorized Agent: MIKE LEE  
 Title: CITY MANAGER Date: 3-15-21

Your dated signature and above fillable information is required on this Notification of Subrecipient Allocation. Please sign and return requested information to [PSPS@CalOES.ca.gov](mailto:PSPS@CalOES.ca.gov) within 20 calendar days upon receipt and keep a copy for your records. For further assistance, please email Cindy Logan at [PSPS@CalOES.ca.gov](mailto:PSPS@CalOES.ca.gov).

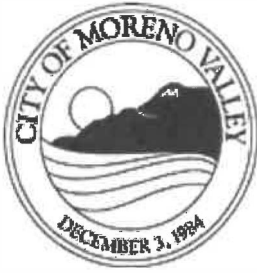
Sincerely,



MARK S. GHILARDUCCI  
Director

Attachment: CalOES Comm Power Resiliency Signed (5675 : Approval of bid award to Revved Energy for the purchase of portable generators)





## Report to City Council

---

**TO:** Mayor and City Council

**FROM:** Michael L. Wolfe P.E., Assistant City Manager

**AGENDA DATE:** May 18, 2021

**TITLE:** COMMUNITY POWER RESILIENCY ALLOCATION TO CITIES PROGRAM - GRANT ACCEPTANCE

---

### RECOMMENDED ACTION

#### **Recommendation:**

1. Accept the grant award from the California Governor's Office of Emergency Services (Cal OES) in the amount of \$289,000 to support the City's efforts in preparing for and responding to power outage events.

### SUMMARY

This report recommends acceptance of a \$289,000 grant award from Cal OES. Funds will be used to procure backup generators for essential facilities and public education materials and supplies to help the City prepare for power outages.

### DISCUSSION

The purpose of the Community Power Resiliency Allocation to Cities Program is to support Cities in preparing for and responding to power outage events such as Public Safety Power Shutoffs. For Fiscal Year 2020/2021, a total of \$13,000,000 was available to the Program; a maximum award of \$300,000 to each applicant was allowed. There is no match requirement, and funds must be spent by March 31, 2022.

Funds received can only be used for the following activities:

- Purchase of generators and generator connections for essential facilities, with an emphasis on clean energy and green solutions where possible;
- Generator fuel and fuel storage;
- Redundant emergency communications;
- Portable vehicle-mounted charging stations;

- Portable battery-powered and rechargeable radio repeater and transmission equipment;
- Development/update of
  - Continuity plans
  - Contingency plans for electric interruptions that include consideration for socially vulnerable populations, transportation, emergency public information, and preservation of essential functions
  - Risk assessments for critical infrastructure and lifelines
  - Post-event reports that identify lessons learned and corrective actions
- Public education materials or supplies
- One-time costs associated with identifying and equipping resource centers for the public during power outages

Moreno Valley Utility submitted a grant application to CAL OES in October 2020, requesting funds for generators, educational materials for the community, towable solar-powered light towers, and a storage unit for the equipment. All items will be used to support essential facilities during power outages such as Public Safety Power Shutoff events.

**ALTERNATIVES**

1. Accept the grant award of \$289,000 and approve the revenue and expense budget adjustments. *Staff recommends this alternative as it will help to support the community during power outage events such as Public Safety Power Shutoffs.*
2. Do not accept the grant award of \$289,000. *Staff does not recommend this alternative.*

**FISCAL IMPACT**

If accepted, the grant award in the amount of \$289,000 will be placed as identified below:

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 20/21 Budget	Proposed Adjustments	FY 20/21 Amended Budg
Receipt of Grant	2300	2300-70-80-45510-486000	Rev	\$0	\$289,000	\$289,000
Equipment	2300	2300-70-80-45510-660310	Exp	\$0	\$279,000	\$279,000
Administration	2300	2300-70-80-45510-611110	Exp	\$0	\$ 10,000	\$ 10,000

**NOTIFICATION**

Publication of Agenda.

**PREPARATION OF STAFF REPORT**

Prepared By:  
Jeannette Olko  
Electric Utility Division Manager

Department Head Approval:  
Michael L. Wolfe, P.E.  
Assistant City Manager

Attachment: SR Cal OES Grant (5675 : Approval of bid award to Revved Energy for the purchase of portable generators)

**CITY COUNCIL GOALS**

**Public Facilities and Capital Projects.** Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

**CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

Objective 4.1: Develop a Moreno Valley Utility Strategic Plan to prepare for the 2022 expiration of the ENCO Utility Systems agreement.

**ATTACHMENTS**

- 1. CalOES Comm Power Resiliency Signed

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	5/10/21 6:56 AM
City Attorney Approval	<u>✓ Approved</u>	
City Manager Approval	<u>✓ Approved</u>	5/10/21 8:21 AM

Attachment: SR Cal OES Grant (5675 : Approval of bid award to Revved Energy for the purchase of portable generators)



GAVIN NEWSOM  
GOVERNOR



MARK S. GHILARDUCCI  
DIRECTOR

March 12, 2021

Mike Lee  
City Manager  
City of Moreno Valley  
14177 Frederick Street  
Moreno Valley, CA 92553-9014

**SUBJECT: NOTIFICATION OF SUBRECIPIENT ALLOCATION**  
Fiscal Year (FY) 2020 Community Power Resiliency Allocation to  
Cities Program  
Period of Performance: July 1, 2020, to October 31, 2021

Dear Mr. Lee:

The California Governor's Office of Emergency Services (Cal OES) approved your FY 2020-21 Community Power Resiliency allocation in the amount of \$289,000. Cities are encouraged to support one or more of the Community Power Resiliency areas: schools, food storage reserves, and/or COVID-19 testing sites. Eligible activities under this allocation are limited to:

- Equipment-  
Funds may be used for the procurement of:
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  - Generator fuel and fuel storage;
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3650 SCHRIEVER AVENUE, MATHER, CA 95655  
(916) 845-8859 TELEPHONE (916) 845-8511 FAX  
[www.CalOES.ca.gov](http://www.CalOES.ca.gov)

Attachment: SR Cal OES Grant (5675 : Approval of bid award to Revved Energy for the purchase of portable generators)

- Plans-  
 Funds may be used for the development/update of:
  - Continuity plans;
  - Contingency plans for electrical disruptions that include considerations such as protecting individuals with access and functional needs, medical baseline and socially vulnerable populations, transportation, emergency public information, and preservation of essential functions;
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- These funds shall not be used to secure, compensate, or backfill professional services contracts.
- Response costs associated with electric disruption events including any staffing or new positions, Emergency Operations Center staffing, security, law or fire response, or other overtime charges.

All activities funded with this allocation must be completed within the Grant Subaward period of performance. Additionally, the Subrecipient is subject to the following requirements:

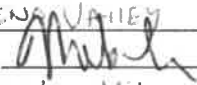
- As a condition of receiving funding, cities will be required to collaborate with their counties within their jurisdiction to support critical infrastructure and resiliency county-wide with a particular focus on public safety, vulnerable communities, and individuals with access and functional needs.
- Must ensure they and their principals are not presently debarred, suspended, proposed for debarment, or declared ineligible.
- Must provide a Progress Report on the expenditures of the funds. The Progress Report is due no later than **November 30, 2021**. This Progress Report shall identify how the funds have been used, including identifying each project or activity undertaken, local entity that undertook the project or activity, the amount of funding provided to the project or activity, and a description of each project or activity. The report shall also

City of Moreno Valley  
March 12, 2021  
Page 3 of 3

identify the specific outcomes achieved by each project or activity, including whether the project or activity was completed and whether it was used during power outages.

- Must coordinate with their city or county planning agency to ensure that the project is in compliance with the California Environmental Quality Act (CEQA) Public Resource Code, Section 21000 et seq.
- Comply with the California Public Records Act, Government Code Section 6250 et seq.
- Must procure goods and services in compliance with applicable state and local laws, ordinances, rules, regulations, and policies.

**The undersigned represents that he/she is authorized to enter into this agreement for and on behalf of the Applicant.**

Subrecipient: CITY OF MORENO VALLEY  
 Signature of Authorized Agent:   
 Printed Name of Authorized Agent: MIKE LEE  
 Title: CITY MANAGER Date: 3-15-21

Your dated signature and above fillable information is required on this Notification of Subrecipient Allocation. Please sign and return requested information to [PSPS@CalOES.ca.gov](mailto:PSPS@CalOES.ca.gov) within 20 calendar days upon receipt and keep a copy for your records. For further assistance, please email Cindy Logan at [PSPS@CalOES.ca.gov](mailto:PSPS@CalOES.ca.gov).

Sincerely,



MARK S. GHILARDUCCI  
Director

Attachment: SR Cal OES Grant (5675 : Approval of bid award to Revved Energy for the purchase of portable generators)

# City of Moreno Valley



*Request for Quote*  
**2022-043**

## MORENO VALLEY UTILITY PORTABLE GENERATORS

Quotation Response by  
Joe Remillet  
Director of Corporate Partnerships  
EPX Group  
[www.epxgrp.com](http://www.epxgrp.com)  
(951) 331-3070

43223 Business Park Dr  
Temecula, CA 92590

On behalf of  
**GENERAC**<sup>®</sup>  
**INDUSTRIAL**  
**POWER**

Attachment: Moreno Valley Utility Portable Generators Bid Req 2022-043 - EPX Group Response 1.28.22 (5675 : Approval of bid



EPX Group was formed in 2014 by two engineers with an ambition to offer simple, effective, and affordable solutions to complex energy problems. Our core focus is on providing power generation, energy storage, and electric management systems for homeowners and businesses of all sizes. No project is too big or too small!

Our team of engineers, contractors, customer service specialists, and supplier-partners are on a journey to become the very best energy solutions providers and system integrators. EPX Group guarantees the success of every project.

## Bill of Material

### MDG150FD4:

We are pleased to offer the following quote for the above project:

Quantity 1 - Generac Mobile diesel engine-driven generator set MDG150DF4, consisting of the following features and accessories:

- Trailered Unit
- 150KVA Rating, 60Hz
- 3-Position Voltage Selector Switch
  - 277/480VAC Three Phase
  - 120/208VAC Three Phase
  - 120/240VAC Single Phase
- Prime Duty Rating
- CSA
- Final Tier 4 Emissions Compliant
- NATM
- PM Voltage Regulator
- Variable Speed Cooling Fan
- Standard Run Single Wall Tank
- Tandem Axle
- Electric Brakes
- 2 5/16in Ball Hitch Adjustable
- Trailer Adapter, Flat 4 to Round 7 Spade
- Spare Tire
- 10 Amp Battery Charger
- Cam Locks
- Fire Extinguisher
- 3-Position Phase Selector Switch
- MDG150DF4



**MDG75FD4:**

Quantity 1 - Generac Mobile diesel engine-driven generator set MDG75DF4, consisting of the following features and accessories:

- Trailered Unit
- 75KVA Rating, 60Hz
- 3-Position Voltage Selector Switch
  - 277/480VAC Three Phase
  - 120/208VAC Three Phase
  - 120/240VAC Single Phase
- Prime Duty Rating
- CSA
- Final Tier 4 Emissions Compliant
- NATM
- PM Voltage Regulator
- Variable Speed Cooling Fan
- Standard Run Single Wall Tank
- Tandem Axle
- Electric Brakes
- 2 5/16in Ball Hitch Adjustable
- Trailer Adapter, Flat 4 to Round 7 Spade
- Spare Tire
- 10 Amp Battery Charger
- Battery Option
- Cam Locks
- Fire Extinguisher
- 3-Position Phase Selector Switch
- MDG75DF4

**GP15000:**

- Quantity 1 - GP15000 GT990 120/240V PORTABL

**Delivery Location:**

Moreno Valley Corporate Yard

25180 Santiago Dr. Moreno Valley, CA 92551.

Notification: Call 951-486-6780 at least 24 hours prior to deliveries.

Delivery hours: Mon–Thursday 8:00am to 2:30pm.



# Pricing and Terms:

QTY (1) MDG150FD4 – 150KVA (120KW).....	<b>\$98,195.13</b>
<ul style="list-style-type: none"> <li>• 10A Battery Charger</li> <li>• Cam Locks</li> <li>• Fire Extenquisher</li> <li>• 2 5/16” Adjustable Ball Hitch</li> <li>• Spare Tire</li> </ul>	
QTY (2) MDG75FD4 – 75KVA (60KW).....	<b>\$113,311.66</b>
<ul style="list-style-type: none"> <li>• 10A Battery Charger</li> <li>• Cam Locks</li> <li>• Fire Extenquisher</li> <li>• 2 5/16” Adjustable Ball Hitch</li> <li>• Spare Tire</li> </ul>	
QTY (3) GP15000 Portable Gen 120/240V.....	<b>\$9,945.00</b>
Delivery and Handling .....	<b>\$4,850.00</b>
<b>Total (pre-tax):     \$226,301.79</b>	

### Terms / Start Up / Delivery:

Generac Dealer Startup (for Generator) - Inspection for warranty, load bank. This includes one roundtrip within 200 miles of the Generac dealers facility during normal business hours; additional mileage and/or testing can be quoted separately. Additional trips required due to incomplete site preparation will be invoiced to the customer at the dealers prevailing service rate.

### Lead Times:

- MDG150FD4 = 7 weeks from receipt of purchase order
- MDG75DF4 = 7 weeks from receipt of purchase order
- GP1500 = 8 weeks from receipt of purchase order

FOB Factory – Delivery and Taxes are excluded and added at invoice. Offloading is not included and is the responsibility of the purchaser.

**Terms:** Quoted prices are valid for 30 days from the quote date and do not include any present or future sales tax, excise tax or duty of any nature. Terms of payment will be 30 days from invoice date assuming established and satisfactory credit. Warranty is invalid without factory start up.

Attachment: Moreno Valley Utility Portable Generators Bid Req 2022-043 - EPX Group Response 1.28.22 (5675 : Approval of bid

## Bid Results

### Bidder Details

**Vendor Name** Revved Energy  
**Address** 43223 Business Park Dr  
Temecula, California 92590  
United States  
**Respondee** Joe Remillet  
**Respondee Title** Director of Corporate Partnerships  
**Phone** 951-331-3070  
**Email** joe@epxgrp.com  
**Vendor Type**  
**License #** 1065228  
CADIR

### Bid Detail

**Bid Format** Electronic  
**Submitted** 01/28/2022 9:29 AM (PST)  
**Delivery Method**  
**Bid Responsive**  
**Bid Status** Submitted  
**Confirmation #** 279097

### Respondee Comment

### Buyer Comment

### Attachments

File Title	File Name	File Type
Moreno Valley Utility Portable Generators Bid Req 2022-043 - EPX Group Response 1.28.22.pdf	Moreno Valley Utility Portable Generators Bid Req 2022-043 - EPX Group Response 1.28.22.pdf	Response File
		General Attachment

Attachment: Line Items - Revved Engery (002) (5675 : Approval of bid award to Revved Energy for the purchase of portable generators)



## Line Items

Discount Terms 2% 10 net 20

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Discounted Total	Response	Comment
<b>Main Bid</b>							\$221,451.7900	\$217,022.7542		
1			100kW portable electric generator	EA	1	\$98,195.1300	\$98,195.1300	\$96,231.2274	Yes	
2			50kW portable electric generator	EA	2	\$56,655.8300	\$113,311.6600	\$111,045.4268	Yes	
3			10kW portable electric generator	EA	3	\$3,315.0000	\$9,945.0000	\$9,746.1000	Yes	
<b>FOB</b>							\$4,850.0000	\$4,753.0000		
4			All delivery and/or all freight charges are to be listed separately from the actual price(s) of the item(s).	LS	1	\$4,850.0000	\$4,850.0000	\$4,753.0000	Yes	
<b>Sales Tax</b>							\$17,162.5100	\$16,819.2598		
5			Add sales tax based on Moreno Valley sales tax rate of 7.75%	LS	1	\$17,162.5100	\$17,162.5100	\$16,819.2598	Yes	
<b>Additional Charges</b>							\$0.0000	\$0.0000		
6			The item price shall include everything except delivery cost, or sales tax as specified above.	LS	1		\$0.0000	\$0.0000	No	

Attachment: Line Items - Revved Engery (002) (5675 : Approval of bid award to Revved Energy for the purchase of portable generators)

## Line Item Subtotals

Section Title	Line Total	Discounted Total
Main Bid	\$221,451.7900	\$217,022.7542
FOB	\$4,850.0000	\$4,753.0000
Sales Tax	\$17,162.5100	\$16,819.2598
Additional Charges	\$0.0000	\$0.0000
<b>Grand Total</b>	<b>\$243,464.3000</b>	<b>\$238,595.0140</b>

Attachment: Line Items - Revved Engery (002) (5675 : Approval of bid award to Revved Energy for the purchase of portable generators)



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Brian Mohan, Assistant City Manager

**AGENDA DATE:** February 15, 2022

**TITLE:** LIST OF PERSONNEL CHANGES

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Ratify the list of personnel changes as described.

### **DISCUSSION**

The attached list of personnel changes scheduled since the last City Council meeting is presented for City Council ratification.

Staffing of City positions ensures assignment of highly qualified and trained personnel to achieve Momentum MoVal priorities, objectives and initiatives.

### **FISCAL IMPACT**

All position changes are consistent with appropriations previously approved by the City Council.

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Janelle Bizzle  
Management Aide

Department Head Approval:  
Brian Mohan  
Assistant City Manager  
Chief Financial Officer/City Treasurer

### **CITY COUNCIL GOALS**

None

**CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

**ATTACHMENTS**

To view large attachments, please click your “bookmarks”



on the left hand side of this document for the necessary attachment.

- 1. Personnel Changes for Staff Report02.15.2022Rev

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	2/09/22 9:11 AM
City Attorney Approval	<u>✓ Approved</u>	
City Manager Approval	<u>✓ Approved</u>	2/09/22 9:13 AM

**City of Moreno Valley**  
**Personnel Changes –1/1/2022 to 1/31/2022**  
**February 15, 2022**

**New Hires**

Stephanie Cabrera, Animal Control Officer, Animal Services, Community Development Department

Joe Reyes, Animal Control Officer, Animal Services, Community Development Department

Bianca Escoto, Senior Office Assistant, Community Enhancement, Community Development Department

Sarah Lower, Sr Administrative Assistant, Administration, Financial & Management Services

Marisol Lopez, Senior Management Analyst, Economic Development Department

Ayisha Burks, Community Enhancement Officer I, Community Development Department

**Promotions**

Kimberly Ganimian

From: Senior Management Analyst, Special Districts, Financial & Management Services

To: Special Districts Division Manager, Special Districts, Financial & Management Services

Angel Gutierrez

From: Senior Management Analyst, Economic Development Department

To: Deputy City Manager, City Manager

**Transfers**

Regina Flores

From: Senior Deputy City Clerk, City Clerk's Office

To: Executive Assistant I, Financial & Management Services

Vicente Girón

From: Associate Engineer, Land Development, Public Works Department

To: Associate Engineer, Capital Projects, Public Works Department

**Separations**

Jacqueline Melendez, Deputy City Manager, City Manager

Lee Withers, Senior Management Analyst, Parks & Community Services Department



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Brian Mohan, Assistant City Manager

**AGENDA DATE:** February 15, 2022

**TITLE:** ADOPT A RESOLUTION SETTING THE LOCAL MORENO VALLEY COMMERCIAL CANNABIS ACTIVITY TAX RATE FOR DISTRIBUTION ACTIVITY TYPE ONLY PURSUANT TO MUNICIPAL CODE 3.28.030

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Adopt Resolution No. 2022-XX, a Resolution of the City Council of the City of Moreno Valley, California, setting the Local Moreno Valley Commercial Cannabis Activity Tax rate for Distribution Activity Type at 3% of gross revenues. All other cannabis rates by type will remain unchanged at this time.

### **SUMMARY**

Based on industry trends, the Distribution activity has a very small profit margin. Therefore, staff requests setting the Local Moreno Valley Commercial Cannabis Activity Tax rate for Distribution activity at 3%.

### **DISCUSSION**

On November 6, 2018, the voters of the City of Moreno Valley approved the Local Moreno Valley Commercial Cannabis Activity Tax with a maximum tax rate of 8% of gross revenues, 1% of gross revenues for Testing facilities and \$15.00 per square foot for cultivation.

Based on industry trends, the Distribution activity has a very small profit margin. Therefore, staff requests setting the rate for Distribution activity at 3%.

### **ALTERNATIVES**

1. Recommend approval of proposed Recommended Actions as set forth in this staff report. Staff recommends this alternative.
2. Do not recommend approval of proposed Recommended Actions as set forth in this staff report. Staff does not recommend this alternative.

### **FISCAL IMPACT**

The setting of the Local Moreno Valley Commercial Cannabis Activity Tax rate for Distribution activity will have a minimal impact to the General Fund, but be able to assist the legally permitted businesses in continuing operation in the City. This revenue is to be used for any lawful expenditure, including but not limited to, maintaining 9-1-1 emergency response times; maintaining robbery and burglary suppression programs; maintaining safe and clean public areas; repairing potholes, local streets, and roads; and enhancing recreation and youth programs and facilities.

### **NOTIFICATION**

Agenda was posted in accordance with the Brown Act

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Launa Jimenez  
Financial Resources Division Manager

Department Head Approval:  
Brian Mohan  
Assistant City Manager/Chief Financial Officer

### **CITY COUNCIL GOALS**

**Revenue Diversification and Preservation.** Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

### **CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

### **ATTACHMENTS**

To view large attachments, please click your “bookmarks”  on the left hand side of this document for the necessary attachment.

1. Reso

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	2/09/22 9:46 AM
City Attorney Approval	<u>✓ Approved</u>	
City Manager Approval	<u>✓ Approved</u>	2/09/22 9:55 AM



## RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, SETTING THE LOCAL MORENO VALLEY COMMERCIAL CANNABIS ACTIVITY TAX RATE FOR DISTRIBUTION ACTIVITY TYPE AT 3% OF GROSS REVENUES.

WHEREAS, On June 19, 2018, City Council adopted Resolution 2018-62 submitting a Local Moreno Valley Commercial Cannabis Activity Tax to the voters (Measure M); and

WHEREAS, On November 6, 2018, the voters approved Measure M by over 74%; and

WHEREAS, On December 11, 2018, City Council certified the election results and approved the Ordinance (No. 946) thus formalizing the addition of Chapter 3.28 "Commercial Cannabis Activity Tax" to the Moreno Valley Municipal Code to reflect the new Local Moreno Valley Commercial Cannabis Activity Tax for the City; and

WHEREAS, Chapter 3.28.030 Tax Imposed states "For the privilege of operating a Commercial Cannabis Business in the City of Moreno Valley such business shall pay a tax in the maximum amount of eight (8%) percent of the gross receipts of the business and or in the case of a cannabis business engaged in cultivation, fifteen dollars (\$15.00) for every square foot of canopy cultivated"; and

WHEREAS, City Council has authority to set the tax rate at any rate up to the maximum with the approval of a resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. Set the Distribution Activity Tax rate at 3% of gross revenues.
2. The Distribution Activity Tax rate period will sunset June 30, 2024 and the rate will revert to the maximum rate stated in Chapter 3.28.030.
3. That this resolution shall be effective immediately upon passage and adoption.

Resolution No. 2022-  
Adopted: February 15, 2022

APPROVED AND ADOPTED this 15<sup>th</sup> day of February, 2022.

\_\_\_\_\_  
Mayor of the City of Moreno Valley

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

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

Resolution No. 2022-  
Adopted: February 15, 2022

**RESOLUTION JURAT**

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF MORENO VALLEY )

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2019-XX was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 15<sup>th</sup> day of February, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

\_\_\_\_\_  
CITY CLERK

(SEAL)

Resolution No. 2022-  
Adopted: February 15, 2022



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Brian Mohan, Assistant City Manager

**AGENDA DATE:** February 15, 2022

**TITLE:** ADOPT A RESOLUTION APPROVING A NOTIFICATION OF INTENT TO COMPLY WITH THE NEW ORGANICS WASTE REGULATIONS, PURSUANT TO SB 619 (RESO NO. 2022-XX)

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

Adopt Resolution No. 2022-XX of the City Council of the City of Moreno Valley, adopting a Notification of Intent to Comply with the organics waste recycling mandates.

### **SUMMARY**

The California Department of Resources Recycling and Recovery ("CalRecycle") adopted regulations to implement organics waste recycling in order to achieve organic waste reduction goals established in Health and Safety Code Section 39730.6 through a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2025. Organics waste recycling took effect January 1, 2022, and jurisdictions that are determined to be out of compliance are potentially subject to administrative civil penalties of up to \$10,000.00 per day.

SB 619 amended the Public Resources Code to create a mechanism called a Notification of Intent to Comply, through which a local jurisdiction may secure administrative civil penalty relief from any continuing violations of the organics waste recycling Regulations for the 2022 calendar year, as well as eligibility for a potential broader, longer-term regulatory compliance path through a corrective action plan, including suspended administrative civil penalties.

SB 619 provides that CalRecycle shall approve a Notification of Intent to Comply that is duly adopted by the City by a formal written resolution that meets its requirements.

## **DISCUSSION**

The City is or expects to be facing continuing violations of the organics waste recycling mandates during the 2022 calendar year. Such continuing violations risk the imposition of significant administrative civil penalties under the organics waste recycling mandate.

By adopting a Resolution approving the attached Notification of Intent to Comply, the City will represent and certify that it will implement the proposed actions therein to remedy its violation(s) of the organics waste recycling according to the proposed schedule as approved by CalRecycle and in accordance with SB 619 and the organics waste recycling. In so doing, the City will agree to comply with any maximum compliance deadline in any corrective action plan that CalRecycle, in its sole discretion, determines to be necessary and appropriate under the circumstances for the correction of any violation(s) of the organics waste recycling identified in the City's Notification of Intent to Comply.

The attached Resolution, if adopted, will establish the City's approval of the attached Notification of Intent to Comply in a form agreeable to CalRecycle pursuant to SB 619.

## **ALTERNATIVES**

1. City Council approves and authorizes the adoption of the attached Ordinance No. 2022-XX adopting a Notification of Intent to Comply with the organics waste recycling mandates. *Staff recommends this alternative as it will allow the City of Moreno Valley to be in compliance with SB 1383.*
2. City Council does not approve the recommended actions as presented in this staff report. *Staff does not recommend this alternative as the City will not be in compliance of organics waste recycling mandates and would be subject to State fines. If City of Moreno Valley fails to comply with state mandates, the City will be subject to a \$10,000 fine per day by CalRecycle for noncompliance.*

## **FISCAL IMPACT**

No fiscal impact.

## **NOTIFICATION**

Publication of Agenda

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Felicia London

Department Head Approval:  
Brian Mohan

Purchasing & Sustainability Division Manager

Assistant City Manager

**CITY COUNCIL GOALS**

None

**CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development
- 2. Public Safety
- 3. Library
- 4. Infrastructure
- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

**ATTACHMENTS**

To view large attachments, please click your “bookmarks”  on the left hand side of this document for the necessary attachment.

- 1. Resolution City of Moreno Valley -Notification of Intent to Comply with Organics Waste Regulations
- 2. Moreno Valley\_NOI\_2022

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	2/10/22 1:49 PM
City Attorney Approval	<u>✓ Approved</u>	
City Manager Approval	<u>✓ Approved</u>	2/10/22 1:54 PM

## RESOLUTION NO. 2022- \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF MORENO VALLEY, CALIFORNIA,  
ADOPTING A NOTIFICATION OF INTENT TO  
COMPLY WITH THE SB 1383 REGULATIONS**

**WHEREAS**, the California Department of Resources Recycling and Recovery (“CalRecycle”) adopted regulations to implement Senate Bill 1383 (Lara, Statutes of 2016) (“SB 1383 Regulations”), to achieve organic waste reduction goals established in Health and Safety Code Section 39730.6 through a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2025; and

**WHEREAS**, the City of Moreno Valley (“City”) is a local jurisdiction required to comply with the SB 1383 Regulations; and

**WHEREAS**, the City is or expects to be facing continuing violations of the SB 1383 Regulations during the 2022 calendar year; and

**WHEREAS**, Senate Bill 619 (Laird, Statutes of 2021) amended Public Resources Code Section 42652.5, created a mechanism called a Notification of Intent to Comply through which a local jurisdiction may secure administrative civil penalty relief from any continuing violations of the SB 1383 Regulations for the 2022 calendar year and may be eligible for a broader and longer-term regulatory compliance path, including suspended administrative civil penalties, through a corrective action plan; and

**WHEREAS**, the City is a local jurisdiction authorized by SB 619 to submit a Notification of Intent to Comply for CalRecycle approval; and

**WHEREAS**, CalRecycle shall approve a Notification of Intent to Comply that is duly adopted by the jurisdiction by formal written resolution and meets the requirements of SB 619;

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

**Section 1.** The City Council hereby adopts the Notification of Intent to Comply attached as Exhibit “A” and authorizes and directs the Purchasing and Sustainability Manager to submit the Notification of Intent to Comply to CalRecycle for approval.

**Section 2.** By submitting the Notification of Intent to Comply pursuant to SB 619, the City represents and certifies that it will implement the proposed actions to remedy the violations according to the proposed schedule as approved by CalRecycle and in accordance with SB 619 and the SB 1383 Regulations.

**Section 3.** The City agrees to comply with any maximum compliance deadline in any corrective action plan that CalRecycle, in its sole discretion, determines to be necessary and appropriate under the circumstances for the correction of any violation(s) of the SB 1383 Regulations identified in its Notification of Intent to Comply.

**APPROVED AND ADOPTED** this 15th day of February, 2022.

**READ AND APPROVED AS TO LEGAL FORM:**

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

I, Pat Jacquez-Nares, City Clerk and Ex-Officio Clerk of the City of Moreno Valley, California, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the City Council at a regular meeting of said City Council on the 15<sup>th</sup> day of February, 2022, by the following to-wit:

**AYES:**  
**NOES:**  
**ABSENT:**

\_\_\_\_\_  
City Clerk of the City of Moreno Valley

\_\_\_\_\_  
Mayor of the City of Moreno Valley

**ATTEST:**  
\_\_\_\_\_  
City Clerk

Attachment: Resolution City of Moreno Valley -Notification of Intent to Comply with Organics Waste Regulations [Revision 1] (5725 : ADOPT A



## Notification of Intent to Comply

CalRecycle is providing this optional form as a convenience to assist jurisdictions (counties, cities, a county and city, or special districts providing solid waste collection services) for purposes of submitting a notification of intent to comply to CalRecycle [see Public Resources Code (PRC) section 42652.5(c)].

A jurisdiction may submit a notification of intent to comply if it is facing continuing violations of the Short-lived Climate Pollutants: Organic Waste Reductions requirements in Title 14 California Code of Regulations (14 CCR). The written notification of intent to comply, adopted by resolution of the jurisdiction's governing body, shall be sent to CalRecycle no later than **March 1, 2022**, to [NOIC@CalRecycle.ca.gov](mailto:NOIC@CalRecycle.ca.gov).

A jurisdiction shall, at minimum, include the following in its notification:

1. A description, with specificity, of the continuing violations.
2. A detailed explanation of the reasons, supported by documentation, why the local jurisdiction is unable to comply.
3. A description of the impacts of the COVID-19 pandemic on compliance.
4. A description of the proposed actions the local jurisdiction will take to remedy the violations within the timelines established in 14 CCR section 18996.2 with a proposed schedule for doing so. The proposed actions shall be tailored to remedy the violations in a timely manner.

Upon approval by CalRecycle of a jurisdiction's notification and implementation of the intent to comply, a jurisdiction may be eligible for both of the following:

1. Administrative civil penalty relief for the 2022 calendar year pursuant to PRC section 42652.5(d).
2. A corrective action plan pursuant to 14 CCR section 18996.2.
  - a. CalRecycle may address through a corrective action plan any violations disclosed in a jurisdiction's notification that will take more than 180 days to correct. In this situation, the proposed actions and schedule in the jurisdiction's approved notification will be in effect until a corrective action plan is issued.

CalRecycle will respond in writing to a jurisdiction within 45 business days of receiving its notification with an approval, disapproval, request for additional information, or timeline for a decision on approval or disapproval. CalRecycle will include details about why a jurisdiction did not meet the requirements for a Notification of Intent to Comply when disapproving the jurisdiction's notification.

Please clearly print or type responses. Attach additional pages as necessary.

Jurisdiction Name: City of Moreno Valley

County: Riverside

Person Completing the Form:

First Name: Felicia

Last Name: London

Title: Purchasing & Sustainability Division Manager

Mailing Address: 14177 Frederick Street

City: Moreno Valley

Zip Code: 92553

Email Address: felicial@moval.org

Phone Number: 951.413.3190

1. Select using the check boxes below or write in the continuing violations for each applicable regulatory section. For each selection, please describe the specific violations related to the regulatory section.

**Example:**

- (B) 14 CCR section 18984.1 Three-Container Organic Waste Collection Services
- i. Not implementing mandatory residential foodwaste collection for all residents. Note: City already provides mandatory greenwaste collection to all residents*
- ii. Not implementing mandatory commercial organics collection for all businesses under 2 cubic yards. Note: City already provides mandatory commercial organics collection to all businesses 2 cubic yard or more.*

**Disclaimer: The list of possible continuing violations below is not inclusive of all potential violations of the regulations.**

- (A) 14 CCR section 18984 Combined Organic Waste Collection Services. *This requirement is not included since the requirements are further specified in sections 18984.1-18984.11.*
- (B) 14 CCR section 18984.1 Three-Container Organic Waste Collection Services
- (C) 14 CCR section 18984.2 Two-Container Organic Waste Collection Services
- (D) 14 CCR section 18984.3 Unsegregated Single Container Collection Services
- (E) 14 CCR section 18984.4 Recordkeeping Requirements for Compliance with Organic Waste Collection Services
- (F) 14 CCR section 18984.5 Container Contamination Minimization
- (G) 14 CCR section 18984.6 Recordkeeping Requirements for Container Contamination Minimization
- (H) 14 CCR section 18984.7 Container Color Requirements
- (I) 14 CCR section 18984.8 Container Labeling Requirements
- (J) 14 CCR section 18984.11 Waivers Granted by a Jurisdiction
- (K) 14 CCR section 18985.1. Organic Waste Recovery Education and Outreach.
- (L) 14 CCR section 18985.2. Edible Food Recovery Education and Outreach
- (M) 14 CCR section 18985.3. Recordkeeping Requirements for a Jurisdiction's Compliance with Education and Outreach Requirements
- (N) 14 CCR section 18988.1. Jurisdiction Approval of Haulers and Self-Haulers
- (O) 14 CCR section 18988.3. Self-haulers of Organic Waste
- (P) 14 CCR section 18988.4. Recordkeeping Requirements for Compliance with Jurisdiction Hauler Program
- (Q) 14 CCR section 18989.1. CALGreen Building Codes
- (R) 14 CCR section 18989.2 Model Water Efficient Landscape Ordinance

- (S) 14 CCR section 18991.1. Jurisdiction Edible Food Recovery Program
- (T) 14 CCR section 18991.2. Recordkeeping Requirements for Jurisdiction Edible Food Recovery Program
- (U) 14 CCR section 18992.1. Organic Waste Recycling Capacity Planning
- (V) 14 CCR section 18992.2. Edible Food Recovery Capacity
- (W) 14 CCR section 18993.1. Recovered Organic Waste Product Procurement Target
- (X) 14 CCR section 18993.2. Recordkeeping Requirements for Recovered Organic Waste Procurement Target
- (Y) 14 CCR section 18993.3. Recycled Content Paper Procurement Requirements
- (Z) 14 CCR section 18993.4. Recordkeeping Requirements for Recycled Content Paper Procurement
- (AA) 14 CCR section 18994.2. Jurisdiction Annual Reporting  
*Note: This requirement is not included since jurisdictions are still expected to report to CalRecycle.*
- (BB) 14 CCR section 18995.1. Jurisdiction Inspection Requirements  
*Note: Section 18995.1(a)(1) should not be included because a jurisdiction should already be completing this action due to the requirements of PRC Chapter 12.9 (commencing with Section 42649.8)*
- (CC) 14 CCR section 18995.2. Implementation Record and Recordkeeping Requirements
- (DD) 14 CCR section 18995.3. Jurisdiction Investigation of Complaints of Alleged Violations  
*Note: This requirement is not included since jurisdictions are still expected to investigate complaints.*
- (EE) 14 CCR section 18995.4. Enforcement by a Jurisdiction

Use the check box(es) below to write in the continuing violations for any regulatory section(s) not reflected above and describe the specific violations related to the regulatory section.

**Example:**

- (1) (Type regulatory section number) (Type regulatory section title)
  - i. Describe the specific violations related to the regulatory section

- (1)
- (2)
- (3)
- (4)
- (5)

2. A detailed explanation of the reasons why the jurisdiction is unable to comply, supported by documentation, if applicable.  
 The City Council has approved the SB 1383 enforceable ordinance on December 7, 2021, however, the City is currently in negotiations with Waste Management (WM) to provide organic waste collection services, which include the specific SB 1383 obligations WM will perform. Once City Staff and WM reach an agreement, Staff will present the amended agreement to City Council for approval. City staff is currently working on developing a plan to implement the Organic Waste Recovery Education and Outreach. Staff will conduct outreach to educate the residential and business community on how to properly dispose of organic waste.
3. A description of the impacts of the COVID-19 pandemic on compliance.  
 To meet requirements outlined in the SB 1383 mandate, this will require process changes by our waste hauler. Those process changes will have costs that will be pushed out to the residents and businesses owners within the community. Since city residents and businesses have been financially impacted by the COVID-19 pandemic, and this has made it challenging to introduce new collection services and increased rates when residents and businesses may have financial hardships resulting from the impacts of the pandemic.

4. Provide a description of the proposed actions the jurisdiction will take to remedy the violations with a proposed schedule for completing each action. The proposed actions shall be tailored to remedy the violations in a timely manner. See optional format below.  
The City is in current negotiations to amend the current waste hauler franchise agreement, which would take considerable time by City Staff and WM to update. The revised agreement will also include needed cost increases needed to implement SB 1383. Once that rates are approved, our waste hauler will have the needed funding to make the needed changes outlined in the mandate, getting us closer to full compliance. City staff is also developing a plan to start the outreach and educational component for the Organics Waste Recovery program. Staff plans to work with WM to provide outreach and education to the business and residential communities on ways to dispose of organic waste.

I hereby certify under penalty of perjury that the information provided herein is true and correct to the best of my knowledge.

----- Signature	----- Felicia London Printed Name	----- Purchasing & Sustainability Division Manager ----- Title	----- 2/10/2022 Date
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Attachment: Moreno Valley\_NOI\_2022 (5725 : ADOPT A RESOLUTION APPROVING A NOTIFICATION OF INTENT TO COMPLY WITH THE NEW

Description of the proposed actions with proposed schedules the jurisdiction will take to remedy the violations. The proposed actions shall be tailored to remedy the violations in a timely manner.

Regulatory Requirement and Description	
Action	Proposed Schedule
TASK 1: Negotiate amendments to Franchise Agreement with Waste Management to implement SB 1383 organic waste collection	Date to be completed: May 2022
TASK 2: Organic Waste Recovery Education and Outreach	Date to be completed: April 2022
TASK 3:	Date to be completed:

Regulatory Requirement and Description	
Action	Proposed Schedule
TASK 1:	Date to be completed:
TASK 2:	Date to be completed:

#### EXAMPLE

Regulatory Requirement: (B.i.) 14 CCR section 18984.1 Three-Container Organic Waste Collection Services	
Description: Not implementing mandatory residential foodwaste collection for all residents. Note: City already provides mandatory greenwaste collection to all residents	
Action	Proposed Schedule
TASK 1: <i>Purchase two additional collection trucks and modify collection routes</i>	Date to be completed: 4/7/2022
TASK 2: <i>The city will work with its hauler to find a facility to accept mixed organic waste.</i>	Date to be completed: 4/14/2022

Regulatory Requirement: (B.ii.) 14 CCR section 18984.1 Three-Container Organic Waste Collection Services	
Description: Not implementing mandatory commercial organics collection for all businesses under 2 cubic yards. Note: City already provides mandatory commercial organics collection to all businesses 2 cubic yard or more.	
Action:	Proposed Schedule
TASK 1: <i>Purchase two additional collection trucks and modify collection routes</i>	Date to be completed: 4/21/2022
TASK 2: <i>The city will work with its hauler to acquire and distribute appropriate containers to all commercial accounts. The city will obtain monthly reports from the hauler to monitor full distribution of carts.</i>	Date to be completed: 4/28/2022



## Report to City Council

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**TO:** Mayor and City Council  
 Mayor and City Council Acting in its Capacity as  
 President and Members of the Board of Directors of the  
 Moreno Valley Community Services District (CSD)

**FROM:** Jeremy Bubnick, Parks & Community Services Director

**AGENDA DATE:** February 15, 2022

**TITLE:** APPROVE NAMING OF MORENO VALLEY EQUESTRIAN  
 PARK AND NATURE CENTER TRAILS

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Adopt the trail names as recommended and submitted by the Parks, Community Services and Trails Committee for the Equestrian Park and Nature Center.

### **SUMMARY**

At their regular meeting on January 13, 2022, the Parks, Community Services and Trails Committee, by unanimous vote by the members present, recommended to the Parks and Community Services Subcommittee to name the Moreno Valley Equestrian Park and Nature Center trails as indicated below:

#### Proposed Sign Names

- Pony Playground
- Peppertree Gulch
- Hoofbeat Lane
- Coyote Canyon
- Chaparral Spur
- Horseshoe Meadow
- Hoof & Hound Highway
- Buckwheat Grade
- Barkley Circle

### Future Proposed Trails/Names

- Arrowhead Loop
- Wild Horse Basin
- Quail Canyon
- Ridge View

At the regular meeting on February 1, 2022 of the Parks and Community Services Subcommittee, a motion was carried to present the proposed trail names to the City Council.

### **DISCUSSION**

Located at 11150 Redlands Boulevard, the Moreno Valley Equestrian Park and Nature Center includes a horse arena, the Hound Town Dog Park, off-street parking, and multi-use trails.

The City of Moreno Valley partners with the Moreno Valley Trailseekers, a non-profit organization, who adopted the Moreno Valley Equestrian Park and Nature Center through the Beautify MoVal program and assists in its maintenance. The Trailseekers organization proposed the trail names and will assist in maintaining the trails within the park. The naming of the trails will clearly identify them for safety as well as recreational use by the community.

### **ALTERNATIVES**

1. Adopt the trail names as recommended and submitted by the Parks, Community Services and Trails Committee. Staff recommends this alternative to clearly identify trails within the Moreno Valley Equestrian Park and Nature Center.
2. Do not adopt the trail names as recommended and submitted by the Parks, Community Services and Trails Committee and provide staff with additional direction. Staff does not recommend this alternative since this will result in a lack of identifiable trails within the Moreno Valley Equestrian Park and Nature Center.

### **FISCAL IMPACT**

Cost for materials and labor to install the signs is estimated to be \$3,500 and funded through Zone A Parks District. There is no General Fund impact.

### **NOTIFICATION**

Posting of the agenda.

### **PREPARATION OF STAFF REPORT**

Prepared By:  
Jeremy Bubnick  
Parks & Community Services Director

Department Head Approval:  
Jeremy Bubnick  
Parks & Community Services Director



## **CITY COUNCIL GOALS**

**Public Safety.** Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

**Positive Environment.** Create a positive environment for the development of Moreno Valley's future.

**Community Image, Neighborhood Pride and Cleanliness.** Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

## **CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

Objective 5.1: Establish partnerships and volunteer programs with residents, business groups and service clubs to beautify our community.

Objective 5.2: Promote the installation and maintenance of cost effective, low maintenance landscape, hardscape and other improvements which create a clean, inviting community.

Objective 5.5: Promote a healthy community and lifestyle.

Objective 5.6: Enhance community outreach, partnership opportunities, and stakeholder ownership of the City's parks and recreation services, programs and events.

Objective 6.2: Improve health, wellness and fitness for Moreno Valley youth through recreation and sports programs.

## **ATTACHMENTS**

To view large attachments, please click your “bookmarks”



on the left hand side of this document for the necessary attachment.

1. Equestrian Park and Nature Center Trail Naming Map

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	2/07/22 7:22 AM
City Attorney Approval	<u>✓ Approved</u>	
City Manager Approval	<u>✓ Approved</u>	2/08/22 1:07 PM

### Proposed Trail Sign Names for MVEC



#### Legend to Trail Signs

X = Sign Location

#### Proposed Sign Names

- 1 Pony Playground
- 2 Peppertree Gulch
- 3 Hoofbeat Lane
- 4 Coyote Canyon
- 5 Chaparral Spur
- 6 Horseshoe Meadow
- 7 Hoof & Hound Highway
- 8 Buckwheat Grade
- 9 Barkley Circle

— = Current Trail

#### Future Proposed Trails/Names

- 10 Arrowhead Loop
- 11 Wild Horse Basin
- 12 Quail Canyon
- 13 Ridge View

Revised: January 4, 2022



## Report to City Council

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**TO:** Mayor and City Council  
 Mayor and City Council Acting in its Capacity as  
 President and Members of the Board of Directors of the  
 Moreno Valley Community Services District (CSD)

**FROM:** Jeremy Bubnick, Parks & Community Services Director

**AGENDA DATE:** February 15, 2022

**TITLE:** APPROVAL OF SPECIAL EVENTS CALENDAR 2022

---

### **RECOMMENDED ACTION**

#### **Recommendation:**

1. Approve the Special Events Calendar 2022.

### **SUMMARY**

This report recommends that the City Council approve the Special Events Calendar 2022.

### **DISCUSSION**

To keep Council best informed of citywide events, staff has prepared a Special Events calendar and will begin the planning stages for year 2022. At their regular meeting on February 1, 2022, the Parks and Community Subcommittee motioned to carry forward to the City Council the Special Events Calendar 2022 for approval.

### **ALTERNATIVES**

1. Approve the recommended action as presented in this staff report.
2. Do not approve the recommended action as presented and provide direction to staff.

### **FISCAL IMPACT**

Special Events budget was established in the Council approved Adopted FY 2021/22 and 2022/23 Community Services District Budget. There is no fiscal impact to the General Fund.

## **NOTIFICATION**

Posting of the agenda.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Socorro G Huerta  
Community Services Superintendent

Department Head Approval:  
Jeremy Bubnick  
Parks and Community Services Director

## **CITY COUNCIL GOALS**

**Positive Environment**. Create a positive environment for the development of Moreno Valley's future.

**Community Image, Neighborhood Pride and Cleanliness**. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

## **CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

Objective 5.5: Promote a healthy community and lifestyle.

Objective 5.6: Enhance community outreach, partnership opportunities, and stakeholder ownership of the City's parks and recreation services, programs and events.

Objective 6.2: Improve health, wellness and fitness for Moreno Valley youth through recreation and sports programs.

## **ATTACHMENTS**



To view large attachments, please click your “bookmarks” on the left hand side of this document for the necessary attachment.

1. Special Event 2022 Calendar

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	2/07/22 7:30 AM
City Attorney Approval	<u>✓ Approved</u>	
City Manager Approval	<u>✓ Approved</u>	2/08/22 1:59 PM

Events	Event Type	Day	Date	Time	Location	Address
Demonstration Garden Dedication	Citywide	Wednesday	23-Feb-22	2pm-3pm	Demonstration Garden	14075 Frederick St.
Springtastic	Citywide	Saturday	2-Apr-22	9am-11:30am	Sunnymead Park	12655 Perris Blvd.
Public Safety Expo	Citywide	Saturday	21-May-22	10am-2pm	Calle San Juan Los Lagos	Calle San Juan Los Lagos
Juneteenth	Citywide	Sunday	18-Jun-22	2-5pm (Tentative)	Civic Center Amphitheater	14075 Frederick St.
4th of July Parade	Citywide	Monday	4-Jul-22	9:30am	North on Frederick St. beginning at Alessandro Blvd. then west on Towngate Blvd.	
4th of July FunFest	Citywide	Monday	4-Jul-22	2pm-9:30pm	Civic Center Amphitheater	14075 Frederick St.
MoVal Rocks-Summer Concert Series	Citywide	Thursday	7-Jul-22	7pm-9pm	Civic Center Amphitheater	14075 Frederick St.
MoVal Movies-Summer Movie Series	Citywide	Friday	8-Jul-22	7pm -10pm	Civic Center Amphitheater	14075 Frederick St.
MoVal Rocks-Summer Concert Series	Citywide	Thursday	14-Jul-22	7pm-9pm	Civic Center Amphitheater	14075 Frederick St.
MoVal Movies-Summer Movie Series	Citywide	Friday	15-Jul-22	7pm -10pm	Civic Center Amphitheater	14075 Frederick St.
MoVal Rocks-Summer Concert Series	Citywide	Thursday	21-Jul-22	7pm-9pm	Civic Center Amphitheater	14075 Frederick St.
MoVal Movies-Summer Movie Series	Citywide	Friday	22-Jul-22	7pm -10pm	Civic Center Amphitheater	14075 Frederick St.
MoVal Rocks -Summer Concert Series	Citywide	Thursday	28-Jul-22	7pm-9pm	Civic Center Amphitheater	14075 Frederick St.
MoVal Movies-Summer Movie Series	Citywide	Friday	29-Jul-22	7pm -10pm	Civic Center Amphitheater	14075 Frederick St.
National Night Out	Citywide	Tuesday	2-Aug-22	4pm-8pm	Celebration Park (Tentative)	14965 Morgan Ave.
MoVal Rocks -Summer Concert Series	Citywide	Thursday	4-Aug-22	7pm-9pm	Civic Center Amphitheater	14075 Frederick St.
MoVal Movies-Summer Movie Series	Citywide	Friday	5-Aug-22	7pm-10pm	Civic Center Amphitheater	14075 Frederick St.
El Grito	Citywide	Thursday	15-Sep-22	6pm-10pm	Civic Center Amphitheater	14075 Frederick St.
Day of the Dead	Citywide	Friday	28-Oct-22	6pm-9pm	Civic Center Amphitheater	14075 Frederick St.
Snow Day	Citywide	Saturday	3-Dec-22	9am-4:45pm	Civic Center Amphitheater	14075 Frederick St.
Holiday Tree Lighting	Citywide	Saturday	3-Dec-22	5:30pm	City Hall	14177 Frederick St.

Attachment: Special Event 2022 Calendar [Revision 1] (5714 : APPROVAL OF SPECIAL EVENTS



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Steve Quintanilla, Interim City Attorney

**AGENDA DATE:** February 15, 2022

**TITLE:** SECOND PUBLIC HEARING REGARDING THE DECENNIAL CITY COUNCIL REDISTRICTING PROCESS BASED ON RECENTLY RELEASED 2020 US CENSUS POPULATION DATA FOR THE CITY OF MORENO VALLEY

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### **RECOMMENDED ACTION**

#### **Recommendations: That the City Council:**

1. Conduct the second of four public hearings regarding the adjustment of City Council District boundaries in light of the 2020 Census, pursuant to Elections Code Sections 21601-21609; and
2. Provide feedback, if any, regarding Communities of Interest or other considerations relating to the process.

### **SUMMARY**

Members of the Moreno Valley City Council are elected using “by-district” elections, meaning elections in which a candidate for the Council may only run for office in the district in which he or she resides and is elected only by the voters in that district.

State law (Elections Code §§ 21600-21609) requires that any city using district elections readjust its boundaries in the year following the release of each U.S. Census, to rebalance the population in accordance with federal equal population requirements. That rebalancing must be done in accordance with the federal Voting Rights Act, the Equal Protection Clause, and applicable State law.

This is the second of four public hearings related to the Redistricting Process that are intended to provide the public with a meaningful opportunity to comment and to submit maps related to the Redistricting Process for consideration by the City Council.



## **BACKGROUND**

In 2019, the State Legislature enacted AB 849 and AB 1276, which substantially re-wrote the State law provisions governing the Redistricting Process as it relates to cities. The new law requires a significantly more detailed public process, including requirements for more public hearings; new notice and public outreach requirements; translation requirements; the creation and maintenance (for ten years) of a redistricting website, etc. The City has already established the required website at [redistrictmoval.org](http://redistrictmoval.org).

The new law also limits the discretion that city councils previously had in determining the redistricting criteria to be applied under State law, and instead prescribes specific criteria that the City Council must follow and sets the priority to be given to each criterion.

## **DISCUSSION**

### **A. Substantive Requirements**

The official adjusted<sup>1</sup> 2020 population of Moreno Valley is 209,667, and the ideal district size is 52,417 total persons. The populations of the current districts as reflected in the adjusted Census data are as follows:

District 1:	50,844
District 2:	51,719
District 3:	53,474
District 4:	53,630

The Supreme Court has held that there does not have to be perfect equality amongst the district populations, but a plan with a “total deviation” exceeding 10% is presumed to be unconstitutionally malapportioned. The “total deviation” is calculated by determining the difference in population between the largest and smallest districts and then dividing by the ideal population.

Applying that formula, we subtract the population of District 1 (the least populated, 3.00% below the ideal) from the population of District 4 (the most populated, 2.31% above the ideal) to get a range of 2,786. Dividing that range by the ideal population of 52,417, the “total deviation” of the City’s current district plan is 5.32%—which is way within the permissible 10% range.

However, under State law there are additional criteria that must be complied with. State law requires that the districts conform to the following:

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<sup>1</sup> Pursuant to State law, the population as reflected in the Census must be adjusted to redistribute incarcerated prisoners back to their last known place of pre-incarceration residence. See Elec. Code § 21601(a). Those are the data addressed herein.

- 1) The districts must be “substantially equal in population” as defined by the Supreme Court (*i.e.*, within the 10% range discussed above).
- 2) The districts must comply with the federal Voting Rights Act of 1965 (52 U.S.C. Sec. 10301 et seq.).
- 3) The districts must comply with constitutional restrictions on “racial gerrymandering.
- 4) Subject to the constitutional and federal law requirements noted in paragraphs (1) – (3), voting districts must be established according to four statutory criteria, ranked in order of priority:
  - To the extent practicable, council districts shall be geographically contiguous. Areas that meet only at the points of adjoining corners are not contiguous. Areas that are separated by water and not connected by a bridge, tunnel, or regular ferry service are not contiguous.
  - To the extent practicable, the geographic integrity of any local neighborhood or local Community of Interest shall be respected in a manner that minimizes its division. A “Community of Interest” is a population that shares common social or economic interests that should be included within a single district for purposes of its effective and fair representation. Communities of Interest do not include relationships with political parties, incumbents, or political candidates.
  - Council district boundaries should be easily identifiable and understandable by residents. To the extent practicable, council districts shall be bounded by natural and artificial barriers, by streets, or by the boundaries of the City.
  - To the extent practicable, and where it does not conflict with the preceding criteria in this subdivision, council districts shall be drawn to encourage geographical compactness in a manner that nearby areas of population are not bypassed in favor of more distant populations.

## **B. Process**

Under the pertinent State laws as amended by AB 849 and AB 1276 (in 2019), the City Council is required conduct at least four public hearings prior to adopting an updated district boundary map. At least one such hearing must be held prior to the drafting of possible mapping alternatives, and at least two must be held after the drafting of possible mapping options.

This is the second of the required public hearings, with the remaining hearings to be conducted on March 1, 2022 and March 15, 2022. The legal deadline to complete this process is April 17, 2022. The first of the required public hearings was held on February 1, 2022.

Per State law, the hearings must be conducted at a specific time; this hearing is noticed to begin at 6:00 p.m. The chief purpose of these mapping hearings is to obtain feedback from the public regarding possible changes to the districts, in particular Communities of Interest.

## **ALTERNATIVES**

The City Council has the following alternatives:

1. Conduct the public hearing. *This alternative will comply with State law and allow the City Council and the City's consultants to receive feedback from the public regarding the adjustment of district boundaries in light of the 2020 Census.*
2. Do not conduct the public hearing. *If the process required by State law is not completed by the legal deadline, responsibility for redrawing the council districts shifts to the Riverside County Superior Court.*

## **FISCAL IMPACT**

None

## **NOTIFICATION**

The Public Hearing Notice was published in the Press Enterprise Newspaper at least ten days in advance of the Public Hearing. Notices of the Public Hearing were also posted at City Hall, Senior Center, City's Website and at the City's three Library Branches.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Steven B. Quintanilla  
Interim City Attorney

Christopher Skinnell  
Special Redistricting Counsel

Concurred By:  
Mike Lee  
City Manager

Pat Jacquez-Nares  
City Clerk

## **CITY COUNCIL GOALS**

None

## **CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure

- 5. Beautification, Community Engagement, and Quality of Life
- 6. Youth Programs

**ATTACHMENTS**

To view large attachments, please click your “bookmarks”  on the left hand side of this document for the necessary attachment.

None

**APPROVALS**

Budget Officer Approval	<u>✓ Approved</u>	2/10/22 2:19 PM
City Attorney Approval	<u>✓ Approved</u>	
City Manager Approval	<u>✓ Approved</u>	2/10/22 2:21 PM



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Michael Lloyd, Public Works Director/City Engineer  
Brian Mohan, Assistant City Manager

**AGENDA DATE:** February 15, 2022

**TITLE:** PUBLIC HEARINGS AND RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING THE DEVELOPMENT IMPACT NEXUS FEE STUDY UPDATE AND ADJUSTING DEVELOPMENT IMPACT FEES

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### **RECOMMENDED ACTION**

#### **Recommendations: That the City Council:**

1. Conduct a Public Hearing for the adoption of the Development Impact Nexus Fee Study Update (Dated January 28, 2022) and adoption of the Capital Improvement Plan;
2. Adopt Resolution No. 2022-XX adopting the Development Impact Nexus Fee Study Update and Capital Improvement Plan, and finding the action is exempt from CEQA;
3. Conduct a Public Hearing for the adjustment of the City of Moreno Valley Development Impact Fees; and
4. Adopt Resolution No. 2022-XX adjusting the Development Impact Fees, and finding the action is exempt from CEQA.

### **SUMMARY**

This report recommends that the Council convene two Public Hearings. The first Public Hearing is to consider the adoption of the Development Impact Fee Nexus Study Update and Capital Improvement Plan. The second Public Hearing is to consider staff recommendations to adopt a Resolution that adjusts the Development Impact Fees for residential and commercial/industrial development based upon the 2022 Nexus Study

findings. The maximum DIF rate as recommended by the Nexus Study shall be phased in over an eight-year period with an increase every two years with an automatic inflationary adjustment per the Engineering News Record's Building Cost Index (BCI), but in no event shall any adjustment exceed the costs associated with the fee program. Fee revenues will support the future pursuit of the items included in the Nexus Study.

## **BACKGROUND**

The City of Moreno Valley adopted its Development Impact Fee (DIF) program in 2000 in full compliance with AB 1600. For the DIF, Moreno Valley adopted two Ordinances codifying Chapter 3.38 Residential Development Impact Fees and Chapter 3.42 Commercial and Industrial Impact Fees. The two chapters of the City's Municipal Code, in accordance with applicable law, including without limitation the Mitigation Fee Act, as set forth in Government Code Sections 66000 et seq., permit Moreno Valley to collect Development Impact Fees based upon the impacts of future development on capital facilities and infrastructure in the community. Since the original adoption, the fees have been updated periodically. A critical document to justify DIF adjustments is a Nexus Study, which, as of January 1, 2022, the City Council must adopt prior to adopting/increasing any DIF. The Nexus Study is used to determine the fair distribution of DIF costs based upon identified future infrastructure needs of the community, the cost of future infrastructure, and to account for that infrastructure that has been constructed since the date of the last DIF Nexus Study. The last Nexus Study prepared for the DIF was in 2012. Since that time, the City has approved a General Plan Update, approved many Capital Improvement Plans (CIP) with the most recent being the FY 21/22 & 22/23 CIP, and seen significant development activity in the recent years. The 2022 Nexus Study Update accounts for these recent activities.

## **DISCUSSION**

At the February 16, 2021, City Council meeting, Council directed staff to finalize an update to the 2012 DIF Nexus Study. Since that time, staff has worked with its consultant Willdan Financial Services to finalize an updated DIF Nexus Study to account for recent activities and program changes that affected the fee calculations. Those changes include a General Plan Update, CIP updates, as well as recently completed projects.

The updated DIF Nexus Study includes a section-by-section breakdown of the DIF facility categories along with the necessary calculations to measure the demand that future development will have on those facility service levels. The submitted DIF Nexus Study for 2022 demonstrates the proportionality between the amount charged to the residential and commercial/industrial development community for the type and amount of facilities and infrastructure demand generated by that type of development project. Additionally, the updated 2022 Nexus Study provides a reasonable connection between the use of fees and the benefits produced for the development paying the fees. As a point of reference, Attachment 1 provides comparisons of fees across the region based upon type of development. As can be seen, the current DIF for the City is among the lowest in the region while the proposed adjustments per the updated Nexus Study

would bring the City in line with other jurisdiction fees.

The 2022 Nexus Study Update and proposed adoption of Development Impact Fees complies with Assembly Bill 602 (“AB 602”). In relevant part, AB 602 added Section 66016.5 to the Government Code, requiring the City to conduct an impact fee study before the adoption of an associated development fee, added new requirements to such nexus studies, and requires the City adopt a capital improvement plan as part of the nexus study. The 2022 Nexus Study Update addresses such newly added requirements.

Respecting the requirement that a capital improvement plan be adopted as a part of the nexus study (Government Code 66016.5(a)(6)), the first attached Resolution adopts the requisite Nexus study and Capital Improvement Plan. As noted above, the Capital Improvement Plan was previously adopted by the City Council, and no modifications are hereby recommended to the latest Capital Improvement Plan, but because of the new requirement imparted via AB 602, the capital improvement plan is presented to the City Council for its adoption to strictly comply with AB 602’s requirements.

The second attached Resolution would adopt the Development Impact Fees and implementation schedule, which will not be effective until 60 days after adoption of the Resolution (April 18, 2022), in accordance with applicable law. While the City is authorized by law to immediately increase fees to capture one-hundred percent of new development’s share of facility costs, staff instead recommends providing a gradual implementation schedule with automatic adjustment to such fees every two years, commencing in April 2022, with the final adjustment commencing in January 2028, as set forth in more detail in the Resolution, with automatic adjustments in the years 2024, 2026, and 2028 to account for the escalation in construction costs, based upon the figures published in the Engineering News Record’s Building Cost Index – 20 Cities Annual Average, but that in no event shall any adjustment exceed the costs associated with the fee program.

Additionally, staff recommends that a temporary reduction be put place for Affordable Residential Single-Family, Residential Multi-Family and Residential Mobile/Senior categories until such time as the City Council deems it appropriate to amend the resolution and applicable development impact fees further. Such reduction is reflected in the DIF fee table and schedule set forth in the attached applicable Resolution. The continued availability of this rate will assist in the City’s housing element compliance.

### **CEQA ANALYSIS**

This action has been reviewed by staff in accordance with the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines and the actions are exempt from CEQA pursuant to Sections 15061(b)(2), 15061(b)(3), and Statutory Exemption set forth in 15306 of the CEQA Guidelines, 15273(a)(4) (Rates, Tolls, Fares and Charges), as set forth in more detail in each Resolution.

## **ALTERNATIVES**

1. Approve the recommended actions as presented in this staff report and as set forth in the proposed Resolution. *Staff recommends this alternative as it will allow for planning, design, and construction of necessary infrastructure improvements to mitigate the impact of development on the community.*
2. Do not approve the recommended actions as presented in this staff report and as set forth in the proposed Resolution. *Staff does not recommend this alternative as it will delay or stop the planning, design, and construction of necessary infrastructure improvements to mitigate the impact of development on the community.*

## **FISCAL IMPACT**

The updated DIF Nexus Study supports a maximum future revenue stream of nearly \$740 million through build out of Moreno Valley. Below are the maximum projected revenues for the DIF categories:

- Arterial Streets: \$333,809,510
- Traffic Signals: \$25,095,738
- Fire Facilities: \$21,447,000
- Police Facilities: \$17,210,000
- Parkland/Quimby: \$102,737,574
- Recreation Centers: \$9,540,000
- Libraries: \$8,926,800
- City Hall: \$9,635,000
- Corporate Yard: \$13,756,000
- Maintenance Equipment: \$4,121,000
- Interchange Improvements: \$193,685,450
- Animal Shelter: \$659,000

TOTAL MAXIMUM PROJECTED DIF REVENUE: \$740,623,072

## **NOTIFICATION**

A notice was published in the Press Enterprise on January 15, 2022 for the Public Hearing to adopt the Development Impact Fee Nexus Study Update. A notice was published in the Press Enterprise on February 5, 2022, and again on February 10, 2022, for the Public Hearing to adjust the Development Impact Fees. The City currently does not have any active request on file for any additional notifications pursuant to the Government Code. The City made available to the public the Nexus Study at least ten days before this meeting, in accordance with Government Code Section 66016.

## **PREPARATION OF STAFF REPORT**

Prepared By:

Concurred By:



Michael Lloyd, P.E.  
Public Works Director/City Engineer

Brian Mohan  
Assistant City Manager/Chief Financial Officer/City Treasurer

## **CITY COUNCIL GOALS**

**Revenue Diversification and Preservation.** Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

**Public Safety.** Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

**Public Facilities and Capital Projects.** Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

**Community Image, Neighborhood Pride and Cleanliness.** Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

## **CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

Objective 4.2: Develop and maintain a comprehensive Infrastructure Plan to invest in and deliver City infrastructure.

## **ATTACHMENTS**

To view large attachments, please click your “bookmarks”  on the left hand side of this document for the necessary attachment.

1. DIF Comparison Charts
2. NEXUS STUDY ADOPTION RESOLUTION final
3. DIF ADJUSTMENT RESOLUTION

## **APPROVALS**

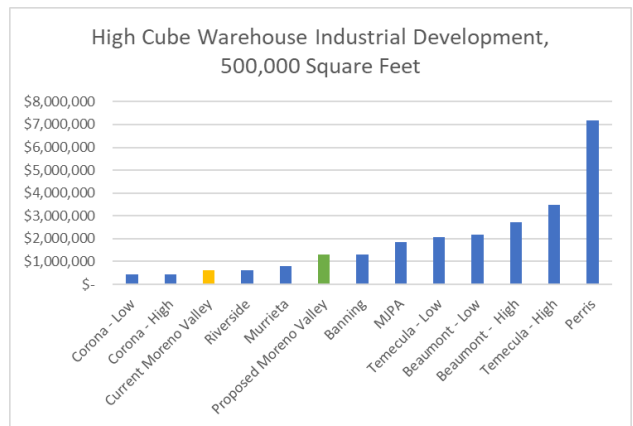
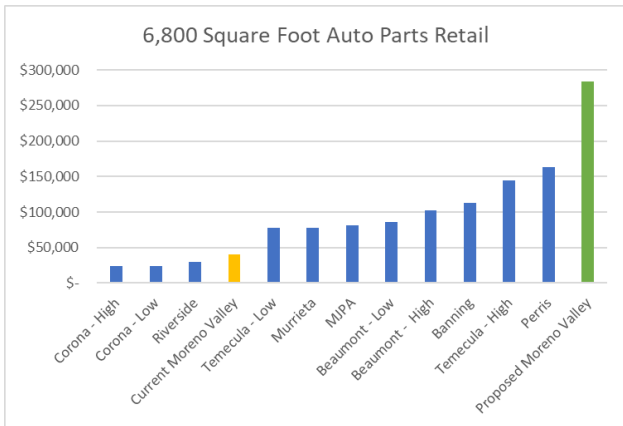
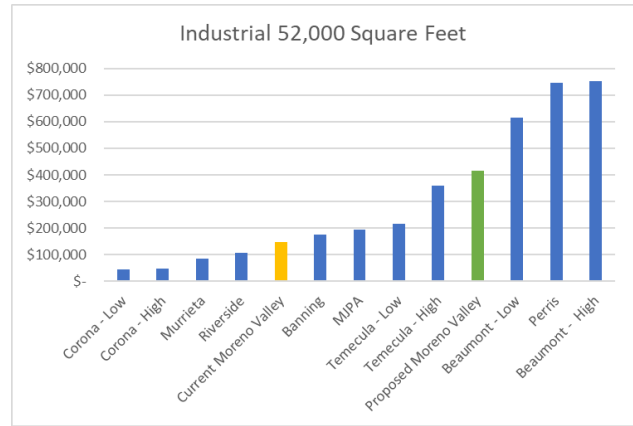
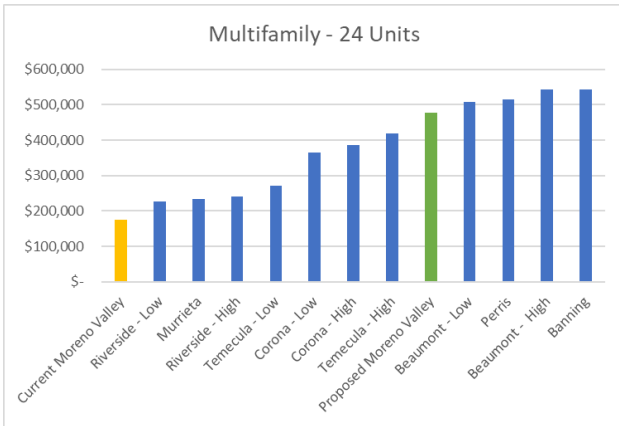
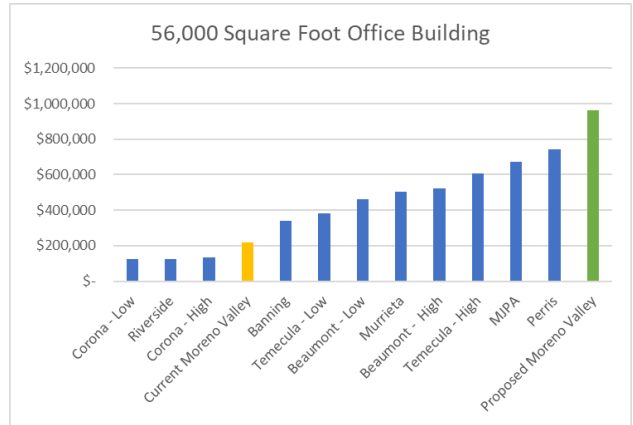
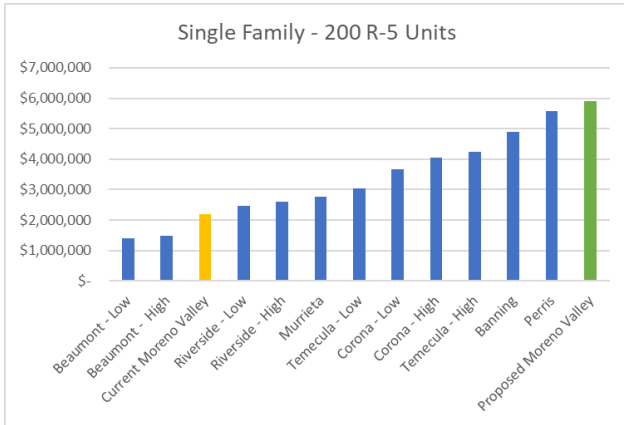
Budget Officer Approval            ✓ Approved                            2/09/22 9:07 AM

City Attorney Approval  
City Manager Approval

✓ Approved  
✓ Approved

2/09/22 9:12 AM

## DIF Comparison Charts



Attachment: DIF Comparison Charts (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

RESOLUTION NO. 2022-\_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MORENO VALLEY, CALIFORNIA, AMENDING DEVELOPMENT  
IMPACT FEES**

**WHEREAS**, the City of Moreno Valley (“City”) previously recognized that there was insufficient funding to address the impacts of new development on certain capital facilities in the City (the “City System”); and

**WHEREAS**, in order to address this shortfall, the City formulated a plan whereby a development impact fee would be assessed on new development and would be used to fund the necessary improvements for the City System; and

**WHEREAS**, in furtherance of this plan, the City Council adopted the “Development Impact Fee Update Study”, dated October 11, 2005 (the “2005 DIF Nexus Study”); and

**WHEREAS**, based on the 2005 DIF Nexus Study, the City amended Chapter 3.38 (Residential Development Impact Fees) and 3.42 (Commercial and Industrial Development Impact Fees) of the Moreno Valley Municipal Code as adopted by Ordinance No. 695 on October 11, 2005, pursuant to California Government Code sections 66000 et seq. authorizing the City to impose the Development Impact Fee (“DIF”) upon new development; and

**WHEREAS**, in October 2012, the City conducted a Public Hearing, updated the Development Impact Fee Nexus Study, and adjusted the Development Impacts Fees for Residential and Commercial & Industrial Development; and

**WHEREAS**, Section 3.38.160 of Chapter 3.38 and Section 3.42.130 of Chapter 3.42 authorizes the City Council to periodically review and adjust to the applicable DIF via resolution, in accordance with the procedures and based upon the findings set forth in the Mitigation Fee Act, as set forth in Government Code sections 66000-66024; and

**WHEREAS**, Section 3.38.160 and 3.42.130 further authorizes the City Council to provide annual adjustments to the applicable DIF via resolution to account for the escalation in construction costs, based upon the figures published in the Engineering News Record’s Building Cost Index—20 Cities Annual Average; and

**WHEREAS**, the Mitigation Fee Act standardizes the procedures for the imposition of development impact fees by certain public agencies; and

**WHEREAS**, the Mitigation Fee Act was passed "in response to concerns among developers that local agencies were imposing development fees for purposes unrelated to

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Date Adopted: \_\_\_\_\_, 2022

development projects," as held in *Ehrlich v City of Culver City* (1996) 12 C4th 854, 864; and

**WHEREAS**, the Mitigation Fee Act applies to "fees" imposed by the City on "development projects" to fund "public facilities," as these terms are defined in Government Code section 66000; and

**WHEREAS**, the Mitigation Fee Act defines "fee[s]" as "monetary exaction[s] other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis" that are imposed by a local agency as a condition of approval of a development project for the purpose of defraying costs of public facilities related to the development project, but does not include fees for building inspections, as held in *Barratt Am., Inc. v City of Rancho Cucamonga* (2005) 37 C4th 685; and

**WHEREAS**, the Mitigation Fee Act defines a "development project" as any "project undertaken for the purpose of development"; and

**WHEREAS**, the Mitigation Fee Act broadly defines "public facilities" to include "public improvements, public services, and community amenities" (Government Code section 66000); and

**WHEREAS**, the Mitigation Fee Act requires that the City make a determination, supported by evidence, that there is a "reasonable relationship" between the impact of a project and the development impact fee imposed (Government Code 66001); and

**WHEREAS**, the California Supreme Court has interpreted the Mitigation Fee Act's "reasonable relationship" standard as "embodying the standard of review formulated by the [United States Supreme Court] in its *Nollan* and *Dolan* opinions," as set forth in *Ehrlich v City of Culver City* (1996) 12 C4th 854 at 860; and

**WHEREAS**, in light of the foregoing, the Mitigation Fee Act requires that there be a reasonable relationship between: (1) a development impact fee's use and the type of development project on which the development impact fee is imposed; (2) the need for the public facility funded by the development impact fee and the type of development project on which the development impact fee is imposed; and (3) the amount of the development impact fee and the cost of the public facility attributable to the development on which the development impact fee is imposed; and

**WHEREAS**, Assembly Bill No. 602 ("AB 602") was approved by the Governor in September of 2021. In relevant part, it added Government Code Section 66016.5, which requires that as of January 1, 2022, an impact fee nexus study must be adopted before the adoption of an associated development fee, and delineates certain requirements respecting the nexus study; and

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Date Adopted: \_\_\_\_\_, 2022

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

**WHEREAS**, the City retained the professional services of Willdan Financial Services to prepare a nexus study in accordance with AB 602, attached hereto as Exhibit "A" and incorporated herein by this reference, the 2022 Development Impact Fee Study Update, dated January 20, 2022 (the "Nexus Study"), for the purpose of identifying the purpose of each development impact fee and the use to which each development impact fee is to be put; and

**WHEREAS**, in accordance with AB 602, on February 15, 2022, after a duly held public hearing, the City adopted the Nexus Study, including the capital improvement plan as part of the Nexus Study; and

**WHEREAS**, the DIF Nexus Analysis also provides the requisite evidence to support the findings and conclusions that a reasonable relationship exists between: (1) each development impact fee's use and the type of development project on which the development impact fee is imposed; (2) the need for the public facility funded by each development impact fee and the type of development project on which the development impact fee is imposed; and (3) the amount of each development impact fee and the cost of the public facility attributable to the development on which the development impact fee is imposed; and

**WHEREAS**, Government Code Section 66017 (a) provides that any action adopting a fee or increasing a fee, upon a development project, as defined in Section 66000, which applies to the filing, accepting, reviewing, approving, or issuing of an application, permit, or entitlement to use, may be enacted only after a noticed public hearing and any such new or increased fees may not become effective any sooner than 60 days following the final action on the adoption of the new fee or fee increase, unless the City Council by a four-fifths (4/5ths) vote adopts an urgency measure to protect the public health, welfare and safety; and

**WHEREAS**, the fees collected pursuant to this Resolution shall be used to finance the City System as described or identified in the Nexus Study; and

**WHEREAS**, the Nexus Study demonstrates a need for City to increase fees to sufficiently cover, but not exceed, the costs associated with the fee program; and

**WHEREAS**, while the City is authorized by law to immediately increase such fees to capture one-hundred percent of its facility costs demanded by new development, the City desires instead to provide a gradual implementation schedule with automatic adjustment to such fees every two years, commencing in April 2022, with the final adjustment commencing in January 2028, as set forth in more detail herein, and that in no event does any adjustment exceed the costs associated with the fee program; and

**WHEREAS**, this levying of development impact fees has been reviewed by the City Council and staff in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines and it has been determined that the adoption of this

Resolution No. 2022-XX  
Date Adopted: \_\_\_\_\_, 2022

resolution is exempt from CEQA pursuant to Sections 15061(b)(2) and 15061(b)(3) of the CEQA Guidelines.

**NOW, THEREFORE, the City Council of the City of Moreno Valley does hereby resolve as follows:**

### **Section 1. Recitals**

That the recitals set forth above are true and correct, and are hereby incorporated herein by this reference, and adopted as findings in support of this Resolution.

### **Section 2. Exhibits**

That the exhibits attached to this Resolution and all documents referenced herein are hereby incorporated herein by this reference, including without limitation the Nexus Study.

### **Section 3. CEQA Review – Categorical Exemption**

The City Council hereby finds that in accordance with the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, the adoption of this Resolution is exempt from CEQA pursuant to Sections 15061(b)(3) and 15061(b)(2) because the adoption of this Resolution is statutorily exempt pursuant to CEQA Guidelines section 15273(a)(4) (Rates, Tolls, Fares and Charges for obtaining funds for capital projects necessary to maintain service within existing service area) in that development impacts fees per the Mitigation Fee Act and Chapters 3.38 and 4.42 of the Moreno Valley Municipal Code are imposed by the City as a condition of approval of future development projects for the purpose of defraying and/or recovering from each new residential and nonresidential construction project a reasonable and proportional share of the cost of certain project-related public facilities and infrastructure improvements which are either exempt from CEQA review or which have already been evaluated under CEQA and imposed as mitigation measures in previously certified environmental impact reports and/or adopted mitigated negative declarations.

### **Section 4. Definitions**

The terms of this Resolution shall have the same meaning ascribed to them in Sections 3.38 and 3.42 of the Moreno Valley Municipal Code, unless otherwise set forth herein.

### **Section 5. Affordable Housing**

That a temporary reduction shall be in place for Affordable Residential Single-Family, Residential Multi-Family and Residential Mobile/Senior categories until such time as the City Council deems it appropriate to amend the resolution and applicable development impact fees further. Such reduction is reflected in the DIF fee table and

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Date Adopted: \_\_\_\_\_, 2022

schedule set forth herein. The continued availability of this rate will assist in the City’s housing element compliance. To qualify, an affordable housing project must:

- Comply with the required Area Median Income levels to ensure affordability qualification; and
- Record appropriate affordability covenants.

**Section 6. DIF Fee Table**

That in accordance with Section 3.38.160 of Chapter 3.38 and Section 3.42.130 of Chapter 3.42 of the Moreno Valley Municipal Code, there is hereby adopted the revised DIF Fee Table, attached hereto as Exhibit B, which replaces the summary of Development impact fees within the City’s Schedule of City Fees, Charges and Rates, summarized below as the total DIF:

- (1) \$29,466.00 per DU for Residential Single-Family (Subdivisions)
- (2) \$28,572.00 per DU for Residential Single-Family (Infill)
- (3) \$14,733.00 per DU for Affordable Residential Single-Family (Subdivisions)
- (4) \$14,286.00 per DU for Affordable Residential Single-Family (Infill)
- (5) \$19,912.00 per DU for Residential Multi-Family (Subdivisions)
- (6) \$19,343.00 per DU for Residential Multi-Family (Infill)
- (7) \$9,956.00 per DU for Affordable Residential Multi-Family (Subdivisions)
- (8) \$9,671.50 per DU for Affordable Residential Multi-Family (Infill)
- (9) \$12,094.00 per DU for Residential Mobile/Senior (Subdivisions)
- (10) \$11,666.00 per DU for Residential Mobile/Senior (Infill)
- (11) \$6,047.00 per DU for Affordable Residential Mobile/Senior (Subdivisions)
- (12) \$5,833.00 per DU for Affordable Residential Mobile/Senior (Infill)
- (13) \$41,808.00 per 1,000 square foot of a General Commercial project
- (14) \$44,076.00 per 1,000 square foot of a Regional Commercial project
- (15) \$7,998.00 per 1,000 square foot of a General Industrial project
- (16) \$2,586.00 per 1,000 square foot of a High Cube Commercial project
- (17) \$18,007.00 per 1,000 square foot of an Office project

That the fees shall be automatically adjusted on January 1, for the years 2024, and 2026 to reflect any changes in costs for those certain capital improvements using the Council approved figures published in the Engineering News Record’s Building Cost Index –20 Cities Annual Average, but in no event shall such fees exceed the costs associated with the fee program. Note that all fees include a 2% administrative charge to fund future nexus updates and other fee program administrative costs.

**Section 7. DIF Schedule**

That the total DIF shall be implemented and increased automatically, with no further

Resolution No. 2022-XX  
Date Adopted: \_\_\_\_\_, 2022

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)



action by the City, on the following schedule at the associated rates, with a breakdown by category in Exhibit B; provided, however, the rates set forth for the years 2024 and 2026 include set adjustments to raise the fees to gradually capture its facility costs demanded by new development, but the listed fees for such years are not final and shall be automatically adjusted to account for the escalation in construction costs, based upon the figures published in the Engineering News Record's Building Cost Index—20 Cities Annual Average, but in no event shall any adjustment exceed the costs associated with the fee program.

**April 18, 2022:**

- (1) \$15,269.50 per DU for Residential Single-Family (Subdivisions)
- (2) \$15,046.00 per DU for Residential Single-Family (Infill)
- (3) \$7,634.75 per DU for Affordable Residential Single-Family (Subdivisions)
- (4) \$7,523.00 per DU for Affordable Residential Single-Family (Infill)
- (5) \$10,025.50 per DU for Residential Multi-Family (Subdivisions)
- (6) \$9,883.25 per DU for Residential Multi-Family (Infill)
- (7) \$5,012.75 per DU for Affordable Residential Multi-Family (Subdivisions)
- (8) \$4,941.62 per DU for Affordable Residential Multi-Family (Infill)
- (9) \$6,178.75 per DU for Residential Mobile/Senior (Subdivisions)
- (10) \$6,071.75 per DU for Residential Mobile/Senior (Infill)
- (11) \$3,089.37 per DU for Affordable Residential Mobile/Senior (Subdivisions)
- (12) \$3,035.87 per DU for Affordable Residential Mobile/Senior (Infill)
- (13) \$14,339.00 per 1,000 square foot of a General Commercial project
- (14) \$14,516.00 per 1,000 square foot of a Regional Commercial project
- (15) \$3,760.50 per 1,000 square foot of a General Industrial project
- (16) \$1,227.00 per 1,000 square foot of a High Cube Commercial project
- (17) \$7,340.25 per 1,000 square foot of an Office project

**January 1, 2024:**

- (1) \$20,002.00 per DU for Residential Single-Family (Subdivisions)
- (2) \$19,555.00 per DU for Residential Single-Family (Infill)
- (3) \$10,001.00 per DU for Affordable Residential Single-Family (Subdivisions)
- (4) \$9,777.50 per DU for Affordable Residential Single-Family (Infill)
- (5) \$13,321.00 per DU for Residential Multi-Family (Subdivisions)
- (6) \$13,036.50 per DU for Residential Multi-Family (Infill)
- (7) \$6,660.50 per DU for Affordable Residential Multi-Family (Subdivisions)
- (8) \$6,518.25 per DU for Affordable Residential Multi-Family (Infill)
- (9) \$8,144.50 per DU for Residential Mobile/Senior (Subdivisions)
- (10) \$7,930.50 per DU for Residential Mobile/Senior (Infill)
- (11) \$4,072.25 per DU for Affordable Residential Mobile/Senior

Resolution No. 2022-XX  
Date Adopted: \_\_\_\_\_, 2022

(Subdivisions)

- (12) \$3,965.25 per DU for Affordable Residential Mobile/Senior (Infill)
- (13) \$24,205.00 per 1,000 square foot of a General Commercial project
- (14) \$25,001.25 per 1,000 square foot of a Regional Commercial project
- (15) \$5,164.00 per 1,000 square foot of a General Industrial project
- (16) \$1,652.25 per 1,000 square foot of a High Cube Commercial project
- (17) \$10,874.50 per 1,000 square foot of an Office project

### January 1, 2026

- (1) \$24,734.50 per DU for Residential Single-Family (Subdivisions)
- (2) \$24,064.00 per DU for Residential Single-Family (Infill)
- (3) \$12,367.12 per DU for Affordable Residential Single-Family (Subdivisions)
- (4) \$12,031.96 per DU for Affordable Residential Single-Family (Infill)
- (5) \$16,616.50 per DU for Residential Multi-Family (Subdivisions)
- (6) \$16,189.75 per DU for Residential Multi-Family (Infill)
- (7) \$8,308.22 per DU for Affordable Residential Multi-Family (Subdivisions)
- (8) \$8,094.85 per DU for Affordable Residential Multi-Family (Infill)
- (9) \$10,122.25 per DU for Residential Mobile/Senior (Subdivisions)
- (10) \$9,801.25 per DU for Residential Mobile/Senior (Infill)
- (11) \$5,061.10 per DU for Affordable Residential Mobile/Senior (Subdivisions)
- (12) \$4,900.60 per DU for Affordable Residential Mobile/Senior (Infill)
- (13) \$32,651.00 per 1,000 square foot of a General Commercial project
- (14) \$34,222.00 per 1,000 square foot of a Regional Commercial project
- (15) \$6,585.50 per 1,000 square foot of a General Industrial project
- (16) \$2,133.00 per 1,000 square foot of a High Cube Commercial project
- (17) \$14,450.75 per 1,000 square foot of an Office project

### January 1, 2028

- (1) \$29,466.00 per DU for Residential Single-Family (Subdivisions)
- (2) \$28,572.00 per DU for Residential Single-Family (Infill)
- (3) \$14,733.00 per DU for Affordable Residential Single-Family (Subdivisions)
- (4) \$14,286.00 per DU for Affordable Residential Single-Family (Infill)
- (5) \$19,912.00 per DU for Residential Multi-Family (Subdivisions)
- (6) \$19,343.00 per DU for Residential Multi-Family (Infill)
- (7) \$9,956.00 per DU for Affordable Residential Multi-Family (Subdivisions)
- (8) \$9,671.50 per DU for Affordable Residential Multi-Family (Infill)
- (9) \$12,094.00 per DU for Residential Mobile/Senior (Subdivisions)
- (10) \$11,666.00 per DU for Residential Mobile/Senior (Infill)
- (11) \$6,047.00 per DU for Affordable Residential Mobile/Senior

Resolution No. 2022-XX

Date Adopted: \_\_\_\_\_, 2022

(Subdivisions)

- (12) \$5,833.00 per DU for Affordable Residential Mobile/Senior (Infill)
- (13) \$41,808.00 per 1,000 square foot of a General Commercial project
- (14) \$44,076.00 per 1,000 square foot of a Regional Commercial project
- (15) \$7,998.00 per 1,000 square foot of a General Industrial project
- (16) \$2,586.00 per 1,000 square foot of a High Cube Commercial project
- (17) \$18,0007.00 per 1,000 square foot of an Office project

#### **Section 8. DIF PAYMENT**

Payment of such fees may be made at any time once a permit application has been submitted to the City for processing and is consistent with applicable Municipal Code Sections, and must be made timely in accordance with applicable law, including without limitation the Moreno Valley Municipal Code.

#### **Section 9. Findings**

That the City Council hereby makes the requisite findings as set forth in Section 16 of the Nexus Study, as presented in said chapter and supported in detail by the Nexus Study.

#### **Section 10. Effective Date**

That pursuant to Section 66017 of the Government Code, the development impact fees herein shall not take effect until sixty (60) following adoption of this Resolution.

#### **Section 11. Severability**

That should any provision, section, paragraph, sentence or word of this Resolution or Nexus Study be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution and/or Nexus Study as hereby adopted shall remain in full force and effect.

#### **Section 12. Repeal of Conflicting Provisions**

That all the provisions heretofore adopted by the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

#### **Section 13. Certification**

That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

Resolution No. 2022-XX  
Date Adopted: \_\_\_\_\_, 2022

APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2022.

Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

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

Resolution No. 2022-XX  
Date Adopted: \_\_\_\_\_, 2022

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

**RESOLUTION JURAT**

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF MORENO VALLEY        )

I, \_\_\_\_\_, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. \_\_\_\_\_ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

\_\_\_\_\_  
CITY CLERK

(SEAL)

Resolution No. 2022-XX  
Date Adopted: \_\_\_\_\_, 2022

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

**EXHIBIT "A"**

**2022 DEVELOPMENT IMPACT FEE STUDY UPDATE**

[SEE ATTACHED]

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

Resolution No. 2022-XX  
Date Adopted: \_\_\_\_\_, 2022

# CITY OF MORENO VALLEY

## DEVELOPMENT IMPACT FEE STUDY UPDATE

FINAL DRAFT

JANUARY 28, 2022



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*Other Regional Offices*

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Plano, TX  
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Washington, DC

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

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# Executive Summary

This report summarizes an analysis of development impact fees needed to support future development in The City of Moreno Valley through 2040. It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee. The public facilities and improvements included in this analysis are divided into the fee categories listed below:

- Arterial Streets;
- Traffic Signals;
- Fire Facilities;
- Police Facilities;
- Parks;
- Recreation Facilities;
- ♦ Library Facilities;
- ♦ City Hall Facilities;
- ♦ Corporation Yard Facilities;
- ♦ Maintenance Equipment Facilities;
- ♦ Freeway Interchanges; and,
- ♦ Animal Shelter Facilities.

## Background and Study Objectives

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to calculate and present fees that will enable the City to expand its inventory of public facilities, as new development creates increases in service demands.

The City imposes public facilities fees under authority granted by the *Mitigation Fee Act* (the *Act*), contained in *California Government Code* Sections 66000 *et seq.* This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein.

All development impact fee-funded capital projects should be programmed through the City's five-year Capital Improvement Plan (CIP). Using a CIP can help the City identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the *Mitigation Fee Act*.

## Facility Standards and Costs

There are three approaches typically used to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the *Mitigation Fee Act* requirements.

The **system plan** approach is based on a master facility plan in situations where the needed facilities serve both existing and new development. This approach allocates existing and planned facilities across existing and new development to determine new development's fair share of facility needs. This approach is used when it is not possible to differentiate the benefits of new facilities between new and existing development. Often the system plan is based on increasing facility standards, so the City must find non-impact fee revenue sources to fund existing development's fair share of planned facilities. This approach is used for the fire, police, recreation center, library, and corporation yard facility fees in this report.

The **planned facilities** approach allocates costs based on the ratio of planned facilities that serve new development to the increase in demand associated with new development. This approach is appropriate when specific planned facilities that only benefit new development can be identified, or when the specific share of facilities benefiting new development can be identified. Examples

include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This approach is used for the arterial street, traffic signal, and freeway interchange facility fees.

The **existing inventory** approach is based on a facility standard derived from the City's existing level of facilities and existing demand for services. This approach results in no facility deficiencies attributable to existing development. This approach is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth will be identified through the City's annual capital improvement plan and budget process and/or completion of a new facility master plan. This approach is to calculate the parks, city hall, maintenance equipment and animal shelter facilities fees in this report.

## Use of Fee Revenues

The Mitigation Fee Act requires that this analysis "Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged." <sup>1</sup> Each chapter in this report identifies the appropriate use of impact fee revenues for each particular impact fee category.

Impact fee revenue must be spent on new facilities or expansion of current facilities to serve new development. Facilities can be generally defined as capital acquisition items with a useful life greater than five years. Impact fee revenue can be spent on capital facilities to serve new development, including but not limited to land acquisition, construction of buildings, infrastructure, the acquisition of vehicles or equipment, information technology, software licenses and equipment.

## Development Impact Fee Schedule Summary

**Table E.1** summarizes the development impact fees that meet the City's identified needs and comply with the requirements of the *Mitigation Fee Act*.

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<sup>1</sup> California Government Code §66001 (a) (2).

**Table E.1: Development Impact Facilities Fee Summary**

Land Use	Arterial Streets	Traffic Signals	Fire	Police	Park Fee <sup>1</sup>	Quimby In-Lieu Fee <sup>1</sup>	Recreation Centers	Libraries	City Hall	Corporate Yard	Maintenance Equipment	Interchange Improvements	Animal Shelter	Total - Subdivisions	Total - Non Subdivisions
<i>Residential - Fee Per Dwelling Unit</i>															
Single Family Unit	\$ 9,953	\$ 748	\$ 1,412	\$ 1,208	\$ 7,460	\$ 8,354	\$ 753	\$ 731	\$ 676	\$ 966	\$ 290	\$ 4,299	\$ 77	\$ 29,466	\$ 28,572
Multifamily Unit	7,110	534	898	768	4,741	5,310	478	465	429	614	184	3,073	49	19,912	19,343
Senior Housing	3,422	257	677	579	3,579	4,007	361	351	324	463	139	1,477	37	12,094	11,666
<i>Nonresidential - Fee per 1,000 Square Feet</i>															
Regional Commercial	\$23,576	\$1,771	\$ 558	\$ 214	\$ 636	\$ -	\$ 64	\$ 42	\$ 119	\$ 170	\$ 51	\$ 16,874	\$ -	\$ 44,076	\$ 44,076
General Commercial	21,466	1,613	558	214	636	-	64	42	119	170	51	16,874	-	41,808	41,808
Office	9,896	744	728	281	831	-	84	55	156	222	67	4,942	-	18,007	18,007
Industrial	4,535	341	271	104	309	-	32	20	58	83	24	2,221	-	7,998	7,998
High Cube Warehouse	1,293	97	168	64	192	-	19	12	36	51	15	639	-	2,586	2,586

<sup>1</sup> A development project either pays the park fee or the Quimby fee, not both. Development not occurring in subdivisions is subject to the park fee. Development in subdivisions is subject to the Quimby fee.

Sources: Tables 3.5, 4.3, 5.6, 6.6, 7.9, 8.6, 9.6, 10.5, 11.6, 12.5, 13.5 and 14.5.

## Other Funding Needed

Impact fees may only fund the share of public facilities related to new development in Moreno Valley. They may not be used to fund the share of facility needs generated by existing development or by development outside of the City. As shown in **Table E.2**, approximately \$377.9 million in additional funding will be needed to complete the facility projects the City currently plans to develop. The “Additional Funding Required” column shows non-impact fee funding required to fund a share of the improvements partially funded by impact fees. Non-fee funding is needed because these facilities are needed partially to remedy existing deficiencies and partly to accommodate new development.

The City will need to develop alternative funding sources to fund existing development’s share of the planned facilities. Potential sources of revenue include but are not limited to existing or new general fund revenues, existing or new taxes, special assessments, and grants.

**Table E.2: Non-Impact Fee Funding Required**

Fee Category	Net Project Cost	Projected Impact Fee Revenue	Additional Funding Required
Arterial Streets <sup>1</sup>	\$ 385,270,822	\$ 333,809,510	\$ 51,461,312
Traffic Signals <sup>1</sup>	28,960,858	25,095,738	3,865,120
Fire Facilities <sup>1</sup>	64,400,909	21,447,000	42,953,909
Police Facilities <sup>2</sup>	68,090,997	17,210,000	55,606,378
Parkland/Quimby <sup>3</sup>	102,737,574	102,737,574	-
Recreation Centers	20,353,072	9,540,000	10,813,072
Libraries	29,976,239	8,926,800	21,049,439
City Hall <sup>4</sup>	9,635,000	9,635,000	-
Corporate Yard	52,191,185	13,756,000	38,435,185
Maintenance Equipment <sup>4</sup>	4,121,000	4,121,000	-
Interchange Improvements <sup>1</sup>	347,377,002	193,685,450	153,691,552
Animal Shelter <sup>4</sup>	659,000	659,000	-
<b>Total</b>	<b>\$ 1,113,773,657</b>	<b>\$ 740,623,072</b>	<b>\$ 377,875,966</b>

<sup>1</sup> TUMF funding and/or existing fund balances will fund some of the alternative funding requirements.

<sup>2</sup> Additional funding required also necessary to cover negative fund balance.

<sup>3</sup> If all residential development is subject to Quimby, then the fee will generate the figure shown. If no residential development is subject to Quimby, then the fee will generate \$94,502,804.

<sup>4</sup> These categories were calculated using the existing standard methodology. Under this methodology the fee revenue is equal to new development’s share of project costs.

Sources: Tables 3.3, 3.4, 4.1, 4.2, 5.3, 5.5, 6.5, 7.7, 8.5, 9.5, 10.4, 11.5, 12.4, 13.3, 13.4 and 14.4.



# 1. Introduction

This report presents an analysis of the need for public facilities to accommodate new development in the City of Moreno Valley. This chapter provides background for the study and explains the study approach under the following sections:

- Public Facilities Financing in California;
- Study Objectives;
- Fee Program Maintenance;
- Study Methodology; and,
- Organization of the Report.

## Public Facilities Financing in California

The changing fiscal landscape in California during the past 40 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses;
- Unfunded state and federal mandates; and,
- Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have had to adopt a policy of “growth pays its own way.” This policy shifts the burden of funding infrastructure expansion from existing ratepayers and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require the approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development impact fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development impact fees need only a majority vote of the legislative body for adoption.

## Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. *Policy 2.14.1* of the City’s General Plan states “Conduct periodic review of public facilities impact mitigation fees in accordance with state statutes to ensure that the charges are consistent with the costs of improvements.” The primary purpose of this report is to update the City’s impact fees based on the most current available facility plans and growth projections. The proposed fees will enable the City to expand its inventory of public facilities as new development leads to increases in service demands. This report supports the General Plan policy stated above.

The City imposes public facilities fees under authority granted by the Mitigation Fee Act (the Act), contained in California Government Code Sections 66000 et seq. This report provides the necessary findings required by the Act for adoption of the fees presented in the fee schedules presented in this report.

Moreno Valley is forecast to significant growth through this study's planning horizon of 2040. This growth will create an increase in demand for public services and the facilities required to deliver them. Given the revenue challenges described above, Moreno Valley has decided to use a development impact fee program to ensure that new development funds the share of facility costs associated with growth. This report makes use of the most current available growth forecasts and facility plans to update the City's existing fee program to ensure that the fee program accurately represents the facility needs resulting from new development.

## Fee Program Maintenance

Once a fee program has been adopted it must be properly maintained to ensure that the revenue collected adequately funds the facilities needed by new development. To avoid collecting inadequate revenue, the inventories of existing facilities and costs for planned facilities must be updated periodically for inflation, and the fees recalculated to reflect the higher costs. The use of established indices for each facility included in the inventories (land, buildings, and equipment), such as the *Engineering News-Record*, is necessary to accurately adjust the impact fees. For a list of recommended indices, see Chapter 15.

While fee updates using inflation indices are appropriate for annual or periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, it is recommended to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. For further detail on fee program implementation, see Chapter 15.

## Study Methodology

Development impact fees are calculated to fund the cost of facilities required to accommodate growth. The six steps followed in this development impact fee study include:

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for public facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development:** Estimate the total amount of planned facilities, and identify the share required to accommodate new development;
4. **Determine the cost of facilities required to serve new development:** Estimate the total amount and the share of the cost of planned facilities required to accommodate new development;
5. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the development impact fee schedule; and
6. **Identify alternative funding requirements:** Determine if any non-fee funding is required to complete projects.

The key public policy issue in development impact fee studies is the identification of facility standards (step #2, above). Facility standards document a reasonable relationship between new development and the need for new facilities. Standards ensure that new development does not fund deficiencies associated with existing development.

## Types of Facility Standards

There are three separate components of facility standards:

- ◆ *Demand standards* determine the amount of facilities required to accommodate growth, for example, park acres per thousand residents, square feet of library space per capita, or gallons of water per day. Demand standards may also reflect a level of service such as the vehicle volume-to-capacity (V/C) ratio used in traffic planning.
- ◆ *Design standards* determine how a facility should be designed to meet expected demand, for example, park improvement requirements and technology infrastructure for City office space. Design standards are typically not explicitly evaluated as part of an impact fee analysis but can have a significant impact on the cost of facilities. Our approach incorporates the cost of planned facilities built to satisfy the City’s facility design standards.
- ◆ *Cost standards* are an alternate method for determining the amount of facilities required to accommodate growth based on facility costs per unit of demand. *Cost standards* are useful when demand standards were not explicitly developed for the facility planning process. *Cost standards* also enable different types of facilities to be analyzed based on a single measure (cost or value) and are useful when different facilities are funded by a single fee program. Examples include facility costs per capita, cost per vehicle trip, or cost per gallon of water per day.

## New Development Facility Needs and Costs

A number of approaches are used to identify facility needs and costs to serve new development. This is often a two-step process: (1) identify total facility needs, and (2) allocate to new development its fair share of those needs.

There are three common methods for determining new development’s fair share of planned facilities costs: the **system plan method**, the **planned facilities method**, and the **existing inventory method**. The formula used by each approach and the advantages and disadvantages of each method is summarized below:

### *System Plan Method*

This method calculates the fee based on the value of existing facilities plus the cost of planned facilities, divided by demand from existing plus new development:

$$\frac{\text{Value of Existing Facilities} + \text{Cost of Planned Facilities}}{\text{Existing} + \text{New Development Demand}} = \$/\text{unit of demand}$$

This method is useful when planned facilities need to be analyzed as part of a system that benefits both existing and new development. It is difficult, for example, to allocate a new fire station solely to new development when that station will operate as part of an integrated system of fire stations that together achieve the desired level of service.

The system plan method ensures that new development does not pay for existing deficiencies. Often facility standards based on policies such as those found in General Plans are higher than the existing facility standards. This method enables the calculation of the existing deficiency required to bring existing development up to the policy-based standard. The local agency must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee. This approach is used for the fire, police, recreation center, library, and corporation yard facility fees in this report.

### *Existing Inventory Method*

The existing inventory method allocates costs based on the ratio of existing facilities to demand from existing development as follows:

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$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \$/\text{unit of demand}$$

Under this method new development will fund the expansion of facilities at the same standard currently serving existing development. By definition the existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth are identified through an annual capital improvement plan and budget process, possibly after completion of a new facility master plan. This approach is to calculate the parks, city hall, maintenance equipment and animal shelter facilities fees in this report.

**Planned Facilities Method**

The planned facilities method allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \$/\text{unit of demand}$$

This method is appropriate when planned facilities will entirely serve new development, or when a fair share allocation of planned facilities to new development can be estimated. An example of the former is a Wastewater trunk line extension to a previously undeveloped area. An example of the latter is a portion of a roadway that has been identified as necessary to mitigate the impact from new development through traffic modeling analysis. Under this method new development will fund the expansion of facilities at the standards used in the applicable planning documents. This approach is used for the arterial street, traffic signal, and freeway interchange facility fees.

## Organization of the Report

The determination of a public facilities fee begins with the selection of a planning horizon and development of growth projections for population and employment. These projections are used throughout the analysis of different facility categories and are summarized in Chapter 2.

Chapters 3 through 14 identify facility standards and planned facilities, allocate the cost of planned facilities between new development and other development, and identify the appropriate development impact fee for each of the following facility categories:

- Arterial Streets;
- Traffic Signals;
- Fire Facilities;
- Police Facilities;
- Parks;
- Recreation Facilities;
- ♦ Library Facilities;
- ♦ City Hall Facilities;
- ♦ Corporation Yard Facilities;
- ♦ Maintenance Equipment Facilities;
- ♦ Freeway Interchanges; and,
- ♦ Animal Shelter Facilities.

Chapter 15 details the procedures that the City must follow when implementing a development impact fee program. Impact fee program adoption procedures are found in *California Government Code* Sections 66016 through 66018.

The five statutory findings required for adoption of the proposed public facilities fees in accordance with the Mitigation Fee Act are documented in Chapter 16.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

## 2. Growth Forecasts

Growth projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This chapter explains the source for the growth projections used in this study based on a 2021 base year and a planning horizon of 2040.

Estimates of existing development and projections of future growth are critical assumptions used throughout this report. These estimates are used as follows:

- The estimate of existing development in 2021 is used as an indicator of existing facility demand and to determine existing facility standards.
- The estimate of total development at the 2040 planning horizon is used as an indicator of future demand to determine total facilities needed to accommodate growth and remedy existing facility deficiencies, if any.
- Estimates of growth from 2021 through 2040 are used to (1) allocate facility costs between new development and existing development, and (2) estimate total fee revenues.

The demand for public facilities is based on the service population, dwelling units or nonresidential development creating the need for the facilities.

### Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types that impact fees have been calculated for are defined below.

- **Single family:** Detached and attached one-unit dwellings.
- **Multifamily:** All attached multifamily dwellings including duplexes, apartments, and condominiums.
- **Senior Housing:** All age-restricted multifamily dwellings.
- **Commercial:** All commercial, retail, educational, and hotel/motel development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All manufacturing and other industrial development.
- **Warehousing:** All warehouse development

Some developments may include more than one land use type, such as a mixed-use development with both multifamily and commercial uses. Another similar situation would be a warehousing facility that contains office space. In those cases, the facilities fee would be calculated separately for each land use type included within the building.

The City has the discretion to determine which land use type best reflects a development project's characteristics for purposes of imposing an impact fee and may adjust fees for special or unique uses to reflect the impact characteristics of the use.

### Existing and Future Development

**Table 2.1** shows the estimated number of residents, dwelling units, employees, and building square feet in Moreno Valley, both in 2021 and in 2040. The base year estimates of residents and dwelling units comes from the California Department of Finance. Future resident and dwelling unit

are based on draft Growth Figures from SCAG's Integrated Growth Forecast from the 2016-2040 Regional Transportation Plan (RTP).

Base year employees were estimated based on data obtained from the U.S. Census Bureau's OnTheMap Application. Total future employees were also estimated based on SCAG Integrated Growth Forecast, allocated to the nonresidential land use categories based on current proportions, except for the warehousing land use category. The increase in warehousing jobs is based on an increase of 40.6 million building square feet identified in approved development agreements.

**Table 2.1: Demographic Assumptions**

	2021	2040	Increase
Residents <sup>1</sup>	208,900	256,600	47,700
Dwelling Units <sup>2</sup>			
Single Family	47,700	57,300	9,600
Multifamily	10,000	15,700	5,700
Total	57,700	73,000	15,300
Employment <sup>3</sup>			
Commercial	16,200	32,400	16,200
Office	11,600	23,200	11,600
Industrial	2,000	4,000	2,000
Warehousing	11,800	23,600	11,800
Total	41,600	83,200	41,600
Building Square Feet (000s) <sup>4</sup>			
Commercial	6,778	13,556	6,778
Office	3,718	7,436	3,718
Industrial	1,724	3,448	1,724
Warehousing	16,389	56,989	40,600
Total	28,609	81,430	52,820

Note: Figures have been rounded to the hundreds.

<sup>1</sup> Current population from California Department of Finance (DOF). Projection for 2040 based on Draft Growth Figures from SCAG's Integrated Growth Forecast for the 2016-2040 RTP/SCS.

<sup>2</sup> Current values from DOF. Total future dwelling units from SCAG Draft Integrated Growth Forecast.

<sup>3</sup> Existing estimates based on data from OnTheMap. Excludes local government employees. Future employees from SCAG Forecast allocated to land use categories based on current proportions.

<sup>4</sup> Estimated based on employment and employment density factors in Table 2.2, except for warehousing. Increase in warehousing is based on an increase of 40.6 million building square feet identified in existing development agreements.

Sources: California Department of Finance (DOF), Table E-5, 2021; Draft Growth Figures from SCAG's Integrated Growth Forecast for the 2016-2040 RTP/SCS; U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (2019); City of Moreno Valley; World Logistics Center Specific Plan (2015); Willdan Financial Services.



## Occupant Densities

All fees in this report are calculated based on dwelling units or building square feet. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee.

Occupant densities (residents per dwelling unit or workers per building square foot) are the most appropriate characteristics to use for most impact fees. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

The average occupant density factors used in this report are shown in **Table 2.2**. The residential density factors are based on data for Moreno Valley from the 2019 U.S. Census' American Community Survey, the most recent data available.

The nonresidential occupancy factors are based on occupancy factors found in the *Employment Density Study Summary Report*, prepared for the Southern California Association of Governments by The Natelson Company. Though not specific to Moreno Valley, the Natelson study covered employment density over a wide array of land use and development types, making it reasonable to apply these factors to other areas. The specific factors used in this report are for developing suburban areas, as defined by the Natelson study.

**Table 2.2: Occupant Density**

<u>Residential</u>		
Single Family	4.17	Residents Per Dwelling Unit
Multifamily	2.65	Residents Per Dwelling Unit
Senior Housing	2.00	Residents Per Dwelling Unit
<u>Nonresidential</u>		
Commercial	2.39	Employees per 1,000 square feet
Office	3.12	Employees per 1,000 square feet
Industrial	1.16	Employees per 1,000 square feet
High Cube Warehouse	0.72	Employees per 1,000 square feet

Sources: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates, Tables B25024 and B25033; The Natelson Company, Inc., *Employment Density Study Summary Report*, prepared for the Southern California Association of Governments, October 31, 2001, SCAG region data; Willdan Financial Services.

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## 3. Arterial Streets

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This chapter summarizes an analysis of the need for arterial streets, including roadway segments and intersection improvements, to accommodate new development. The chapter documents a reasonable relationship between new development and the impact fee for funding of these facilities.

### Trip Demand

The need for street improvements is based on the trip demand placed on the system by development. A reasonable measure of demand is the number of average daily vehicle trips, adjusted for the type of trip. Vehicle trip generation rates are a reasonable measure of demand on the City's system of street improvements across all modes because alternate modes (transit, bicycle, pedestrian) often substitute for vehicle trips.

The two types of trips adjustments made to trip generation rates to calculate trip demand are described below:

- Pass-by trips are deducted from the trip generation rate. Pass-by trips are intermediates stops between an origin and a final destination that require no diversion from the route, such as stopping to get gas on the way to work.
- The trip generation rate is adjusted by the average length of trips for a specific land use category compared to the average length of all trips on the street system.

**Table 3.1** shows the calculation of trip demand factors by land use category based on the adjustments described above. Data is based on extensive and detailed trip surveys conducted in the San Diego region by the San Diego Association of Governments. The surveys provide one of the most comprehensive databases available of trip generation rates, pass-by trips factors, and average trip length for a wide range of land uses. Though urban development patterns differ between San Diego and the City of Moreno Valley, the use of this data is appropriate as a means of allocating trips across multiple land use categories. It should be noted that the projections of current and future trip generation in this report are based on data specific to the City of Moreno Valley.



**Table 3.1: Trip Rate Adjustment Factors**

	Primary Trips <sup>1</sup>	Diverted Trips <sup>1</sup>	Adjustment Factor for Non-Pass-by Trips <sup>1</sup>	Average Trip Length <sup>2</sup>	Adjustment Factor <sup>3</sup>	ITE Category	Average Daily Trips <sup>4</sup>	Trip Demand Factor <sup>5</sup>
	A	B	C = A + B	D	E = C x D		F	G = E x F
<i>Residential</i>								
Single Family	86%	11%	97%	1.14	1.11	Single Family Housing (210)	9.43	10.47
Multi-family	86%	11%	97%	1.14	1.11	Multifamily Housing (Low-Rise) (220)	6.74	7.48
Senior Housing	86%	11%	97%	1.14	1.11	Senior Adult Housing- Attached (252)	3.24	3.60
<i>Nonresidential</i>								
Regional Commercial	54%	35%	89%	0.75	0.67	Shopping Center (820)	37.01	24.80
General Commercial	45%	40%	85%	0.72	0.61	Shopping Center (820)	37.01	22.58
Office	77%	19%	96%	1.00	0.96	General Office Building (710)	10.84	10.41
Industrial	79%	19%	98%	1.00	0.98	General Light Industrial (110)	4.87	4.77
High Cube Warehouse	92%	5%	97%	1.00	0.97	High-Cube / Short-Term Storage Warehouse (154)	1.40	1.36

<sup>1</sup> Percent of total trips. Primary trips are trips with no mid way stops, or "links". Diverted trips are linked trips whose distance adds at least one mile to the primary trip. Pass-by trips are links that do not add more than one mile to the total trip.

<sup>2</sup> From Table 5, "Derivation of Trip-Length Adjustments for Arterial Development Impact Fee." Distance to Jurisdictional Limit.

<sup>3</sup> The trip adjustment factor equals the percent of non-pass-by trips multiplied by the average trip length.

<sup>4</sup> Trips per dwelling unit or per employee.

<sup>5</sup> The trip demand factor is the product of the trip adjustment factor and the average daily trips.

Sources: San Diego Association of Governments, Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002; Institute of Traffic Engineers, Trip Generation, 11th Edition; City of Moreno Valley, "Derivation of Trip-Length Adjustments for Arterial Development Impact Fee;" Willdan Financial Services.

## Trip Growth

The planning horizon for this analysis is 2040. **Table 3.2** lists the 2021 and 2040 land use assumptions used in this study. The trip demand factors calculated in Table 3.1 are multiplied by the existing and future dwelling units and building square feet to determine the increase in trips caused by new development.

**Table 3.2: Land Use Scenario and Total Trips**

Land Use	Trip Demand Factor	2021		Growth 2021 to 2040		Total - 2040	
		Units / 1,000 SF	Trips	Units / 1,000 SF	Trips	Units / 1,000 SF	Trips
<i>Residential</i>							
Single Family	10.47	47,700	499,419	9,600	100,512	57,300	599,931
Multi-family	7.48	10,000	74,800	5,700	42,636	15,700	117,436
Subtotal		57,700	574,219	15,300	143,148	73,000	717,367
<i>Nonresidential</i>							
Commercial	24.8	6,778	168,100	6,778	168,101	13,556	336,201
Office	10.41	3,718	38,704	3,718	38,704	7,436	77,408
Industrial	4.77	1,724	8,224	1,724	8,224	3,448	16,448
Warehousing	1.36	16,389	22,289	40,600	55,216	56,989	77,505
Subtotal		28,609	237,317	52,820	270,245	81,430	507,562
Total			811,536		413,393		1,224,929
			66.3%		33.7%		100.0%

Sources: Tables 2.1 and 3.1; Willdan Financial Services

## Project Costs

Cost estimates are summarized in **Table 3.3**, and displayed in detail in **Appendix Table A.1**. None of the projects included in the fee program were deficient at the time the fee program was created. As such, the full cost of the improvements is needed to remedy unacceptable level of service decreases caused by the increase in trips from new development. The City's traffic engineers prepared the cost estimates, using cost estimating methodology consistent with the estimating methodology used in recent WRCOG's Nexus Study. TUMF credits are identified in the Transportation Uniform Mitigation Fee Nexus Study (2016 Update).

The City may decide to alter the scope of the planned projects or to substitute new projects if those new projects continue to represent an expansion of the City's facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the City should consider revising the fees accordingly.

**Table 3.3: Planned Facilities**

No.	Roadway	Total Cost
1	Total DIF Cost for East-West Arterial Streets	\$ 185,659,072
2	Total DIF Cost for North-South Arterial Streets	238,039,008
3	Non-Master Planned Storm Drain Projects in CIP	5,000,000
4	Freeway Overpasses (non-interchange)	31,976,721
5	Nason-Dracaean (Letterman) Booster Bump Station	1,900,000
6	Citywide Bridges	16,915,070
10	Share of Debt Service Costs - See Appendix Table A.2 <sup>1</sup>	999,943
	Subtotal	\$ 480,489,813
	Less TUMF Credit for Backbone Arterial Streets	\$ (46,828,000)
	Less TUMF Credit for Secondary Arterial Streets	(44,279,000)
	Less Existing Fund Balance	(4,111,991)
	Total DIF Project Cost - 2021	\$ 385,270,822

<sup>1</sup> New development's share of debt costs is equal to the present value of the interest multiplied by new development's share of total trips identified in Table 3.2 (33.7% x \$2,967,189).

Sources: "Summary Of DIF Cost For Arterial Streets," 2021, City of Moreno Valley; Appendix Tables A.1 and A.2, Willdan Financial Services.

## Fee per Trip Demand Unit

Every impact fee consists of a dollar amount, or the cost of projects that can be funded by a fee, divided by a measure of development. In this case, all fees are first calculated as a cost per trip demand unit. Then these amounts are translated into housing unit (cost per dwelling unit) and employment space (cost per 1,000 building square feet) by multiplying the cost per trip by the trip generation rate for each land use category. These amounts become the fee schedule.

**Table 3.4** calculates the cost the cost per trip demand unit by dividing the total project costs attributable to new development summarized in Table 3.3, by the total growth in trips calculated in Table 3.2.

**Table 3.4: Cost per Trip to Accommodate Growth**

Fee Program Share of Planned Facilities Costs	\$ 385,270,822
Growth in Daily Trips	413,393
Cost per Trip	\$ 932

Sources: Tables 3.2 and 3.3; Willdan Financial Services.

## Fee Schedule

**Table 3.5** shows the maximum justified arterial streets fee schedule. The maximum justified fees are based on the costs per trip shown in Table 3.4. The cost per trip is multiplied by the trip demand factors in Table 3.1 to determine a fee per unit of new development. The total fee

includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan’s experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

**Table 3.5: Arterial Streets Impact Fee**

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D	E / 1,000
	Cost Per Trip	Trip Demand Factor	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	Fee per Sq. Ft.	
<i>Residential - per Dwelling Unit</i>							
Single Family	\$ 932	10.47	\$ 9,758	\$ 195	\$ 9,953		
Multi-family	932	7.48	6,971	139	7,110		
Senior Housing	932	3.60	3,355	67	3,422		
<i>Nonresidential - per 1,000 Sq. Ft.</i>							
Regional Commercial	\$ 932	24.80	\$ 23,114	\$ 462	\$ 23,576	\$ 23.58	
General Commercial	932	22.58	21,045	421	21,466	21.47	
Office	932	10.41	9,702	194	9,896	9.90	
Industrial	932	4.77	4,446	89	4,535	4.54	
High Cube Warehouse	932	1.36	1,268	25	1,293	1.29	

<sup>1</sup> Persons per dwelling unit or per 1,000 square feet of nonresidential.

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Table 3.1 and 3.4; Willdan Financial Services.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

## 4. Traffic Signals

This chapter summarizes an analysis of the need for traffic signals to accommodate new development. The chapter documents a reasonable relationship between new development and the impact fee for funding of these facilities. Note that the trip demand factors calculated in Table 3.1, and the trip growth projections calculated in Table 3.2 will also be used in this chapter.

### Project Costs and Cost Allocation

Cost estimates for traffic signals and related facilities needed to serve new development are summarized in **Table 4.1**. A list of signal controller locations and new signals are shown in **Appendix Tables A.3 and A.4**. The City will require 96 new signals to serve new development. The City will also require upgrades to 39 existing signal controllers to accommodate the increase in trip demand. The cost for new signals is allocated completely to new development. However, the controller upgrades and communications ducts are needed as a result of existing demand and future demand. As such, a share of the cost of controller upgrades and communication ducts is allocated to new development proportional to new development's share of total trips at the planning horizon.

**Table 4.1: Traffic Signal Costs**

Component	Amount	Units	Unit Cost	Total Cost	Allocation to New Development <sup>1</sup>	Cost Allocated to New Development
Traffic signals	96	Signals	\$274,100	\$26,313,600	100.0%	\$ 26,313,600
Future communication duct <sup>2</sup>	87	Miles	132,000	11,484,000	33.7%	3,870,108
Traffic signal controller upgrades	39	Signal Controllers	10,000	390,000	33.7%	131,430
Total DIF Project Cost				\$38,187,600		\$ 30,315,138
Less Existing Fund Balance						(1,354,280)
Net DIF Cost						\$ 28,960,858

<sup>1</sup> For controller upgrades and communication ducts, new development's fair share is equal to its share of trips at buildout, as shown in Table 4.2.

<sup>2</sup> \$25 per lane foot.

Source: "Development Impact Fee Update: Traffic Signals Component," City of Moreno Valley, 2021; Table 3.2, Willdan Financial Services.

### Fee per Trip Demand Unit

Every impact fee consists of a dollar amount, or the cost of projects that can be funded by a fee, divided by a measure of development. In this case, all fees are first calculated as a cost per trip demand unit. Then these amounts are translated into housing unit (cost per dwelling unit) and employment space (cost per 1,000 building square feet) by multiplying the cost per trip by the trip generation rate for each land use category. These amounts become the fee schedule.

**Table 4.2** calculates the cost the cost per trip demand unit by dividing the total project costs attributable to new development summarized in Table 4.1, by the total growth in trips calculated in Table 3.2.

**Table 4.2: Cost per Trip to Accommodate Growth**

Fee Program Share of Planned Facilities Costs	\$ 28,960,858
Growth in Daily Trips	<u>413,393</u>
Cost per Trip	\$ 70

Sources: Tables 3.2 and 4.1; Willdan Financial Services.

## Fee Schedule

**Table 4.3** shows the maximum justified traffic signals facilities fee schedule. The maximum justified fees are based on the costs per trip shown in Table 4.2. The cost per trip is multiplied by the trip demand factors in Table 3.1 to determine a fee per unit of new development. The total fee includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan’s experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

**Table 4.3: Traffic Signals Impact Fee**

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D		E / 1,000
	Cost Per Trip	Trip Demand Factor	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	Fee per Sq. Ft.		
<i>Residential - per Dwelling Unit</i>								
Single Family	\$ 70	10.47	\$ 733	\$ 15	\$ 748			
Multi-family	70	7.48	524	10	534			
Senior Housing	70	3.60	252	5	257			
<i>Nonresidential - per 1,000 Sq. Ft.</i>								
Regional Commercial	\$ 70	24.80	\$ 1,736	\$ 35	\$ 1,771	\$ 1.77		
General Commercial	70	22.58	1,581	32	1,613	1.61		
Office	70	10.41	729	15	744	0.74		
Industrial	70	4.77	334	7	341	0.34		
High Cube Warehouse	70	1.36	95	2	97	0.10		

<sup>1</sup> Persons per dwelling unit or per 1,000 square feet of nonresidential.

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Table 3.1 and 4.2; Willdan Financial Services.

# 5. Fire Facilities

The purpose of the fire impact fee is to fund the fire facilities needed to serve new development. A proposed fee is presented based on the system plan standard of fire facilities per capita.

## Service Population

Fire facilities are used to provide services to both residents and businesses. The service population used to determine the demand for fire facilities includes both residents and workers. **Table 5.1** shows the current fire facilities service population and the estimated service population at the planning horizon of 2040.

To calculate service population for fire protection facilities, residents are weighted at 1.00. A worker is weighted at 0.69 of one resident to reflect the lower per capita need for fire services associated with businesses.

The specific 0.69 per worker weighting used here is derived from an extensive study carried out by planning staff in the City of Phoenix. Data from that study is used to calculate a per capita factor that is independent of land use patterns. It is reasonable to assume that relative demand for fire service between residents and workers does not vary substantially on a per capita basis across communities, enabling the use of this data in other communities in the documentation of a fire facilities impact fee.

**Table 5.1: Fire Facilities Service Population**

	Residents	Workers <sup>1</sup>	Service Population
Existing (2021)	208,900	41,600	237,600
New Development (2021-2040)	47,700	41,600	76,400
<b>Total (2040)</b>	<b>256,600</b>	<b>83,200</b>	<b>314,000</b>
Weighting factor	1.00	0.69	

<sup>1</sup> Service population w eighting factors based on study of City of Phoenix service call data w eighted by the relative proportions of residential and nonresidential land use in the City, allow ing the results of this survey to be applied in other areas.

Source: Tables 2.1; City of Phoenix, AZ.

## Facility Inventories and Standards

This section describes the City’s fire facility inventory and facility standards.

### Existing Inventory

**Table 5.2** summarizes the City’s current inventory of land, apparatus and vehicles. Fire protection services are provided from seven stations located throughout the City. The unit cost for the land value assumption of \$167,000 per acre was based on an analysis of recent sales comparisons, and consistent with other chapters in this report. Building valuations come from a risk

management valuation of the City’s building inventory. A summary of the value of vehicles, fire protection equipment, and apparatuses can be found in **Appendix Table A.5**.

**Table 5.2: Existing Fire Facilities Land and Building Inventory**

	Address	Inventory	Units	Unit Cost	Value
<i>Land (acres)</i>					
Fire Station #2	24935 Hemlock Avenue	1.72	acres	\$ 167,000	\$ 287,200
Fire Station #6	22250 Eucalyptus Avenue	1.25	acres	167,000	208,800
Fire Station #48	10511 Village Road	0.90	acres	167,000	150,300
Fire Station #58	28040 Eucalyptus Avenue	3.59	acres	167,000	599,500
Fire Station #65	15111 Indian Street	0.72	acres	167,000	120,200
Fire Station #91	16110 Lasselle Street	5.00	acres	167,000	835,000
Fire Station #99	13700 Morrison Street	1.40	acres	167,000	233,800
Subtotal		14.58			\$ 2,434,800
<i>Buildings (square feet)<sup>1</sup></i>					
Fire Station #2	24935 Hemlock Avenue	8,848	Sq. Ft.	\$ 525	\$ 4,645,200
Fire Station #6	22250 Eucalyptus Avenue	9,490	Sq. Ft.	525	4,982,250
Fire Station #48	10511 Village Road	4,754	Sq. Ft.	525	2,495,850
Fire Station #58	28040 Eucalyptus Avenue	10,320	Sq. Ft.	525	5,418,000
Fire Station #65	15111 Indian Street	5,022	Sq. Ft.	525	2,636,550
Fire Station #91	16110 Lasselle Street	8,848	Sq. Ft.	525	4,645,200
Fire Station #99	13700 Morrison Street	10,348	Sq. Ft.	525	5,432,700
Subtotal		57,630	Sq. Ft.		\$ 30,255,750
<i>Vehicles and Apparatus (See Appendix Tables A.5)</i>					\$ 2,302,700
Total Value of Existing Facilities					\$34,993,250

Sources: City of Moreno Valley; Appendix Table A.5, Willdan Financial Services.

### Planned Facilities

**Table 5.3** summarizes the planned facilities needed to serve the City through 2040, as identified by City’s 2021-2026 Capital Improvement Plan. The City plans to build several new fire stations and purchase several engines and apparatus, in addition to upgrading facilities to add capacity at several locations. Additionally, a share of the debt service costs for fire facilities is also allocated to new development. The value of the future payments is discounted into 2021 dollars. See **Appendix Table A.2** for additional detail. New facilities costs are estimated to total approximately \$69.4 million through 2040.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)



**Table 5.3: Planned Fire Facilities**

Description	Cost
Industrial Fire Station	\$ 12,150,000
Redlands Boulevard Fire Station	8,553,600
Photovoltaic System for Fire Station 2 and Fire Station 6	492,000
Northeast Fire Station	9,283,000
Fire Station 65 Relocation	8,553,600
Cottonwood Park Fire Station	8,213,500
Fire Station (Future) Land Acquisition	897,900
Fire Station (Future, infill)	7,575,000
Gilman Fire Station	7,575,000
Engine - Type 1 (Industrial Station)	640,000
Engine - Type 1 (Redlands Blvd. Station)	640,000
Engine - Type 1 (Northeast Station)	640,000
Engine - Type 1 (Cottonwood Park Station)	640,000
Engine - Type 1 (Future Station)	640,000
Light Truck - Quint - (Gilman Station)	960,000
Heavy Truck - Tiller	1,200,000
Fire Prevention Staff Vehicle (2)	63,500
Debt Service Costs <sup>1</sup>	<u>675,794</u>
Total Cost - Planned Facilities	\$ 69,392,894

<sup>1</sup> See Appendix Table A.2.

Sources: City of Moreno Valley Fire Department, Capital Improvement Plan, FY 2021-2026 and Beyond; Appendix Table A.2, Willdan Financial Services.

## Cost Allocation

### Existing Level of Service

Per the new nexus study requirements that went into effect of January 1, 2022, a nexus study “shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.” **Table 5.4** expresses the City’s current fire facilities level of service in terms of an existing cost per capita. This cost per capita is not used in the fee calculation, rather it is shown here for informational purposes only.

Once the planned facilities have been constructed and new development has increased the City’s service population the resulting facility cost per capita will be higher than the cost per capita shown in Table 5.4. The increased facility standard is needed to ensure that the City has an adequate fire response time throughout the City.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

**Table 5.4: Existing Level of Service**

Value of Existing Facilities	\$	34,993,250
Existing Fund Balance		4,991,985
Total	\$	39,985,235
<hr/>		
Existing Service Population		237,600
<hr/>		
Cost per Capita	\$	168
<hr/>		
Facility Standard per Resident	\$	168
Facility Standard per Worker <sup>1</sup>		116

<sup>1</sup> Based on a weighing factor of 0.69.

Sources: Tables 5.1 and 5.2; Willdan Financial Services.

### Future Level of Service

**Table 5.5** shows new development’s projected per capita investment in fire protection facilities at the planning horizon. This level of service drives the fee calculation. This value is calculated by dividing cost of existing and planned facilities by the service population at the planning horizon. The value per capita is multiplied by the worker weighting factor of 0.69 to determine the value per worker.

**Table 5.5: Fire Protection Facilities System Standard**

Value of Existing Facilities	\$	34,993,250
Value of Planned Facilities		69,392,894
Total System Value (2040)	\$	104,386,144
<hr/>		
Future Service Population (2040)		314,000
<hr/>		
Cost per Capita	\$	332
<hr/>		
Facility Standard per Resident	\$	332
Facility Standard per Worker <sup>1</sup>		229

<sup>1</sup> Based on a weighing factor of 0.69.

Sources: Tables 5.1, 5.2 and 5.3; Willdan Financial Services.

### Use of Fee Revenue

The City can use fire facilities fee revenues for the construction or purchase of buildings, land, vehicles, apparatus and fire protection equipment that are part of the system of fire facilities serving new development. A list of planned facilities is included in Table 5.3.

## Non-Fee Funding Required

Completing the planned facilities will provide a higher value of facilities per capita than is currently provided in Moreno Valley. Impact fee revenue may not be used to increase the level of service provided to existing development. Therefore, impact fee revenue will not fully fund the planned fire protection facilities and some non-fee funding will be required. **Table 5.6** shows the projected fee revenue and the non-fee funding required through 2040. After accounting for the projected future impact fee revenue, approximately \$43 million in non-fee funding will be needed to complete the planned fire protection facilities. The City will need to use alternative funding sources to fund existing development's share of the planned fire protection facilities. Potential sources of revenue include but are not limited to existing or new general fund revenues, existing or new taxes, special assessments, and grants.

**Table 5.6: Revenue Projection - System Standard**

Cost per Capita	\$	332
Growth in Service Population (2021 - 2040) <sup>1</sup>		64,600
Fee Revenue	\$	21,447,000
Cost of Planned Facilities	\$	69,392,894
Less Fee Revenue		21,447,000
Less Existing Fund Balance		4,991,985
Non-Fee Revenue to Be Identified	\$	42,953,909

<sup>1</sup> Excludes growth from the approved development agreements, which are exempt from paying this impact fee in exchange for building and dedicating a fire station.

Sources: Tables 5.1, 5.3 and 5.5.

## Fee Schedule

**Table 5.7** shows the maximum justified fire facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space). The total fee includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue, and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

**Table 5.7: Fire Protection Facilities Fee Schedule**

Land Use	A	B	C = A x B	D = C x 0.02	E = C + D	F = E / 1,000
	Cost Per Capita	Density	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	Fee per Sq. Ft.
<i>Residential - per Dwelling Unit</i>						
Single Family	\$ 332	4.17	\$ 1,384	\$ 28	\$ 1,412	
Multifamily	332	2.65	880	18	898	
Senior Housing	332	2.00	664	13	677	
<i>Nonresidential - per 1,000 Sq. Ft.</i>						
Commercial	\$ 229	2.39	\$ 547	\$ 11	\$ 558	\$ 0.56
Office	229	3.12	714	14	728	0.73
Industrial	229	1.16	266	5	271	0.27
High Cube Warehouse	229	0.72	165	3	168	0.17

<sup>1</sup> Persons per dwelling unit or per 1,000 square feet of nonresidential.

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 5.5; Willdan Financial Services.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

# 6. Police Facilities

The purpose of the police impact fee is to fund the police facilities needed to serve new development. Moreno Valley currently provides police services from a single police station. A proposed fee is presented based on the system plan standard of police facilities per capita.

## Service Population

Police facilities serve both residents and businesses. Therefore, demand for services and associated facilities are based on the City’s service population including residents and workers.

**Table 6.1** shows the existing and future projected service population for police facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for police facilities.

**Table 6.1: Police Facilities Service Population**

	Residents	Workers	Service Population
Existing (2021)	208,900	41,600	221,800
New Development (2021-2040)	47,700	41,600	60,600
<b>Total (2040)</b>	<b>256,600</b>	<b>83,200</b>	<b>282,400</b>
Weighting factor	1.00	0.31	

Source: Table 2.1; Willdan Financial Services.

## Facility Inventories and Standards

This section describes the City’s police facility inventory and facility standards.

### Existing Inventory

This study uses the system plan methodology to calculate fees for police facilities. Police services in the City of Moreno Valley are presently based out of one facility. **Table 6.2** summarizes the City’s current inventory of police land, buildings and vehicles. The unit cost for the land value assumption of \$167,000 per acre was based on an analysis of recent sales comparisons. Unit cost assumptions for the replacement cost of buildings were provided by City staff.

**Table 6.2: Existing Police Facilities Inventory**

Facility	Inventory	Units	Unit Cost <sup>1</sup>	Value
<i>Public Safety Facility -22850 Calle San Juan de Los Lagos</i>				
Land	5.69	acres	\$ 167,000	\$ 950,230
Police Building	44,700	sq. ft.	220	9,850,500
Subtotal				\$ 10,800,730
<i>Vehicles and Equipment</i>				\$ 1,261,192
Total Value of Existing Facilities				\$ 12,061,922

Sources: City of Moreno Valley; Appendix Table A.5, Willdan Financial Services.

### Planned Facilities

**Table 6.3** summarizes the planned police facilities needed to serve the City through 2040. The City plans a major upgrade to its Public Safety Building. Additionally, a share of the debt service costs for police facilities is also allocated to new development. The value of the future payments is discounted into 2021 dollars. See **Appendix Table A.2** for additional detail. New facilities costs are estimated to total approximately \$68.1 million through 2040.

**Table 6.3: Planned Police Facilities**

Description	Value
Public Safety Building Conversions	\$ 66,297,700
Debt Service Costs <sup>1</sup>	1,793,297
Subtotal	\$ 68,090,997

<sup>1</sup> See Appendix Table A.2.

Sources: City of Moreno Valley, Capital Improvement Plan, FY 2021-2026 and Beyond; Appendix Table A.2, Willdan Financial Services.

## Cost Allocation

### Existing Level of Service

Per the new nexus study requirements that went into effect of January 1, 2022, a nexus study “shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.” **Table 6.4** expresses the City’s current police facilities level of service in terms of an existing cost per capita. This cost per capita is not used in the fee calculation, rather it is shown here for informational purposes only.

Once the planned facilities have been constructed and new development has increased the City’s service population the resulting facility cost per capita will be higher than the cost per capita shown in Table 6.4. The increased facility standard is needed to ensure that the City has an

adequate facility to provide police services to the City. The planned facility was identified and approved by the City Council in the City’s most recent CIP.

**Table 6.4: Existing Level of Service**

Value of Existing Facilities	\$	12,061,922
Existing Service Population		<u>221,800</u>
Cost per Capita	\$	54
Facility Standard per Resident	\$	54
Facility Standard per Worker <sup>1</sup>		17

<sup>1</sup> Based on a weighing factor of 0.31.

Sources: Tables 6.1 and 6.2; Willdan Financial Services.

### Future Level of Service

**Table 6.5** shows new development’s projected per capita investment in police facilities at the planning horizon. This level of service drives the fee calculation. This value is calculated by dividing cost of existing and planned facilities by the service population at the planning horizon. The value per capita is multiplied by the worker weighting factor of 0.31 to determine the value per worker.

**Table 6.5: Police Facilities System Standard**

Value of Existing Facilities	\$	12,061,922
Value of Planned Facilities		<u>68,090,997</u>
Total System Value (2040)	\$	80,152,918
Future Service Population (2040)		282,400
Facility Standard per Resident	\$	284
Facility Standard per Worker <sup>1</sup>		88

<sup>1</sup> Based on a weighing factor of 0.31.

Sources: Tables 6.1, 6.2 and 6.3; Willdan Financial Services.

### Use of Fee Revenue

The City can use police facilities fee revenues for the construction or purchase of buildings, land, and equipment that are part of the system of police facilities serving new development. A list of planned facilities is included in Table 6.3.

## Non-Fee Funding Required

Completing the planned facilities will provide a higher value of facilities per capita than is currently provided in Moreno Valley. Impact fee revenue may not be used to increase the level of service provided to existing development. Therefore, impact fee revenue will not fully fund the planned police facilities and some non-fee funding will be required. **Table 6.6** shows the projected fee revenue and the non-fee funding required through 2040. After accounting for the projected future impact fee revenue, approximately \$55.6 million in non-fee funding will be needed to complete the planned police facilities.

The City will need to use alternative funding sources to fund existing development’s share of the planned police protection facilities. Potential sources of revenue include but are not limited to existing or new general fund revenues, existing or new taxes, special assessments, and grants.

**Table 6.6: Revenue Projection - System Standard**

Cost per Capita	\$ 284
Growth in Service Population (2021 - 2040)	<u>60,600</u>
Fee Revenue	\$ 17,210,000
Net Cost of Planned Facilities	\$ 68,090,997
Less Fee Revenue	17,210,000
Less Existing Fund Balance <sup>1</sup>	<u>(4,725,381)</u>
Non-Fee Revenue to Be Identified	\$ (55,606,378)

<sup>1</sup> Negative fund balance.

Sources: Tables 6.1, 6.3 and 6.5.

## Fee Schedule

**Table 6.7** shows the maximum justified police facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space). The total fee includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan’s experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)



**Table 6.7: Police Facilities Fee Schedule**

Land Use	A	B	C = A x B	D = C x 0.02	E = C + D	F = E / 1,000
	Cost Per Capita	Density	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	Fee per Sq. Ft.
<i>Residential - per Dwelling Unit</i>						
Single Family	\$ 284	4.17	\$ 1,184	\$ 24	\$ 1,208	
Multifamily	284	2.65	753	15	768	
Senior Housing	284	2.00	568	11	579	
<i>Nonresidential - per 1,000 Sq. Ft.</i>						
Commercial	\$ 88	2.39	\$ 210	\$ 4	\$ 214	\$ 0.21
Office	88	3.12	275	6	281	0.28
Industrial	88	1.16	102	2	104	0.10
High Cube Warehouse	88	0.72	63	1	64	0.06

<sup>1</sup> Persons per dwelling unit or per 1,000 square feet of nonresidential.

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 6.5; Willdan Financial Services.

# 7. Park Facilities

The purpose of the parkland and park facilities impact fee is to fund the park facilities needed to serve new development. The maximum justified impact fee is presented based on the existing plan standard of parkland and park facilities per capita.

## Service Population

Park facilities in Moreno Valley serve both residents and businesses. Therefore, demand for services and associated facilities are based on the City’s service population including residents and workers.

**Table 7.1** shows the existing and future projected service population for park facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is far less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. This study assumes worker demand at 0.149 relative to a resident based on a survey conducted by Riverside County of trail use by workers. Since trails are a type of recreational facilities the results of the survey can reasonably be used as a proxy for assumed levels of nonresidential park demand.

**Table 7.1: Park Facilities Service Population**

	Residents	Workers	Service Population
Census (2020)	208,634		
Existing (2021)	208,900	41,600	215,100
New Development (2021-2040)	47,700	41,600	53,900
Total (2040)	256,600	83,200	269,000
Weighting factor	1.00	0.149	

Source: Table 2.1.

## Existing Parkland and Park Facilities Inventory

The City of Moreno Valley maintains several park and recreation facilities throughout the city. **Table 7.2** summarizes the City’s existing parkland inventory in 2021. All facilities are owned by the City, or the City has a joint use agreement for their use. The inventory also includes undeveloped raw land and distinguishes the acreage accordingly. Parks are divided into several categories depending on common characteristics. In total, the inventory includes a total of 670.21 acres of parkland.

**Table 7.2: Park Land Inventory**

	Developed Acreage	Undeveloped Acreage	Total Acreage
<i>Existing Parkland</i>			
Adrienne Mitchell Memorial Park	4.43	-	4.43
Aqueduct Bike Trail (Elsworth to Lassell)	25.33	3.73	29.06
Bayside Park	2.04	-	2.04
Bethune Park	6.00	-	6.00
Celebration Park	6.65	-	6.65
Cold Creek Staging Area	0.64	-	0.64
Cottonwood Equestrian Station	0.40	-	0.40
Cottonwood Golf Center	15.83	-	15.83
El Potrero Park	15.00	-	15.00
Fairway Park	5.50	-	5.50
Gateway Park	7.67	-	7.67
Hidden Springs Park	7.00	-	7.00
Hidden Springs Park Regional	17.00	-	17.00
John F. Kennedy Park	7.69	-	7.69
Lasselle Sports Park Complex	12.75	-	12.75
March Field Park (Valley Skate Park)	10.00	75.32	85.32
Markborough Property	-	43.17	43.17
Moreno Valley Community Park	15.58	-	15.58
MV Conference & Recreation Center	10.00	-	10.00
Moreno Valley Equestrian Center and Dc	10.00	35.00	45.00
Morrison Park (incl 8 undev)	14.01	8.00	22.01
Parque Amistad	4.24	-	4.24
Patriot Park	0.50	-	0.50
Pedrorena Park	5.50	-	5.50
Poormans Reservoir	-	125.00	125.00
Rancho Verde Park	3.50	3.50	7.00
Rancho Verde Equestrian Staging Area	1.30	-	1.30
Ridge Crest Park	5.00	-	5.00
Rock Ridge Park	1.93	-	1.93
Senior Community Center	1.75	-	1.75
Shadow Mountain Park	10.00	-	10.00
Sunnymead Equestrian Station	0.50	-	0.50
Sunnymead Park	15.53	-	15.53
Sunnymead Ranch Linear Park	5.50	-	5.50
Towngate Memorial Park	16.97	-	16.97
Victoriano Park	5.00	-	5.00
Vista Lomas Park	4.00	-	4.00
Westbluff Park	5.00	-	5.00
Weston Park	4.14	-	4.14
Woodland Park	9.11	-	9.11
Subtotal	292.99	293.72	586.71
<i>Multi-Use/Equestrian Trails</i>	-	58.50	58.50
<i>Joint Use Agreements</i>			
College Park	18.00	7.00	25.00
Total - Existing Parkland	310.99	359.22	670.21

Source: City of Moreno Valley.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

**Table 7.3** summarizes the City's inventory of park buildings, equipment and special facilities. The total value of these facilities is divided by the total developed park acres to determine the value of existing park buildings, equipment and special facilities per acre.

**Table 7.3: Park Building Inventory**

Facility	Address	Square Feet	Replacement Cost
<u>Adrienne Mitchell Memorial Park</u>			
Park Shelter	22631 Bay Avenue	842	\$ 63,150
<u>Bayside Park</u>			
Park Shelter	24435 Bay Avenue	270	\$ 16,200
<u>Bethune Park</u>			
Restroom		1,305	\$ 717,750
Shelter 1	16745 Kitching Street	576	34,560
Shelter 2	16746 Kitching Street	576	34,560
Shelter 3	16747 Kitching Street	576	34,560
Shelter 4	16748 Kitching Street	576	34,560
<u>Celebration Park</u>			
Restroom	14965 Morgan Avenue	1,600	\$ 880,000
Shelter 1	14965 Morgan Avenue	2,498	187,350
Shelter 2	14965 Morgan Avenue	260	15,600
Shelter 3	14965 Morgan Avenue	260	15,600
<u>Civic Center Amphitheater</u>			\$ 2,013,313
<u>Cottonwood Equestrian Staging Area</u>			
Shelter	28590 Cottonwood Ave	400	\$ 18,000
<u>El Potrero Park</u>			
Restroom 1	16901 Lasselle Street	350	\$ 192,500
Restroom 2	16901 Lasselle Street	350	192,500
Shelter	16901 Lasselle Street	375	28,125
<u>Fairway Park</u>			
Restroom	27891 John F Kennedy Drive	336	\$ 184,800
Shelter	27891 John F Kennedy Drive	224	13,440
<u>Gateway Park</u>			
Restroom	23975 Manzanita Avenue	360	\$ 198,000
Shelter 1	23975 Manzanita Avenue	108	4,860
Shelter 2	23975 Manzanita Avenue	108	4,860
Shelter 3	23975 Manzanita Avenue	108	4,860
Shelter 4	23975 Manzanita Avenue	108	4,860
Shelter 5	23975 Manzanita Avenue	108	4,860
Shelter 6	23975 Manzanita Avenue	108	4,860
Shelter 7	23975 Manzanita Avenue	108	4,860
Shelter 8	23975 Manzanita Avenue	108	4,860

Source: City of Moreno Valley.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

**Table 7.3: Park Building Inventory - Continued**

<b>Facility</b>	<b>Address</b>	<b>Square Feet</b>	<b>Replacement Cost</b>
<u>Hidden Springs Park</u>			
Shelter	9675 Hidden Springs Drive	224	\$ 8,960
<u>JFK Park</u>			
Restroom	15115 Indian Street	696	\$ 348,000
Shelter 1	15115 Indian Street	144	8,640
Shelter 2	15115 Indian Street	144	8,640
Shelter 3	15115 Indian Street	546	43,200
<u>Lassele Sports Park</u>			
Restroom/Concession/Storage	17155 Lasselle St	2,480	\$ 1,426,000
Shelter 1	17155 Lasselle St	1,824	186,800
Shelter 2	17155 Lasselle St	1,200	120,000
<u>Moreno Valley Community Park</u>			
Restroom / Concession	13380 Frederick Street	1,800	\$ 1,035,000
Shelter 1	13380 Frederick Street	180	7,200
Shelter 2	13380 Frederick Street	180	7,200
Shelter 3	13380 Frederick Street	180	7,200
Shelter 4	13380 Frederick Street	144	8,640
<u>Morrison Park</u>			
Restroom	26667 Dracaea Avenue	540	\$ 297,000
Storage Building	26667 Dracaea Avenue	374	74,800
Concession Stand	26667 Dracaea Avenue	625	250,000
Shelter 1	26667 Dracaea Avenue	144	8,640
Shelter 2	26667 Dracaea Avenue	144	8,640
Shelter 3	26667 Dracaea Avenue	400	18,000
<u>Parque Amistad</u>			
Shelter	26160 Gentian Avenue	1,040	\$ 78,000
<u>Pedrorena Park</u>			
Restroom	16009 Rancho Del Lago	540	\$ 297,000
Shelter	16009 Rancho Del Lago	224	8,960
<u>Ridgecrest Park</u>			
Restroom	28506 John F Kennedy Drive	336	\$ 184,800
Shelter 1	28506 John F Kennedy Drive	144	6,480
Shelter 2	28506 John F Kennedy Drive	375	22,500
Shelter 3	28506 John F Kennedy Drive	375	22,500
<u>Rock Ridge Park</u>			
Shelter 1	27119 Waterford Way	740	\$ 55,500
Shelter 2	27119 Waterford Way	740	55,500

Source: City of Moreno Valley.

**Table 7.3: Park Building Inventory - Continued**

Facility	Address	Square Feet	Replacement Cost
<u>Sunnymead Park</u>			
Concession/Restroom	12655 Perris Blvd	1,864	\$ 1,071,800
Shelter 1	12655 Perris Blvd	208	9,360
Shelter 2	12655 Perris Blvd	208	9,360
<u>Town Gate Memorial Park</u>			
Restroom	13051 Elsworth Street	470	\$ 258,500
Shelter 1	13051 Elsworth Street	750	56,250
Shelter 2	13051 Elsworth Street	665	49,875
Shelter 3	13051 Elsworth Street	259	15,540
<u>Valley Skate Park</u>			
Restroom / Concession	15415 6th Street	936	\$ 374,400
<u>Victoriano Park</u>			
Restroom	25730 Los Cabos Drive	350	\$ 192,500
Shelter	25730 Los Cabos Drive	224	10,080
<u>West Bluff Park</u>			
Restroom	10750 Pigeon Pass Road	240	\$ 132,000
Shelter	10750 Pigeon Pass Road	260	15,600
<u>Weston Park</u>			
Restroom	13170 Lasselle Avenue	375	\$ 206,250
Shelter 1	13170 Lasselle Avenue	144	8,640
Shelter 2	13170 Lasselle Avenue	216	12,960
Shelter 3	13170 Lasselle Avenue	216	12,960
Shelter 4	13170 Lasselle Avenue	216	12,960
<u>Woodland Park</u>			
Restroom	25705 Cactus Avenue	540	\$ 297,000
Shelter 1	25705 Cactus Avenue	738	33,210
Shelter 2	25705 Cactus Avenue	300	13,500
<u>Shadow Mountain Park</u>			
Shelter	23239 Presidio Hills Dr.	1,146	\$ 85,950
Restroom	23239 Presidio Hills Dr.	271	176,150
<u>Vista Lomas Park</u>			
Shelter	26700 Iris Avenue	696	\$ 52,200
Total Replacement Cost - Park Buildings			\$ 12,624,293
Developed Park Acres			310.99
Park Buildings Cost per Acre (rounded)			\$ 40,600

Source: City of Moreno Valley.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

## Parkland and Park Facilities Unit Costs

**Table 7.4** displays the unit costs necessary to develop parkland in Moreno Valley. The buildings, equipment and special facilities cost per acre from Table 7.3 is added to the cost of an acre of standard park improvements to determine the total improvement cost per acre. A value of \$167,000 per acre for land is also included and is consistent with other land assumptions used in this analysis. In total, this analysis assumes that it costs \$1,007,600 to acquire and develop an acre of parkland in Moreno Valley.

**Table 7.4: Park Facilities Unit Costs**

	Cost Per Acre	Share
Improvements		
Standard Park Improvements <sup>1</sup>	\$ 800,000	
Park Buildings	40,600	
Subtotal	\$ 840,600	83.4%
Land Acquisition	\$ 167,000	16.6%
Total Cost per Acre	\$ 1,007,600	100.0%

<sup>1</sup> Based on the implied cost of improving 7 acres at Cottonwood Park from the Parks Master Plan. Excludes structures, ball fields and community center costs.

Sources: City of Moreno Valley; Willdan Financial Services.

## Improved Parkland Equivalent

Before calculating the existing parkland standard, unimproved parkland owned by the City must be converted to an equivalent amount of improved parkland. **Table 7.5** details this conversion. The conversion is based on the ratio of the cost of an improved acre of land (including land and improvements) relative to an acre of unimproved parkland (only land). The estimate of the value of unimproved park and the cost of park improvements are detailed above in Table 7.4.

**Table 7.5: Improved Parkland Equivalent**

Unimproved Acreage	359.22
Unimproved Acre Relative to Improved Acre	16.6%
Equivalent Improved Acres	59.54

Sources: Tables 7.2 and 7.4.



## Parkland and Park Facility Standards

Park facility standards establish a reasonable relationship between new development and the need for expanded parkland and park facilities. Information regarding the City's existing inventory of existing parks facilities was obtained from City staff.

The most common measure in calculating new development's demand for parks is the ratio of park acres per resident. In general, facility standards may be based on the Mitigation Fee Act (using a city's existing inventory of parkland and park facilities), or an adopted policy standard contained in a master facility plan or general plan. Facility standards may also be based on a land dedication standard established by the Quimby Act.<sup>2</sup> In this case, the City will use the Mitigation Fee Act to impose park impact fees for development not occurring in subdivisions and will use the Quimby Act for development occurring in subdivisions.

### *Mitigation Fee Act*

The Mitigation Fee Act does not dictate use of a particular type or level of facility standard for public facilities fees. To comply with the findings required under the law, facility standards must not burden new development with any cost associated with facility deficiencies attributable to existing development.<sup>3</sup> A simple and clearly defensible approach to calculating a facility standard is to use the City's existing ratio of park acreage per 1,000 residents. Under this approach, new development is required to fund new parkland and park facilities at the same level as existing residents have provided those same types of facilities to date.

### *Quimby Act*

The Quimby Act specifies that the dedication requirement must be a minimum of 3.0 acres and a maximum of 5.0 acres per 1,000 residents. A jurisdiction can require residential developers to dedicate above the three-acre minimum if the jurisdiction's existing park standard at the time it adopted its Quimby Act ordinance justifies the higher level (up to five acres per 1,000 residents). The standard used must also conform to the jurisdiction's adopted general or specific plan standards.

The Quimby Act only applies to land subdivisions. The Quimby Act would not apply to residential development on future approved projects on single parcels, such as apartment complexes and other multifamily development.

The Quimby Act allows payment of a fee in lieu of land dedication. The fee is calculated to fund acquisition of the same amount of land that would have been dedicated.

The Quimby Act allows use of in-lieu fee revenue for any park or recreation facility purpose. Allowable uses of this revenue include land acquisition, park improvements including recreation facilities, and rehabilitation of existing park and recreation facilities.

## City of Moreno Valley Parkland and Park Facilities Standards

**Table 7.6** shows the existing standard for improved park acreage per 1,000 residents based on the type of parkland. In total the City has an existing parkland standard of 1.74 acres per 1,000 residents, which allows the City to charge at 3.0 acres per 1,000 residents under the Quimby Act. For development not subject to the Quimby Act, the fee analysis in this report will be based on

<sup>2</sup> California Government Code §66477.

<sup>3</sup> See the *Benefit and Burden* findings in *Background Report*.

maintaining a 1.74 acre per 1,000 service population standard as new development adds demand for parks in Moreno Valley.

**Table 7.6: Park Standards**

Developed Park Acreage	310.99
Undeveloped Equivalent Improved Acreage	59.54
Fund Balance Equivalent <sup>1</sup>	<u>4.49</u>
Total Developed Parkland	375.02
Service Population (2021)	<u>215,100</u>
Existing Standard (Acres per 1,000 Capita)	1.74
Quimby Standard (Acres per 1,000 Residents)	3.00

<sup>1</sup> Existing fund balabce of \$4,524,542 converted to equivalent amount of park acres based on assumptions in Table 7.4.

Sources: Tables 7.1, 7.2 and 7.5.

## Facilities Needed to Accommodate New Development

**Table 7.7** shows the park facilities needed to accommodate new development at the existing standard and the Quimby standard, respectively. To achieve the standard by the planning horizon, depending on the amount of development subject to the Quimby Act, new development must fund the purchase and improvement of between 93.79 and 143.1 parkland acres, at a total cost ranging between \$94.5 million and \$102.7 million.

The facility standards and resulting fees under the Quimby Act are higher, because development will be charged to provide 3.0 acres of parkland per 1,000 residents, and 1.74 acres of improvements, whereas development not subject to the Quimby Act will be charged to provide only 1.74 acres of parkland per 1,000 service population, and 1.74 acres of improvements. Since the exact amount of development that will be subject to the Quimby fees is unknown at this time, Table 7.7 presents the range of total facility costs that may be incurred depending on the amount of development occurring in subdivisions.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

**Table 7.7: Park Facilities to Accommodate New Development**

	Calculation	Parkland	Improvements	Total Range <sup>1</sup>
<i>Parkland (Quimby Act), Improvements (Mitigation Fee Act)<sup>2</sup></i>				
Facility Standard (acres/1,000 residents)	A	3.00	1.74	
Service Population Growth (2021-2040)	B	47,700	53,900	
Facility Needs (acres)	$C = (B / 1,000) \times A$	143.10	93.79	
Average Unit Cost (per acre)	D	\$ 167,000	\$ 840,600	
Cost of Parkland To Serve Development	$E = C \times D$	\$ 23,897,700	\$ 78,839,874	\$ 102,737,574
<i>Parkland and Improvements - Mitigation Fee Act<sup>3</sup></i>				
Facility Standard (acres/1,000 residents)	F	1.74	1.74	
Service Population Growth (2021-2040)	G	53,900	53,900	
Facility Needs (acres)	$H = (G / 1,000) / F$	93.79	93.79	
Average Unit Cost (per acre)	D	\$ 167,000	\$ 840,600	
Cost of Parkland To Serve Development	$I = H \times D$	\$ 15,662,930	\$ 78,839,874	\$ 94,502,804

Note: Totals rounded to the thousands.

<sup>1</sup> Values in this column show the range of the cost of parkland acquisition and development should all development be either subject to the Quimby Act, or to the Mitigation Fee Act, respectively.

<sup>2</sup> Cost of parkland to serve new development shown if all development is subject to the Quimby Act (Subdivisions of 50 units or more). Parkland charged at 3.0 acres per 1,000 residents; improvements charged at the existing standard.

<sup>3</sup> Cost of parkland to serve new development shown if all development is subject to the Mitigation Fee Act. Parkland and improvements are charged at the existing standard.

Sources: Tables 7.1, 7.4 and 7.6.

## Parks Cost per Capita

**Table 7.8** shows the cost per capita of providing new parkland and park facilities at the existing facility standard, and at the Quimby standard. The cost per capita is shown separately for land and improvements. The cost per capita is shown separately for land and improvements. The costs per capita in this table will serve as the basis of three fees:

- A Quimby Act Fee in-lieu of land dedication. This fee is payable by residential development occurring in subdivisions.
- A Mitigation Fee Act Fee for land acquisition. This fee is payable by residential development not occurring in subdivisions.
- A Mitigation Fee Act Fee for parkland improvements. This fee is payable by all residential development.

A development project pays either the Quimby Act Fee in-lieu of land dedication, or the Mitigation Fee Act Fee for land acquisition, not both. All development projects pay the Mitigation Fee Act Fee for park improvements.

**Table 7.8: Cost per Capita - Existing Level of Service**

	Calculation	<u>Land</u>		<u>Improvements</u>
		Quimby Fee	Impact Fee	Impact Fee
Parkland Investment (per acre)	A	\$ 167,000	\$ 167,000	\$ 840,600
Existing Level of Service (acres per 1,000 capita)	B	3.00	1.74	1.74
Total Cost Per 1,000 capita	$C = A \times B$	\$ 501,000	\$ 290,600	\$ 1,462,600
Cost Per Resident	$D = C / 1,000$	\$ 501	\$ 291	\$ 1,463
Cost per Worker	$E = D \times 0.149$	N/A	43	218

Sources: Tables 7.5 and 7.6.

## Use of Fee Revenue

The City plans to use parkland and park facilities fee revenue to purchase parkland or construct improvements to add to the system of park facilities that serves new development. The City may only use impact fee revenue to provide facilities and intensify usage of existing facilities needed to serve new development.

## Fee Schedule

In order to calculate fees by land use type, the investment in park facilities is determined on a per resident basis for both land acquisition and improvement. These investment factors (shown in Table 7.8) are investment per capita based on the unit cost estimates and facility standards.

**Table 7.9 and Table 7.10** show the park facilities fee based on the minimum Quimby standard and the existing standard, respectively. The City would collect the fee based on only one of the two approaches as appropriate. Each fee includes a component for park improvements based on the City’s existing standard. The investment per capita is converted to a fee per dwelling unit.

The total fee includes an administrative charge to fund costs that include: (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

**Table 7.9: Park Facilities Fee Schedule - Quimby Act**

Land Use	A	B	C = A x B	D = C x 0.02	E = C + D
	Cost Per Capita	Density	Base Fee	Admin Charge <sup>1</sup>	Total Fee
<i>Single Family</i>					
Parkland	\$ 501	4.17	\$ 2,089	\$ 42	\$ 2,131
Improvements	1,463	4.17	6,101	122	6,223
Total	\$ 1,964		\$ 8,190		\$ 8,354
<i>Multifamily Family</i>					
Parkland	\$ 501	2.65	\$ 1,328	\$ 27	\$ 1,355
Improvements	1,463	2.65	3,877	78	3,955
Total	\$ 1,964		\$ 5,205		\$ 5,310
<i>Senior Housing</i>					
Parkland	\$ 501	2.00	\$ 1,002	\$ 20	\$ 1,022
Improvements	1,463	2.00	2,926	59	2,985
Total	\$ 1,964		\$ 3,928		\$ 4,007

<sup>1</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 7.8.

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**Table 7.10: Park Facilities Fee Schedule - Mitigation Fee Act**

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee	D = C x 0.02 Admin Charge <sup>1</sup>	E = C + D Total Fee
<u>Single Family</u>					
Parkland	\$ 291	4.17	\$ 1,213	\$ 24	\$ 1,237
Improvements	1,463	4.17	6,101	122	6,223
Total	\$ 1,754		\$ 7,314		\$ 7,460
<u>Multifamily Family</u>					
Parkland	\$ 291	2.65	\$ 771	\$ 15	\$ 786
Improvements	1,463	2.65	3,877	78	3,955
Total	\$ 1,754		\$ 4,648		\$ 4,741
<u>Senior Housing</u>					
Parkland	\$ 291	2.00	\$ 582	\$ 12	\$ 594
Improvements	1,463	2.00	2,926	59	2,985
Total	\$ 1,754		\$ 3,508		\$ 3,579
<u>Commercial</u>					
Parkland	\$ 43	2.39	\$ 103	\$ 2	\$ 105
Improvements	218	2.39	521	10	531
Total	\$ 261		\$ 624		\$ 636
<u>Office</u>					
Parkland	\$ 43	3.12	\$ 134	\$ 3	\$ 137
Improvements	218	3.12	680	14	694
Total	\$ 261		\$ 814		\$ 831
<u>Industrial</u>					
Parkland	\$ 43	1.16	\$ 50	\$ 1	\$ 51
Improvements	218	1.16	253	5	258
Total	\$ 261		\$ 303		\$ 309
<u>High Cube Warehouse</u>					
Parkland	\$ 43	0.72	\$ 31	\$ 1	\$ 32
Improvements	218	0.72	157	3	160
Total	\$ 261		\$ 188		\$ 192

<sup>1</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 7.8.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

# 8. Recreation Facilities

The following chapter documents the nexus analysis, demonstrating the need for new recreation and community center facilities demanded by new development.

## Service Population

Recreation facilities in Moreno Valley serve both residents and businesses. Therefore, demand for services and associated facilities are based on the City’s service population including residents and workers.

**Table 8.1** shows the existing and future projected service population for recreation facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is far less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. This study assumes worker demand at 0.149 relative to a resident based on a survey conducted by Riverside County of trail use by workers. Since trails are a type of recreational facilities the results of the survey can reasonably be used as a proxy for assumed levels of nonresidential park demand.

**Table 8.1: Recreation Facilities Service Population**

	Residents	Workers	Service Population
Existing (2021)	208,900	41,600	215,100
New Development (2021-2040)	47,700	41,600	53,900
Total (2040)	256,600	83,200	269,000
Weighting factor	1.00	0.149	

Source: Table 2.1; Willdan Financial Services.

## Existing Recreation and Community Center Facilities Inventory

The City of Moreno Valley maintains several recreation and community center facilities. **Table 8.2** summarizes the City’s existing recreation and community center facilities inventory. All facilities are located within the City limits. In total, the City owns approximately \$26.6 million in recreation and community center facilities.

**Table 8.2: Existing Recreation Facilities**

Facility	Address	Amount	Units	Unit Cost	Value
<i>Land</i>					
Senior Center <sup>1</sup>	25075 Fir Avenue	-	acres	\$ 167,000	\$ -
March Field Park Community Center	15325 5th Street 938	0.50	acres	167,000	83,500
Equestrian Center	11150 Redlands Blvd	43.87	acres	167,000	7,326,300
Moreno Valley Recreation & Conference Center	14075 Frederick Street	18.64	acres	167,000	3,112,900
Town Gate Community Center <sup>1</sup>	13100 Arbor Park Lane	-	acres	167,000	-
Subtotal		63.01	acres		\$ 10,522,700
<i>Buildings</i>					
Senior Center	25075 Fir Avenue	14,700	sq. ft.	\$ 183	\$ 2,686,600
March Field Park Community Center	15325 5th Street 938	14,524	sq. ft.	180	2,613,200
Equestrian Center	11150 Redlands Blvd	1,200	sq. ft.	94	113,200
Moreno Valley Recreation & Conference Center	14075 Frederick Street	42,413	sq. ft.	220	9,330,860
Town Gate Community Center	13100 Arbor Park Lane	4,000	sq. ft.	220	880,000
March Field Hobby Shop <sup>1</sup>	941 Short Street	2,000	sq. ft.	169	337,200
Civic Center Amphitheater <sup>2</sup>		n/a			157,625
Subtotal		78,837	sq. ft.		\$ 16,118,685
Total					\$ 26,641,385

<sup>1</sup> Land acreage included in the parks section. Excluded here to avoid double counting.

<sup>2</sup> Recreation facilities DIF contribution to amphitheater shown here.

Sources: City of Moreno Valley; Willdan Financial Services.

## Planned Recreation and Community Center Facilities

The City has planned several recreation and community center facilities to serve new development. Included in the plans are both expansions to existing facilities and the new construction of facilities. In total, the City has identified \$21.1 million of recreation and community center facilities to serve new development. **Table 8.3** details the City's planned recreation and community center facilities.

**Table 8.3: Planned Recreation Facilities**

	Amount	Units	Unit Cost	Total
Moreno Valley Equestrian Center <sup>1</sup>	1,000	Sq. Ft.	\$ 790	\$ 790,000
Enhance March Community Teen Center	14,524	Sq. Ft.	115	1,670,260
Recreation Center - Brodiaea Ave. and Redlands Blvd.	7,000	Sq. Ft.	600	4,200,000
Parks Community Recreation Buildings	24,000	Sq. Ft.	600	14,400,000
Subtotal				\$ 21,060,260

<sup>1</sup> Restroom and Information Center.

Sources: City of Moreno Valley, Capital Improvement Plan, FY 2021-2026 and Beyond; Willdan Financial Services.



## Cost Allocation

### Existing Level of Service

Per the new nexus study requirements that went into effect of January 1, 2022, a nexus study “shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.” **Table 8.4** expresses the City’s current recreation facilities level of service in terms of an existing cost per capita. This cost per capita is not used in the fee calculation, rather it is shown here for informational purposes only.

Once the planned facilities have been constructed and new development has increased the City’s service population the resulting facility cost per capita will be higher than the cost per capita shown in Table 8.4. The increased facility standard is needed to ensure that the City can fund the planned recreation facilities that have been identified and approved by the City Council in the City’s most recent CIP.

**Table 8.4: Existing Level of Service**

Value of Existing Facilities	\$ 26,641,385
Existing Fund Balance	<u>707,188</u>
Total	\$ 27,348,573
Existing Service Population	<u>215,100</u>
Facility Standard per Resident	\$ 127
Facility Standard per Worker <sup>1</sup>	19

<sup>1</sup> Based on a weighing factor of 0.149.

Sources: Tables 8.1 and 8.2; Willdan Financial Services.

### Future Level of Service

**Table 8.5** shows new development’s projected per capita investment in recreation facilities at the planning horizon. This level of service drives the fee calculation. This value is calculated by dividing cost of existing and planned facilities by the service population at the planning horizon. The value per capita is multiplied by the worker weighting factor of 0.149 to determine the value per worker.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

**Table 8.5: Recreation Facilities System Standard**

Value of Existing Facilities	\$ 26,641,385
Cost of Planned Facilities	<u>21,060,260</u>
Total System Value (2040)	\$ 47,701,645
Future Service Population (2040)	<u>269,000</u>
Facility Standard per Resident	\$ 177
Facility Standard per Worker <sup>1</sup>	26

<sup>1</sup> Based on a weighing factor of 0.149.

Sources: Tables 8.1, 8.2 and 8.3; Willdan Financial Services.

## Use of Fee Revenue

The City can use recreation facilities fee revenues for the construction or purchase of buildings, land, vehicles and equipment that are part of the system of recreation facilities serving new development. A list of planned facilities is included in Table 8.3.

## Fee Revenue Projection

The City plans to use recreation and community center facilities fee revenue to construct improvements to add to the system of recreation and community center facilities that serves new development. The preliminary list of facilities to be funded by the fee is detailed above in Table 8.3. **Table 8.6** details a projection of fee revenue, based on the service population growth increment identified in Table 8.1. The cost of the planned facilities not funded by fee revenue represents existing development’s share of the facilities and can be funded by any revenue source other than impact fees.

**Table 8.6: Revenue Projection - System Standard**

Cost per Capita	\$ 177
Growth in Service Population (2021 - 2040)	<u>53,900</u>
Fee Revenue	\$ 9,540,000
Cost of Planned Facilities	\$ 21,060,260
Fee Revenue	9,540,000
Less Existing Fund Balance	<u>707,188</u>
Non-Fee Revenue to Be Identified	\$ 10,813,072

Sources: Tables 8.1, 8.3 and 8.5.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

## Fee Schedule

**Table 8.7** shows the maximum justified recreation and community center facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling). The total fee includes a two-percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

**Table 8.7: Recreation Facilities Fee - System Standard**

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D	F = E / 1,000
	Cost Per Capita	Density	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	Fee per Sq. Ft.	
<i>Residential - per Dwelling Unit</i>							
Single Family	\$ 177	4.17	\$ 738	\$ 15	\$ 753		
Multifamily	177	2.65	469	9	478		
Senior Housing	177	2.00	354	7	361		
<i>Nonresidential - per 1,000 Sq. Ft.</i>							
Commercial	\$ 26	2.39	\$ 63	\$ 1	\$ 64	\$	0.06
Office	26	3.12	82	2	84		0.08
Industrial	26	1.16	31	1	32		0.03
High Cube Warehouse	26	0.72	19	-	19		0.02

<sup>1</sup> Persons per dwelling unit or per 1,000 square feet of nonresidential.

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 8.5; Willdan Financial Services.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

# 9. Library Facilities

The following chapter documents the nexus analysis, demonstrating the need for new library facilities to serve by new development.

## Service Population

Library facilities in Moreno Valley serve both residents and businesses. Therefore, demand for services and associated facilities are based on the City's service population including residents and workers.

**Table 9.1** shows the existing and future projected service population for library facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is far less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. While specific worker demand factors for Moreno Valley are not available, this study conservatively assumes worker demand at 0.10 relative to a resident.

**Table 9.1: Library Facilities Service Population**

	Residents	Workers	Service Population
Existing (2021)	208,900	41,600	213,100
New Development (2021-2040)	47,700	41,600	51,900
Total (2040)	256,600	83,200	265,000
Weighting factor	1.00	0.10	

Source: Table 2.1; Willdan Financial Services.

## Existing Library Facilities

The amount of existing library facilities that the City owns will be used to inform the facility standards in this analysis. The City currently operates one 14,000 square foot library sited on 1.46 acres of land. The City also has two satellite library facilities. **Table 9.2** summarizes the City's existing library facility inventory. Only facilities owned by the City are included in the inventory.

**Table 9.2: Existing Library Facilities**

	Inventory	Units	Unit Cost	Value
<u>Public Library - 25480 Alessandro Blvd</u>				
Land	1.46	Acres	\$ 167,000	\$ 243,820
Library	14,000	Sq. Ft.	268	<u>3,754,900</u>
Subtotal				\$ 3,998,720
<u>Satellite Library Facilities</u>				
Moreno Valley Mall (Tenant Improvements)	4,788	Sq. Ft.	150	\$ 718,200
Southeast Satellite Library <sup>1</sup>	<u>4,000</u>	Sq. Ft.	188	<u>750,000</u>
Subtotal	8,788			\$ 1,468,200
Total Value of Existing Facilities				\$ 5,466,920

<sup>1</sup> Funded project.

Sources: City of Moreno Valley.

## Planned Facilities

**Table 9.3** summarizes the planned library facility needed to serve the City through 2040. The City plans to construct a 70,300 square feet of library facilities to serve all residents of the City. In all, the project is estimated to cost approximately \$40.1 million.

**Table 9.3: Planned Library Facilities**

	Amount	Units	Unit Cost	Total
Future Central Library	70,300	Sq. Ft.	\$ 570	\$40,071,000

Sources: City of Moreno Valley, Capital Improvement Plan, FY 2021-2026 and Beyond; Willdan Financial Services.

## Cost Allocation

### Existing Level of Service

Per the new nexus study requirements that went into effect of January 1, 2022, a nexus study “shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.” **Table 9.4** expresses the City’s current recreation facilities level of service in terms of an existing cost per capita. This cost per capita is not used in the fee calculation, rather it is shown here for informational purposes only.

Once the planned facilities have been constructed and new development has increased the City’s service population the resulting facility cost per capita will be higher than the cost per capita shown in Table 9.4. The increased facility standard is needed to ensure that the City can fund the planned library facilities that have been identified and approved by the City Council in the City’s most recent CIP.

**Table 9.4: Existing Level of Service**

Value of Existing Facilities	\$ 5,466,920
Existing Fund Balance	<u>5,422,380</u>
Total	\$ 10,889,300
Existing Service Population	<u>213,100</u>
Facility Standard per Resident	\$ 51
Facility Standard per Worker <sup>1</sup>	5

<sup>1</sup> Based on a weighing factor of 0.10.

Sources: Tables 9.1 and 9.2; Willdan Financial Services.

**Future Level of Service**

**Table 9.5** shows new development's projected per capita investment in library facilities at the planning horizon. This value is calculated by dividing cost of existing and planned facilities by the service population at the planning horizon. The value per capita is multiplied by the worker weighting factor of 0.10 to determine the value per worker.

**Table 9.5: Library Facilities System Standard**

Value of Existing Facilities	\$ 5,466,920
Cost of Planned Facilities	<u>40,071,000</u>
Total System Value (2030)	\$ 45,537,920
Future Service Population (2030)	<u>265,000</u>
Facility Standard per Resident	\$ 172
Facility Standard per Worker <sup>1</sup>	17

<sup>1</sup> Based on a weighing factor of 0.10.

Sources: Tables 9.1, 9.2 and 9.3; Willdan Financial Services.

**Use of Fee Revenue**

The City can use library facilities fee revenues for the construction or purchase of buildings, land, vehicles and collections that are part of the system of library facilities serving new development. A list of planned facilities is included in Table 9.3.

**Fee Revenue Projection**

The City plans to use recreation and library facilities fee revenue to construct improvements to add to the system of library facilities that serves new development. The preliminary list of facilities to be funded by the fee is detailed above in Table 9.3. **Table 9.6** details a projection of fee

revenue, based on the service population growth increment identified in Table 9.1. The cost of the planned facilities not funded by fee revenue represents existing development's share of the facilities and can be funded by any revenue source other than impact fees.

**Table 9.6: Library Impact Fee Revenue Projection**

Cost per Capita	\$	172
Growth in Service Population		<u>51,900</u>
Projected Impact Fee Revenue	\$	8,926,800
Cost of Planned Facilities	\$	34,648,620
Projected Impact Fee Revenue		8,926,800
Less Existing Fund Balance <sup>1</sup>		<u>4,672,380</u>
Non-Fee Revenue to Be Identified	\$	21,049,439

<sup>1</sup> Excludes \$750,000 dedicated funding to satellite library project.

Sources: Tables 9.1, 9.3 and 9.5; Willdan Financial Services.

## Fee Schedule

**Table 9.7** shows the maximum justified library facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling). The total fee includes a two-percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

**Table 9.7: Library Facilities Fee Schedule**

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D	F = E / 1,000
	Cost Per Capita	Density	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	Fee per Sq. Ft.	
<i>Residential - per Dwelling Unit</i>							
Single Family	\$ 172	4.17	\$ 717	\$ 14	\$ 731		
Multifamily	172	2.65	456	9	465		
Senior Housing	172	2.00	344	7	351		
<i>Nonresidential - per 1,000 Sq. Ft.</i>							
Commercial	\$ 17	2.39	\$ 41	\$ 1	\$ 42	\$ 0.04	
Office	17	3.12	54	1	55	0.06	
Industrial	17	1.16	20	-	20	0.02	
High Cube Warehouse	17	0.72	12	-	12	0.01	

<sup>1</sup> Persons per dwelling unit or per 1,000 square feet of nonresidential.

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 9.5; Willdan Financial Services.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)



# 10. City Hall Facilities

The purpose of the fee is to ensure that new development funds its fair share of city hall facilities. A fee schedule is presented based on the planned facilities standard of city hall facilities in the City of Moreno Valley to ensure that new development provides adequate funding to meet its needs.

## Service Population

City hall facilities serve both residents and businesses. Therefore, demand for services and associated facilities are based on the City's service population including residents and workers.

**Table 10.1** shows the existing and future projected service population for city hall facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for city hall facilities.

**Table 10.1: City Hall Facilities Service Population**

	Residents	Workers	Service Population
Existing (2021)	208,900	41,600	221,800
New Development (2021-2040)	47,700	41,600	60,600
Total (2040)	256,600	83,200	282,400
Weighting factor	1.00	0.31	

Source: Table 2.1; Willdan Financial Services.

## Facility Inventories and Standards

This section describes the City's police facility inventory and facility standards.

### Existing Inventory

This study uses the existing standard methodology to calculate fees for city hall facilities. The city hall inventory is comprised of three properties: city hall, the city hall annex and the civic center. In total, the City owns approximately \$34.5 million in city hall and administrative facilities.

**Table 10.2: City Hall Facilities Inventory**

	Inventory	Unit Cost	Value
<i>Land (acres)</i>			
City Hall	3.33	\$ 167,000	\$ 556,100
City Hall Annex	1.02	167,000	170,300
Civic Center	<u>59.22</u>	167,000	<u>9,889,700</u>
Subtotal	63.57		\$ 10,616,100
<i>Buildings (square feet)</i>			
City Hall	57,600	\$ 284	\$ 16,358,400
Annex Complex	<u>12,120</u>	194	<u>2,352,300</u>
Subtotal	69,720		\$ 18,710,700
<i>City Hall Parking Lots</i>			\$ 2,760,691
<i>Vehicles and Equipment</i>			\$ 2,460,980
Total Value of Existing Facilities			\$ 34,548,471

Sources: City of Moreno Valley; Appendix Table A.5, Willdan Financial Services.

## Cost Allocation

Table 10.3 shows the calculation of the existing cost per capita facility standard by dividing the value of the existing facilities inventory by the existing service population. The resulting cost per capita is the basis of the impact fee. Funding facilities at this level will ensure that as development occurs, new development will contribute to city hall facilities at the same standard that existing development has contributed thus far. Using the existing standard methodology does not result in existing deficiencies.

**Table 10.3: City Hall Facilities Existing Standard**

Value of Existing Facilities	\$ 34,548,471
Existing Fund Balance	<u>822,435</u>
Total	\$ 35,370,906
Existing Service Population	<u>221,800</u>
Cost per Capita	\$ 159
Facility Standard per Resident	\$ 159
Facility Standard per Worker <sup>1</sup>	49

<sup>1</sup> Based on a weighing factor of 0.31.

Sources: Tables 10.1 and 10.2; Willdan Financial Services.

## Fee Revenue Projection

The City plans to use city hall facilities fee revenue to construct improvements to add to the system of city hall and administrative facilities to serve new development. **Table 10.4** details a projection of fee revenue, based on the service population growth increment identified in Table 10.1. The City will have to identify \$9.6 million worth of city hall facilities in order to ensure that the existing standard is maintained through the planning horizon.

**Table 10.4: Revenue Projection - Existing Standard**

Cost per Capita	\$ 159
Growth in Service Population (2021 - 2040)	<u>60,600</u>
Fee Revenue	\$ 9,635,000

Sources: Tables 10.1 and 10.3.

## Fee Schedule

**Table 10.5** shows the maximum justified city hall fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space). The total fee includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan’s experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

**Table 10.5: City Hall Facilities Fee Schedule**

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee <sup>1</sup>	D = C x 0.02 Admin Charge <sup>1, 2</sup>	E = C + D Total Fee <sup>1</sup>	E / 1,000 Fee per Sq. Ft.
<i>Residential - per Dwelling Unit</i>						
Single Family	\$ 159	4.17	\$ 663	\$ 13	\$ 676	
Multi-family	159	2.65	421	8	429	
Senior Housing	159	2.00	318	6	324	
<i>Nonresidential - per 1,000 Sq. Ft.</i>						
Commercial	\$ 49	2.39	\$ 117	\$ 2	\$ 119	\$ 0.12
Office	49	3.12	153	3	156	0.16
Industrial	49	1.16	57	1	58	0.06
High Cube Warehouse	49	0.72	35	1	36	0.04

<sup>1</sup> Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 10.3; Willdan Financial Services

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

# 11. Corporation Yard Facilities

The purpose of the corporation yard facilities impact fee is to fund the corporation yard facilities needed to serve new development. A proposed fee is presented based on the system plan standard of corporation yard facilities per capita.

## Service Population

Corporation yard facilities serve both residents and businesses. Therefore, demand for services and associated facilities are based on the City’s service population including residents and workers.

**Table 11.1** shows the existing and future projected service population for corporation yard facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for corporation yard facilities.

**Table 11.1: Corporation Yard Facilities Service Population**

	Residents	Workers	Service Population
Existing (2021)	208,900	41,600	221,800
New Development (2021-2040)	47,700	41,600	60,600
<b>Total (2040)</b>	<b>256,600</b>	<b>83,200</b>	<b>282,400</b>
Weighting factor	1.00	0.31	

Source: Table 2.1; Willdan Financial Services.

## Facility Inventories and Standards

This section describes the City’s corporation yard facility inventory and facility standards.

### Existing Inventory

**Table 11.2** summarizes the City’s current inventory of land, buildings and vehicles. The City currently operates out of one maintenance yard, with three buildings for shops and storage. In total, the City owns \$6.7 million in corporation yard facilities.

**Table 11.2: Corporation Yard Facilities Existing Inventory**

	Inventory	Unit Cost	Value
<i>Land (acres)</i>			
Maintenance Yard	18.14	\$ 167,000	\$ 3,029,400
Subtotal	18.14		\$ 3,029,400
<i>Buildings (square feet)</i>			
Public Works Maintenance Storage	57,876	57	\$ 3,326,400
Signs & Signal Shop	1,440	63	90,200
Public Works Vehicle Storage	7,500	34	252,000
Subtotal	66,816		\$ 3,668,600
Total Value of Existing Facilities			\$ 6,698,000

Sources: City of Moreno Valley; Willdan Financial Services.

### Planned Facilities

**Table 11.3** summarizes the planned facility: a new corporation yard. The facility will serve both existing and new development and is estimated to cost \$57.5 million.

**Table 11.3: Planned Corporation Yard Facilities**

	Total
Corporate Yard Facility	\$ 57,518,000

Sources: City of Moreno Valley, Capital Improvement Plan, FY 2014-2021 and Beyond.

### Cost Allocation

#### Existing Level of Service

Per the new nexus study requirements that went into effect of January 1, 2022, a nexus study “shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.” **Table 11.4** expresses the City’s current recreation facilities level of service in terms of an existing cost per capita. This cost per capita is not used in the fee calculation, rather it is shown here for informational purposes only.

Once the planned facilities have been constructed and new development has increased the City’s service population the resulting facility cost per capita will be higher than the cost per capita shown in Table 11.4. The increased facility standard is needed to ensure that the City can fund the planned corporation yard facilities that have been identified and approved by the City Council in the City’s most recent CIP.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

**Table 11.4: Existing Level of Service**

Value of Existing Facilities	\$	6,698,000
Existing Fund Balance		<u>2,663,408</u>
Total	\$	9,361,408
Existing Service Population		<u>221,800</u>
Cost per Capita	\$	42
Facility Standard per Resident	\$	42
Facility Standard per Worker <sup>1</sup>		13

<sup>1</sup> Based on a weighing factor of 0.31.

Sources: Tables 11.1 and 11.2; Willdan Financial Services.

### Future Level of Service

**Table 11.5** shows new development's projected per capita investment in corporation yard protection facilities at the planning horizon. This value is calculated by dividing cost of existing and planned facilities by the service population at the planning horizon. The value per capita is multiplied by the worker weighting factor of 0.31 to determine the value per worker.

**Table 11.5: Corporation Yard Facilities - System Standard**

Value of Existing Facilities	\$	6,698,000
Value of Planned Facilities		<u>57,518,000</u>
Total System Value (2040)	\$	64,216,000
Future Service Population (2040)		<u>282,400</u>
Cost per Capita	\$	227
Facility Standard per Resident	\$	227
Facility Standard per Worker <sup>1</sup>		70

<sup>1</sup> Based on a weighing factor of 0.31.

Sources: Tables 11.1, 11.2 and 11.3; Willdan Financial Services.

### Use of Fee Revenue

The City can use corporation yard facilities fee revenues for the construction or purchase of buildings, land, and equipment that are part of the system of corporation yard facilities serving new development. The City intends to build a new corporation yard.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

## Non-Fee Funding Required

Completing the planned facilities will provide a higher value of facilities per capita than is currently provided in Moreno Valley. Impact fee revenue may not be used to increase the level of service provided to existing development. Therefore, impact fee revenue will not fully fund the planned corporation yard protection facilities and some non-fee funding will be required. **Table 11.6** shows the projected fee revenue and the non-fee funding required through 2040. After accounting for the projected future impact fee revenue, approximately \$38.4 million in non-fee funding will be needed to complete the planned corporation yard protection facilities.

The City will need to use alternative funding sources to fund existing development’s share of the planned corporation yard protection facilities. Potential sources of revenue include but are not limited to existing or new general fund revenues, existing or new taxes, special assessments, and grants.

**Table 11.6: Revenue Projection - System Standard**

Cost per Capita	\$ 227
Growth in Service Population (2021 - 2040)	60,600
Fee Revenue	\$ 13,756,000
Cost of Planned Facilities	\$ 54,854,592
Fee Revenue	13,756,000
Less Existing Fund Balance	2,663,408
Non-Fee Revenue to Be Identified	\$ 38,435,185

Sources: Tables 11.1, 11.3 and 11.5.

## Fee Schedule

**Table 11.7** shows the maximum justified corporation yard facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space). The total fee includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan’s experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.



**Table 11.7: Corporation Yard Facilities Impact Fee Schedule**

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D	E / 1,000
	Cost Per Capita	Density	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	Fee per Sq. Ft.	
<i>Residential - per Dwelling Unit</i>							
Single Family	\$ 227	4.17	\$ 947	\$ 19	\$ 966		
Multifamily	227	2.65	602	12	614		
Senior Housing	227	2.00	454	9	463		
<i>Nonresidential - per 1,000 Sq. Ft.</i>							
Commercial	\$ 70	2.39	\$ 167	\$ 3	\$ 170	\$ 0.17	
Office	70	3.12	218	4	222	0.22	
Industrial	70	1.16	81	2	83	0.08	
High Cube Warehouse	70	0.72	50	1	51	0.05	

<sup>1</sup> Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 11.5; Willdan Financial Services

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

# 12. Maintenance Equipment Facilities

The purpose of the maintenance equipment impact fee is to fund the maintenance equipment facilities needed to serve new development. Note that impact fees cannot fund road maintenance itself. These fees are intended to fund the *capital facilities equipment* needed to maintain the City’s roads. Maintenance equipment includes vehicles, heavy equipment, tractors and other various items.

## Service Population

**Table 12.1** shows the existing and future projected service population for road maintenance facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for road maintenance facilities.

**Table 12.1: Maintenance Equipment Facilities Service Population**

	Residents	Workers	Service Population
Existing (2021)	208,900	41,600	221,800
New Development (2021-2040)	47,700	41,600	60,600
Total (2040)	256,600	83,200	282,400
Weighting factor	1.00	0.31	

Source: Table 2.1; Willdan Financial Services.

## Facility Inventories and Standards

This section describes the City’s maintenance equipment facility inventory, facility standards, and cost of planned facilities.

### Existing Inventory

**Table 12.2** summarizes the City’s current inventory of maintenance equipment facilities. The estimated value shown for maintenance equipment vehicles was provided by the City.

**Table 12.2: Maintenance Equipment Facilities Inventory**

	Value
Heavy Duty Trucks	\$ 4,416,476
Light Duty Trucks	4,473,212
Machinery & Equipment	<u>4,892,662</u>
Total	\$ 13,782,350

Source: City of Moreno Valley.

## Cost Allocation

**Table 12.3** shows the existing standard cost per capita for maintenance equipment facilities, which is the per capita investment in maintenance equipment facilities that new development must make to maintain the existing standards. This value is calculated by dividing the cost of existing maintenance equipment facilities by the existing service population.

**Table 12.3: Maintenance Equipment Facilities Existing Standard**

Value of Existing Facilities	\$ 13,782,350
Existing Fund Balance	<u>1,213,562</u>
Total	\$ 14,995,911
Existing Service Population	<u>221,800</u>
Cost per Capita	\$ 68
Facility Standard per Resident	\$ 68
Facility Standard per Worker <sup>1</sup>	21

<sup>1</sup> Based on a weighing factor of 0.31.

Sources: Tables 12.1 and 12.2; Willdan Financial Services.

## Fee Revenue Projection

Non-fee funding will not be required because the fee simply maintains the existing standard. The impact revenue generated by the fee will fully fund the facilities to serve new development. Additional planned facilities will need to be identified to maintain the existing standard. **Table 12.4** identifies the amount of maintenance equipment facilities that will need to be acquired by 2040 to maintain the existing standard.

**Table 12.4: Revenue Projection - Existing Standard**

Cost per Capita	\$	68
Growth in Service Population (2021 - 2040)		60,600
Fee Revenue	\$	4,121,000

Sources: Tables 12.1 and 12.3.

## Fee Schedule

**Table 12.5** shows the maximum justified maintenance equipment facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space). The total fee includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to all City programs for legal, accounting, and other departmental and Citywide administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan’s experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

**Table 12.5: Maintenance Equipment Facilities Fee Schedule**

Land Use	A	B	C = A x B	D = C x 0.02	E = C + D	E / 1,000
	Cost Per Capita	Density	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	Fee per Sq. Ft.
<i>Residential - per Dwelling Unit</i>						
Single Family	\$ 68	4.17	\$ 284	\$ 6	\$ 290	
Multi-family	68	2.65	180	4	184	
Senior Housing	68	2.00	136	3	139	
<i>Nonresidential - per 1,000 Sq. Ft.</i>						
Commercial	\$ 21	2.39	\$ 50	\$ 1	\$ 51	\$ 0.05
Office	21	3.12	66	1	67	0.07
Industrial	21	1.16	24	0	24	0.02
High Cube Warehouse	21	0.72	15	0	15	0.02

<sup>1</sup> Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 12.3; Willdan Financial Services

# 13. Freeway Interchanges

This chapter summarizes an analysis of the need for freeway interchanges to accommodate new development. The chapter documents a reasonable relationship between new development and the impact fee for funding of these facilities.

## Trip Demand

The need for freeway interchanges is based on the trip demand placed on the system by development. A reasonable measure of demand is the number of average daily vehicle trips. Unlike the arterial streets fee and the traffic signal fee, trip demand for freeway interchanges is not adjusted by pass-by trips, or trip length. **Table 13.1** shows the trip rates used in the analysis.

**Table 13.1: Trip Generation Rates**

ITE Category		Average Daily Trips
<i>Residential - per Dwelling Unit</i>		
Single Family	Single Family Housing (210)	9.43
Multi-family	Multifamily Housing (Low-Rise) (220)	6.74
Senior Housing	Senior Adult Housing- Attached (252)	3.24
<i>Nonresidential - per 1,000 Sq. Ft.</i>		
Regional Commercial	Shopping Center (820)	37.01
General Commercial	Shopping Center (820)	37.01
Office	General Office Building (710)	10.84
Industrial	General Light Industrial (110)	4.87
High Cube Warehouse	High-Cube / Short-Term Storage Warehouse (154)	1.40

Source: ITE Trip Generation Manual, 11th Edition.

## Trip Demand Growth

The planning horizon for this analysis is 2040. **Table 13.2** lists the 2021 and 2040 land use assumptions used in this study. The trip rates identified in Table 13.1 are multiplied by the existing and future dwelling units and building square feet to determine the increase in trips caused by new development.

**Table 13.2: Land Use Scenario and Total Trips**

Land Use	Trip Rate	2021		Growth 2021 to 2040		Total - 2040	
		Units / 1,000 SF	Trips	Units / 1,000 SF	Trips	Units / 1,000 SF	Trips
<i>Residential</i>							
Single Family	9.43	47,700	449,811	9,600	90,528	57,300	540,339
Multi-family	6.74	10,000	67,400	5,700	38,418	15,700	105,818
Subtotal		57,700	517,211	15,300	128,946	73,000	646,157
<i>Nonresidential</i>							
Commercial	37.01	6,778	250,863	6,778	250,863	13,556	501,726
Office	10.84	3,718	40,303	3,718	40,302	7,436	80,605
Industrial	4.87	1,724	8,397	1,724	8,396	3,448	16,793
High Cube Warehouse	1.40	16,389	22,944	40,600	56,840	56,989	79,784
Subtotal		28,609	322,507	52,820	356,401	81,430	678,908
Total			839,718 63%		485,347 37%		1,325,065 100%

Sources: Tables 2.1 and 13.1; Willdan Financial Services

## Project Costs

Cost estimates are summarized in **Table 13.3**. The City's traffic engineers prepared the cost estimates, using cost estimating methodology consistent with the estimating methodology used in recent WRCOG's Nexus Study. TUMF credits are identified in the Transportation Uniform Mitigation Fee Nexus Study (2016 Update).

**Table 13.3: Interchange Improvement Costs**

Interchange Location	Total Project		2016 TUMF Cost	
	Cost	Maximum Share	City DIF Share	
60/Day	\$ 17,897,000	\$ 17,897,000	\$ -	-
60/Frederick	-	-	-	-
60/Heacock	-	-	-	-
60/Perris	15,390,000	-	15,390,000	-
60/Nason	-	-	-	-
60/Moreno Bch Dr. (Ph. 1)	-	-	-	-
60/Moreno Bch Dr. (Ph. 2)	5,000,000	-	5,000,000	-
60/Redlands	63,953,441	37,060,000	26,893,441	-
60/Theodore	88,600,000	19,096,000	69,504,000	-
60/Gilman Springs	86,091,171	17,897,000	68,194,171	-
215/Cactus	64,445,391	37,060,000	27,385,391	-
Studies/Misc. Improvements	6,000,000	-	6,000,000	-
Total	\$ 347,377,002	\$ 129,010,000	\$ 218,367,002	-

Sources: City of Moreno Valley; WRCOG TUMF 2016 Nexus Update.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

## Fee per Trip Demand Unit

Every impact fee consists of a dollar amount, or the cost of projects that can be funded by a fee, divided by a measure of development. In this case, all fees are first calculated as a cost per trip demand unit. Then these amounts are translated into housing unit (cost per unit) and employment space (cost per 1,000 square feet) by multiplying the cost per trip by the trip generation rate for each land use category. These amounts become the fee schedule.

**Table 13.4** calculates the cost the cost per trip demand unit by dividing the total project costs attributable to new development summarized in Table 13.3, by the total growth in trips shown in Table 13.2.

**Table 13.4: Cost per Trip to Accommodate Growth**

Fee Program Share of Planned Facilities Costs	\$ 218,367,002
Less Existing Fund Balance	<u>1,282,015</u>
Net Facility Costs	\$ 217,084,987
Growth in Daily Trips	<u>485,347</u>
Cost per Trip	\$ 447

Sources: Tables 13.1 and 13.3.

## Fee Schedule

**Table 13.5** shows the maximum justified freeway interchanges facilities fee schedule. The fees are based on the costs per trip shown in Table 13.4. The cost per trip is multiplied by the trip demand factors in Table 13.1 to determine a fee per unit of new development. The total fee includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to all City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan’s experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

**Table 13.5: Interchange Improvements Impact Fee Schedule**

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D	E / 1,000
	Cost Per Trip	Trip Demand Factor	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	Fee per Sq. Ft.	
<i>Residential - per Dwelling Unit</i>							
Single Family	\$ 447	9.43	\$ 4,215	\$ 84	\$ 4,299		
Multi-family	447	6.74	3,013	60	3,073		
Senior Housing	447	3.24	1,448	29	1,477		
<i>Nonresidential - per 1,000 Sq. Ft.</i>							
Regional Commercial	\$ 447	37.01	\$ 16,543	\$ 331	\$ 16,874	\$ 16.87	
General Commercial	447	37.01	16,543	331	16,874	16.87	
Office	447	10.84	4,845	97	4,942	4.94	
Industrial	447	4.87	2,177	44	2,221	2.22	
High Cube Warehouse	447	1.40	626	13	639	0.64	

<sup>1</sup> Persons per dwelling unit or per 1,000 square feet of nonresidential.

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 13.1 and 13.4; Willdan Financial Services.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)



# 14. Animal Shelter Facilities

The purpose of the fee is to ensure that new development funds its fair share of animal shelter facilities. A fee schedule is presented based on the planned facilities standard of animal shelter facilities in the City of Moreno Valley to ensure that new development provides adequate funding to meet its needs.

## Service Population

Animal shelter facilities primarily serve residents. Therefore, demand for services and associated facilities are based on the City’s residential service population. **Table 14.1** shows the existing and future projected service population for animal shelter facilities.

**Table 14.1: Animal Shelter Facilities Service Population**

	Residents
Existing (2021)	208,900
New Development (2021-2040)	47,700
Total (2040)	256,600

Source: Table 2.1; Willdan Financial Services.

## Facility Inventories and Standards

This section describes the City’s animal shelter facility inventory and facility standards.

### Existing Inventory

This study uses the existing standard methodology to calculate fees for animal shelter facilities. The City’s inventory of animal shelter facilities is displayed in **Table 14.2**. The City owns and operates one 16,000 square foot animal shelter. In all, the City owns approximately \$3.4 million in animal shelter facilities.

**Table 14.2: Animal Shelter Facilities Inventory**

	Amount	Units	Unit Cost	Value
<i>Animal Shelter - 14041 Elsworth Street</i>				
Land	2.83	Acres	\$ 167,000	\$ 472,600
Animal Shelter Building	16,000	Sq. Ft.	185	2,953,200
Total				\$ 3,425,800

Sources: City of Moreno Valley; City of Moreno Valley Public Entity Risk Management Authority, Building Detail Report - 2009; Willdan Financial Services.

## Cost Allocation

**Table 14.3** calculates the existing cost per capita facility standard by dividing the value of the existing facilities inventory by the existing service population. The resulting cost per capita is the basis of the impact fee. Funding facilities at this level will ensure that as development occurs, new development will contribute to animal shelter facilities at the same standard that existing development has contributed thus far. Using the existing standard methodology does not result in existing deficiencies.

**Table 14.3: Animal Shelter Facilities Existing Standard**

Value of Existing Facilities	\$	3,425,800
Existing Fund Balance		261,951
Total	\$	3,687,751
Existing Service Population		208,900
Cost per Capita	\$	18
Facility Standard per Resident	\$	18

Sources: Tables 14.1 and 14.2; Willdan Financial Services.

## Use of Fee Revenue

The City can use animal shelter facilities fee revenues for the construction or purchase of buildings, land, vehicles and equipment that are part of the system of animal shelter facilities serving new development.

## Fee Revenue Projection

The City plans to use animal shelter facilities fee revenue to construct improvements to add to the system of animal shelter facilities to serve new development. **Table 14.4** details a projection of fee revenue, based on the service population growth increment identified in Table 14.1. The City will have to identify \$859,000 worth of animal shelter facilities in order to ensure that the existing standard is maintained through the planning horizon.

**Table 14.4: Revenue Projection - Existing Standard**

Cost per Capita	\$	18
Growth in Service Population (2021 - 2040)		47,700
Fee Revenue	\$	859,000

Sources: Tables 14.1 and 14.3.

## Fee Schedule

**Table 14.5** shows the maximum justified animal shelter fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit). The total fee includes a two percent (2%) administrative charge to fund costs that include: a standard overhead charge applied to City programs for legal, accounting, and other departmental and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. The administrative charge should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

**Table 14.5: Animal Shelter Facilities Impact Fee Schedule**

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D
	Cost Per Capita	Density	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	
<i>Residential</i>						
Single Family Unit	\$ 18	4.17	\$ 75	\$ 2	\$ 77	
Multi-family Unit	18	2.65	48	1	49	
Senior Housing	18	2.00	36	1	37	

<sup>1</sup> Fee per dwelling unit (residential).

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2.2 and 14.4; Willdan Financial Services

# 15. AB 602 Requirements

On January 1, 2022, new requirements went into effect for California jurisdictions implementing impact fees. Among other changes, AB 602 added Section 66016.5 to the Government Code, which set guidelines for impact fee nexus studies. Three key requirements from that section which concern the nexus study are reproduced here:

66016.5. (a) (2) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.

66016.5. (a) (4) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.

66016.5. (a) (6) Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.

## Compliance with AB 602

The following sections describe this study's compliance with the new requirements of AB 602.

### 66016.5. (a) (2) - Level of Service

1. For fees calculated under the existing standard methodology, the fees are calculated such that new development funds facilities at the existing level of service. These fee categories are: parks, city hall, maintenance equipment and animal shelter facilities. The existing level service in terms of the existing facility investment per capita is shown in each corresponding chapter.
2. For fees calculated under the planned facilities methodology, the fees are calculated to ensure that the level of service does not fall to unacceptable levels. The fees calculated under this approach are the arterial streets fee, the traffic signals fee, and the interchange improvements fees. All projects included in these fees met the City's congestion level of service standards of LOS C or LOS D at the time they were added to the impact fee program. Impact fees charged under this program will serve to ensure that the LOS does not fall below LOS D.
3. For the fees calculated under the system standard methodology, the maximum justified fees represent an increase in the facility level of service. The fees calculated under this methodology are the fire, police, recreation center, library, and corporation yard facility fees. The increased level of service is required to fund new development's fair share of facilities identified and approved by the City Council in the City's most recent CIP. New development will not fund the entirety of the increase in level of service, rather, it will fund a share of the increased level of service represented by the planned facilities. The City will have to fund existing development's share of the increase level of service through any other funding source. Each chapter for facility fee categories that are increasing the level of service include a table that shows the existing level of service and future level of service in terms of facility investment per capita.

### 66016.5. (a) (4) – Review of Original Fee Assumptions

Table 15.1 reviews the assumptions from the 2012 study in terms of the resulting fee revenue generated by each impact fee. The actual fee revenue collected from 2012 through 2021 is then listed. These figures are then compared to the projected fee revenue from this 2022 nexus study.

Note that the two studies use different planning horizons. The 2012 study assessed impacts through buildout, which the 2022 study assess the impacts through 2040.

**Table 15.1: Review of 2012 Study**

Facility Category	2012 Study Cost Allocated to New Development	Fee Revenue Collected (2012 through Current)	2022 Study Cost Allocated to New Development
Arterial Streets	\$ 75,058,190	\$ 13,128,789	\$ 333,809,510
Traffic Signals	51,002,024	3,566,836	25,095,738
Fire	34,316,512	7,116,503	21,447,000
Police	25,428,267	3,571,907	17,210,000
Park Fee / Quimby	79,354,572	6,426,190	102,737,574
Recreation Centers	20,192,228	1,722,845	9,540,000
Libraries	9,536,579	816,618	8,926,800
City Hall	6,314,181	1,416,996	9,635,000
Corporate Yard	19,004,475	3,872,067	13,756,000
Maintenance Equipment	5,332,010	1,080,466	4,121,000
Interchange Improvements	46,751,783	4,555,840	193,685,450
Animal Shelter	5,721,848	465,960	659,000
Total	\$ 378,012,669	\$ 47,741,016	\$ 740,623,072

<sup>1</sup> 2012 through Buildout.

<sup>2</sup> 2021 through 2040.

Sources: City of Moreno Valley; City of Moreno Valley 2012 Development Impact Fee Study Final Draft Report October 1, 2012; Table E.2 Willdan Financial Services.

## 66016.5. (a) (6) – Capital Improvement Plan

The Capital Improvement Plan for this nexus study is comprised of the identified planned facilities within each facility fee chapter. Planned facilities identified in this document are sourced from the City's current adopted CIP. Adoption of this nexus study would approve the planned facilities identified herein as the Capital Improvement Plan for this nexus study.

# 16. Implementation

## Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the City Council to follow certain procedures including holding a public hearing. Data, such as an impact fee report, must be made available at least 10 days prior to the public hearing. The City's legal counsel should be consulted for any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

## Inflation Adjustment

The City has kept its impact fee program up to date by periodically adjusting the fees for inflation. Such adjustments should be completed regularly to ensure that new development will fully fund its share of needed facilities. We recommend that the following indices be used for adjusting fees for inflation:

- ◆ Buildings – Engineering News-Record's Building Cost Index (BCI)
- ◆ Equipment – Consumer Price Index, All Items, 1982-84=100 for All Urban Consumers (CPI-U)

The indices recommended can be found for local jurisdictions (state, region), and for the nation. With the exception of land, we recommend that the national indices be used to adjust for inflation, as the national indices are not subject to frequent dramatic fluctuations that the localized indices are subject to.

Due to the highly variable nature of land costs, there is no particular index that captures fluctuations in land values. We recommend that the City adjust land values based on recent land purchases, sales or appraisals at the time of the update.

While fee updates using inflation indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the City will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available.

## Reporting Requirements

The City complies with the annual and five-year reporting requirements of the *Mitigation Fee Act*. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

## Programming Revenues and Projects with the CIP

The City maintains a five-year Capital Improvement Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The City may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of the City's facilities. If the total

cost of facilities varies from the total cost used as a basis for the fees, the City should consider revising the fees accordingly.

## Reimbursements

For some facility categories, particularly park facilities, developers occasionally dedicate parkland and construct facilities in lieu of paying the development impact fee. If a developer builds parkland that exceeds the development's share of needed facilities, that developer should be reimbursed for the amount of facilities created above and beyond that development's impact. However, we recommend that the City' reimburse the difference based on a) the costs identified in the most recent CIP, and b) at the time that the City would be building the improvement had the development not occurred. By following these guidelines, the City will not be unfairly burdened with unanticipated costs.

# 17. Mitigation Fee Act Findings

Public facilities fees are one-time fees typically paid when a building permit is issued and imposed on development projects by local agencies responsible for regulating land use (cities and counties). To guide the widespread imposition of public facilities fees the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1987 and subsequent amendments. The *Act*, contained in *California Government Code* Sections 66000 through 66025, establishes requirements on local agencies for the imposition and administration of fee programs. The *Act* requires local agencies to document five findings when adopting a fee.

The five statutory findings required for adoption of the public facilities fees documented in this report are presented in this chapter and supported in detail by the preceding chapters. All statutory references are to the *Act*.

## Purpose of Fee

- ◆ *Identify the purpose of the fee (§66001(a)(1) of the Act).*

Development impact fees are designed to ensure that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees proposed by this report is to provide a funding source from new development for capital improvements to serve that development. The fees advance a legitimate City interest by enabling the City to provide public facilities to new development.

## Use of Fee Revenues

- ◆ *Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).*

Fees proposed in this report, if enacted by the City, would be used to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the City's sphere of influence. Fees addressed in this report have been identified by the City to be restricted to funding the following facility categories: arterial streets, traffic signals, fire facilities, police facilities, parks, library facilities, recreation facilities, city hall facilities, corporation yard facilities, maintenance equipment facilities freeway interchanges; and animal shelter facilities.

## Benefit Relationship

- ◆ *Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).*

The City will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, vehicles, and services used to serve new development. Facilities funded by the fees are expected to provide a citywide network of facilities accessible to the additional residents and workers associated with new development. Under the *Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential use classifications that will pay the fees.

## Burden Relationship

- ◆ *Determine the reasonable relationship between the need for the public facilities and*



*the types of development on which the fees are imposed (§66001(a)(4) of the Act).*

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. For most facility categories service population standards are calculated based upon the number of residents associated with residential development and the number of workers associated with non-residential development. To calculate a single, per capita standard, one worker is weighted less than one resident based on an analysis of the relative use demand between residential and non-residential development.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

*Chapter 2, Growth Forecasts* provides a description of how service population and growth forecasts are calculated. Facility standards are described in the *Facility Standards* sections of each facility category chapter.

## Proportionality

- ◆ *Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (§66001(b) of the Act).*

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size. Larger new development projects can result in a higher service population resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Growth Forecasts and Unit Costs*, or the *Service Population* sections in each facility category chapter for a description of how service populations or other factors are determined for different types of land uses. See the *Fee Schedule* section of each facility category chapter for a presentation of the proposed facilities fees.

# Appendix

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Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND

Appendix Table A.1: Arterial Costs

Dir	Street Name	From	To	New ROW Cost	Construction Cost (New Lane/ Unimproved Median)	Planning Cost (5% Of Construction Cost)	Design Engineering Cost (25% Of Construction Cost)	Construction Engineering And Admin. Cost (10% Of Construction Cost)	Total Cost
<b>EAST - WEST ARTERIALS</b>									
EB	Alessandro Bl	I-215	Day St	\$ -	\$ 23,258	\$ 1,163	\$ 5,814	\$ 2,326	\$ 32,561
WB	Alessandro Bl	I-215	Day St	674,016	596,144	29,807	149,036	59,614	1,508,618
WB	Alessandro Bl	Day St	Day St	691,362	587,630	29,381	146,907	58,763	1,514,044
EB	Alessandro Bl	Frederick St	Chagall Ct	510,468	433,877	21,694	108,469	43,388	1,117,896
EB	Alessandro Bl	Chagall Ct	Graham St	654,192	556,037	27,802	139,009	55,604	1,432,644
EB	Alessandro Bl	Graham St	Alessandro Plaza	334,530	284,337	14,217	71,084	28,434	732,602
EB	Alessandro Bl	Alessandro Plaza	Heacock St	652,210	554,352	27,718	138,588	55,435	1,428,302
EB	Alessandro Bl	Heacock St	1/4 mi E. of Heacock St	-	31,868	1,593	7,967	3,187	44,616
WB	Alessandro Bl	Heacock St	1/4 mi E. of Heacock St	-	31,868	1,593	7,967	3,187	44,616
EB	Alessandro Bl	1/4 mi E. of Heacock St	Indian St	-	31,868	1,593	7,967	3,187	44,616
WB	Alessandro Bl	1/4 mi E. of Heacock St	Indian St	-	31,868	1,593	7,967	3,187	44,616
EB	Alessandro Bl	Perris Bl	1/4 mi E. of Perris Bl	421,260	389,230	19,461	97,307	38,923	966,181
WB	Alessandro Bl	Perris Bl	1/4 mi E. of Perris Bl	-	31,176	1,559	7,794	3,118	43,646
EB	Alessandro Bl	Kitching St	1/4 mi E. of Kitching St	584,808	680,383	34,019	170,096	68,038	1,537,345
WB	Alessandro Bl	Kitching St	1/4 mi E. of Kitching St	500,556	591,773	29,589	147,943	59,177	1,329,038
EB	Alessandro Bl	1/4 mi E. of Kitching St	Lasselle St	92,400	753,357	37,668	188,339	75,336	1,147,100
WB	Alessandro Bl	1/4 mi E. of Kitching St	Lasselle St	52,150	453,644	22,682	113,411	45,364	687,252
EB	Alessandro Bl	Lasselle St	1/4 mi E. of Lasselle St	92,400	753,357	37,668	188,339	75,336	1,147,100
WB	Alessandro Bl	Lasselle St	1/4 mi E. of Lasselle St	92,400	753,357	37,668	188,339	75,336	1,147,100
EB	Alessandro Bl	1/4 mi E. of Lasselle St	Morrison St	92,400	688,037	34,402	172,009	68,804	1,055,652
EB	Alessandro Bl	Morrison St	1/4 mi E. of Morrison St	81,480	640,373	32,019	160,093	64,037	978,002
WB	Alessandro Bl	Morrison St	1/4 mi E. of Morrison St	48,300	393,305	19,665	98,326	39,331	598,928
EB	Alessandro Bl	1/4 mi E. of Morrison St	Nason St	92,400	753,357	37,668	188,339	75,336	1,147,100
WB	Alessandro Bl	1/4 mi E. of Morrison St	Nason St	92,400	753,357	37,668	188,339	75,336	1,147,100
EB	Alessandro Bl	Nason St	1/4 mi E. of Nason St	92,400	621,357	31,068	155,339	62,136	962,300
WB	Alessandro Bl	Nason St	1/4 mi E. of Nason St	92,400	621,357	31,068	155,339	62,136	962,300
EB	Alessandro Bl	1/4 mi E. of Nason St	Oliver St	92,400	621,357	31,068	155,339	62,136	962,300
WB	Alessandro Bl	1/4 mi E. of Nason St	Oliver St	92,400	621,357	31,068	155,339	62,136	962,300
EB	Alessandro Bl	Oliver St	1/4 mi E. of Oliver St	45,500	339,126	16,956	84,782	33,913	520,277
WB	Alessandro Bl	Oliver St	1/4 mi E. of Oliver St	92,400	621,357	31,068	155,339	62,136	962,300
EB	Alessandro Bl	1/4 mi E. of Oliver St	Moreno Beach Drive	92,400	621,357	31,068	155,339	62,136	962,300
WB	Alessandro Bl	1/4 mi E. of Oliver St	Moreno Beach Drive	92,400	621,357	31,068	155,339	62,136	962,300
EB	Alessandro Bl	Moreno Beach Drive	1/4 mi E. of Moreno Beach Drive	92,400	621,357	31,068	155,339	62,136	962,300
WB	Alessandro Bl	Moreno Beach Drive	1/4 mi E. of Moreno Beach Drive	92,400	621,357	31,068	155,339	62,136	962,300
EB	Alessandro Bl	1/4 mi E. of Moreno Beach Drive	1/2 mi E. of Moreno Beach Drive	92,400	621,357	31,068	155,339	62,136	962,300
WB	Alessandro Bl	1/4 mi E. of Moreno Beach Drive	1/2 mi E. of Moreno Beach Drive	92,400	621,357	31,068	155,339	62,136	962,300
EB	Alessandro Bl	1/2 mi E. of Moreno Beach Drive	Wilmot St	92,400	621,357	31,068	155,339	62,136	962,300
WB	Alessandro Bl	1/2 mi E. of Moreno Beach Drive	Wilmot St	92,400	621,357	31,068	155,339	62,136	962,300
EB	Alessandro Bl	Wilmot St	Redlands Bl	312,312	621,357	31,068	155,339	62,136	1,182,212
WB	Alessandro Bl	Wilmot St	Redlands Bl	312,312	621,357	31,068	155,339	62,136	1,182,212
EB	Alessandro Bl	Merwin St	Sinclair St	-	65,320	3,266	16,330	6,532	91,448
WB	Alessandro Bl	Merwin St	Sinclair St	-	65,320	3,266	16,330	6,532	91,448
EB	Alessandro Bl	Sinclair St	1/4 mi E. of Sinclair St	-	65,320	3,266	16,330	6,532	91,448
WB	Alessandro Bl	Sinclair St	1/4 mi E. of Sinclair St	-	65,320	3,266	16,330	6,532	91,448
EB	Alessandro Bl	1/4 mi E. of Sinclair St	World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
WB	Alessandro Bl	1/4 mi E. of Sinclair St	World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
EB	Alessandro Bl	World Logistics Center Pkwy	1/4 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
WB	Alessandro Bl	World Logistics Center Pkwy	1/4 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
EB	Alessandro Bl	1/4 mi E. of World Logistics Center Pkwy	1/2 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
WB	Alessandro Bl	1/4 mi E. of World Logistics Center Pkwy	1/2 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
EB	Alessandro Bl	1/2 mi E. of World Logistics Center Pkwy	3/4 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
WB	Alessandro Bl	1/2 mi E. of World Logistics Center Pkwy	3/4 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100

Attachment: DIF ADJUSTMENT RESOLUTION (5633) : DEVELOPMENT IMPACT FEES NEXUS STUDY AND

Appendix Table A.1: Arteral Costs Continued

Dir	Street Name	From	To	New ROW Cost	Construction Cost (New Lane/ Segment/ Median)	Planning Cost (5% Of Construction Cost)	Design Engineering Cost (25% Of Construction Cost)	Construction Engineering And Admin. Cost (10% Of Construction Cost)	Total Cost
EB	Alessandro Bl	3/4 mi E. of World Logistics Center Pkwy	1 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	\$ 1,147,100
WB	Alessandro Bl	3/4 mi E. of World Logistics Center Pkwy	1 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
EB	Alessandro Bl	1 mi E. of World Logistics Center Pkwy	1-1/4 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
WB	Alessandro Bl	1 mi E. of World Logistics Center Pkwy	1-1/4 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
EB	Alessandro Bl	1-1/4 mi E. of World Logistics Center Pkwy	1-1/2 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
WB	Alessandro Bl	1-1/4 mi E. of World Logistics Center Pkwy	1-1/2 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
EB	Alessandro Bl	1-1/2 mi E. of World Logistics Center Pkwy	1-3/4 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
WB	Alessandro Bl	1-1/2 mi E. of World Logistics Center Pkwy	1-3/4 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
EB	Alessandro Bl	1-3/4 mi E. of World Logistics Center Pkwy	2 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
WB	Alessandro Bl	1-3/4 mi E. of World Logistics Center Pkwy	2 mi E. of World Logistics Center Pkwy	92,400	753,357	37,668	188,339	75,336	1,147,100
EB	Alessandro Bl	2 mi E. of World Logistics Center Pkwy	2-1/4 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
WB	Alessandro Bl	2 mi E. of World Logistics Center Pkwy	2-1/4 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
EB	Alessandro Bl	2-1/4 mi E. of World Logistics Center Pkwy	2-1/2 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
WB	Alessandro Bl	2-1/4 mi E. of World Logistics Center Pkwy	2-1/2 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
EB	Alessandro Bl	2-1/2 mi E. of World Logistics Center Pkwy	2-3/4 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
WB	Alessandro Bl	2-1/2 mi E. of World Logistics Center Pkwy	2-3/4 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
EB	Alessandro Bl	2-3/4 mi E. of World Logistics Center Pkwy	3 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
WB	Alessandro Bl	2-3/4 mi E. of World Logistics Center Pkwy	3 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
EB	Alessandro Bl	3 mi E. of World Logistics Center Pkwy	3-1/4 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
WB	Alessandro Bl	3 mi E. of World Logistics Center Pkwy	3-1/4 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
EB	Alessandro Bl	3-1/4 mi E. of World Logistics Center Pkwy	3-1/2 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
WB	Alessandro Bl	3-1/4 mi E. of World Logistics Center Pkwy	3-1/2 mi E. of World Logistics Center Pkwy	-	65,320	3,266	16,330	6,532	91,448
EB	Alessandro Bl	3-1/2 mi E. of World Logistics Center Pkwy	Gilman Springs Rd	-	65,320	3,266	16,330	6,532	91,448
WB	Alessandro Bl	3-1/2 mi E. of World Logistics Center Pkwy	Gilman Springs Rd	-	65,320	3,266	16,330	6,532	91,448
EB	Box Springs Rd	1/4 mi E. of Morton Rd	Clark St	230,454	195,877	9,794	48,969	19,588	504,681
EB	Box Springs Rd	Clark St	1/4 mi E. of Clark St	46,900	282,231	14,112	70,558	28,223	442,023
EB	Cactus Av	W. City boundary	Commerce Dr	124,740	838,832	41,942	209,708	83,883	1,299,105
WB	Cactus Av	W. City boundary	Commerce Dr	124,740	838,832	41,942	209,708	83,883	1,299,105
EB	Cactus Av	Commerce Dr	Elsworth St	-	27,811	1,391	6,953	2,781	38,935
WB	Cactus Av	Commerce Dr	Elsworth St	87,920	556,888	27,844	139,222	55,689	867,563
EB	Cactus Av	Nason St	1/4 mi E. of Nason St	222,404	395,966	19,798	98,991	39,597	776,756
WB	Cactus Av	Nason St	1/4 mi E. of Nason St	312,312	556,037	27,802	139,009	55,604	1,090,764
WB	Cactus Av	1/4 mi E. of Nason St	Oliver St	312,312	556,037	27,802	139,009	55,604	1,090,764
WB	Cactus Av	Moreno Beach Drive	1/4 mi E. of Moreno Beach Drive	312,312	556,037	27,802	139,009	55,604	1,090,764
WB	Cactus Av	Quincy St	Wilmot St	92,400	556,037	27,802	139,009	55,604	870,852
WB	Cactus Av	Wilmot St	Redlands Bl	92,400	747,186	37,359	186,797	74,719	1,138,460
EB	Cottonwood Av	W. City Boundary	Edgemont St	212,940	379,116	18,956	94,779	37,912	743,702
WB	Cottonwood Av	W. City Boundary	Edgemont St	212,940	379,116	18,956	94,779	37,912	743,702
EB	Cottonwood Av	Edgemont St	Day St	327,691	583,417	29,171	145,854	58,342	1,144,475
WB	Cottonwood Av	Edgemont St	Day St	327,691	583,417	29,171	145,854	58,342	1,144,475
EB	Cottonwood Av	Day St	1/4 mi E. of Day St	314,915	560,670	28,034	140,168	56,067	1,099,853
WB	Cottonwood Av	Day St	1/4 mi E. of Day St	314,915	560,670	28,034	140,168	56,067	1,099,853
EB	Cottonwood Av	1/4 mi E. of Day St	Elsworth St	314,915	560,670	28,034	140,168	56,067	1,099,853
WB	Cottonwood Av	1/4 mi E. of Day St	Elsworth St	314,915	560,670	28,034	140,168	56,067	1,099,853
EB	Cottonwood Av	Elsworth St	1/4 mi E. of Elsworth St	312,312	556,037	27,802	139,009	55,604	1,090,764
WB	Cottonwood Av	Elsworth St	1/4 mi E. of Elsworth St	307,580	547,612	27,381	136,903	54,761	1,074,237
EB	Cottonwood Av	1/4 mi E. of Elsworth St	Frederick St	312,312	556,037	27,802	139,009	55,604	1,090,764
WB	Cottonwood Av	1/4 mi E. of Elsworth St	Frederick St	312,312	556,037	27,802	139,009	55,604	1,090,764
EB	Cottonwood Av	Frederick St	1/4 mi E. of Frederick St	312,312	556,037	27,802	139,009	55,604	1,090,764
WB	Cottonwood Av	Frederick St	1/4 mi E. of Frederick St	312,312	556,037	27,802	139,009	55,604	1,090,764
EB	Cottonwood Av	1/4 mi E. of Frederick St	Graham St	312,312	556,037	27,802	139,009	55,604	1,090,764
WB	Cottonwood Av	1/4 mi E. of Frederick St	Graham St	312,312	556,037	27,802	139,009	55,604	1,090,764
EB	Cottonwood Av	Graham St	1/4 mi E. of Graham St	312,312	556,037	27,802	139,009	55,604	1,090,764

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND

Appendix Table A.1: Arteral Costs Continued

Dir	Street Name	From	To	New ROW Cost	Construction Cost (New Lane/ Unimproved Segment/ Median)	Planning Cost (5% Of Construction Cost)	Design Engineering Cost (25% Of Construction Cost)	Construction Engineering And Admin. Cost (10% Of Construction Cost)	Total Cost
WB	Cottonwood Av	Graham St	1/4 mi E. of Graham St	312,312	556,037	27,802	139,009	55,604	\$ 1,090,764
EB	Cottonwood Av	1/4 mi E. of Graham St	Heacock St	357,266	636,072	31,804	159,018	63,607	1,247,767
WB	Cottonwood Av	1/4 mi E. of Graham St	Heacock St	357,266	636,072	31,804	159,018	63,607	1,247,767
EB	Cottonwood Av	Perris Bl	1/4 mi E. of Perris Bl	156,156	278,018	13,901	69,505	27,802	545,382
WB	Cottonwood Av	Perris Bl	1/4 mi E. of Perris Bl	312,312	556,037	27,802	139,009	55,604	1,090,764
EB	Cottonwood Av	1/4 mi E. of Perris Bl	Kitching St	44,954	80,036	4,002	20,009	8,004	157,004
EB	Cottonwood Av	1/4 mi E. of Kitching St	Lasselle St	158,522	282,231	14,112	70,558	28,223	553,645
EB	Cottonwood Av	Lasselle St	1/4 mi E. of Lasselle St	158,522	282,231	14,112	70,558	28,223	553,645
EB	Cottonwood Av	1/4 mi E. of Lasselle St	Morrison St	158,522	282,231	14,112	70,558	28,223	553,645
EB	Cottonwood Av	1/4 mi E. of Morrison St	Nason St	312,312	556,037	27,802	139,009	55,604	1,090,764
EB	Cottonwood Av	Nason St	1/4 mi E. of Nason St	312,312	556,037	27,802	139,009	55,604	1,090,764
WB	Cottonwood Av	Nason St	1/4 mi E. of Nason St	312,312	556,037	27,802	139,009	55,604	1,090,764
EB	Cottonwood Av	1/4 mi E. of Nason St	1/2 mi E. of Nason St	45,500	273,806	13,690	68,452	27,381	428,828
WB	Cottonwood Av	1/4 mi E. of Nason St	1/2 mi E. of Nason St	92,400	556,037	27,802	139,009	55,604	870,852
EB	Cottonwood Av	1/2 mi E. of Nason St	Oliver St	212,940	379,116	18,956	94,779	37,912	743,702
WB	Cottonwood Av	1/2 mi E. of Nason St	Oliver St	212,940	379,116	18,956	94,779	37,912	743,702
EB	Cottonwood Av	Oliver St	665 ft E. of Oliver	157,339	346,625	17,331	86,656	34,662	642,613
WB	Cottonwood Av	Oliver St	665 ft E. of Oliver	157,339	346,625	17,331	86,656	34,662	642,613
EB	Cottonwood Av	550 ft E. of Oliver St	Moreno Beach Drive	307,580	547,612	27,381	136,903	54,761	1,074,237
WB	Cottonwood Av	550 ft E. of Oliver St	Moreno Beach Drive	307,580	547,612	27,381	136,903	54,761	1,074,237
WB	Cottonwood Av	Moreno Beach Drive	1/4 mi E. of Moreno Beach Drive	92,400	556,037	27,802	139,009	55,604	870,852
WB	Cottonwood Av	1/4 mi E. of Moreno Beach Drive	Quincy St	92,400	556,037	27,802	139,009	55,604	870,852
EB	Cottonwood Av	Quincy St	Wilmot St	50,400	303,293	15,165	75,823	30,329	475,010
EB	Encelia Av	Moreno Beach Dr	1/4 mi E. of Moreno Beach Dr	92,400	688,037	34,402	172,009	68,804	1,055,652
WB	Encelia Av	Moreno Beach Dr	1/4 mi E. of Moreno Beach Dr	92,400	688,037	34,402	172,009	68,804	1,055,652
EB	Encelia Av	1/4 mi E. of Moreno Beach Dr	Quincy St	96,250	716,705	35,835	179,176	71,671	1,099,637
WB	Encelia Av	1/4 mi E. of Moreno Beach Dr	Quincy St	96,250	716,705	35,835	179,176	71,671	1,099,637
EB	Encelia Av	Quincy St	Mozart Wy	93,100	693,249	34,662	173,312	69,325	1,063,649
WB	Encelia Av	Quincy St	Mozart Wy	93,100	693,249	34,662	173,312	69,325	1,063,649
EB	Encelia Av	Mozart Wy	Redlands Bl	11,154	688,037	34,402	172,009	68,804	974,406
WB	Encelia Av	Mozart Wy	Redlands Bl	92,400	688,037	34,402	172,009	68,804	1,055,652
EB	Eucalyptus Av	W. City Boundary	Old Hwy 215	64,750	435,371	21,769	108,843	43,537	674,270
WB	Eucalyptus Av	W. City Boundary	Old Hwy 215	28,000	214,220	10,711	53,555	21,422	327,908
EB	Eucalyptus Av	Old Hwy 215	Edgemont St	6,126	305,399	15,270	76,350	30,540	433,685
WB	Eucalyptus Av	Old Hwy 215	Edgemont St	6,126	305,399	15,270	76,350	30,540	433,685
EB	Eucalyptus Av	Edgemont St	Day St	685,910	635,450	31,773	158,863	63,545	1,575,541
WB	Eucalyptus Av	Edgemont St	Day St	685,910	635,450	31,773	158,863	63,545	1,575,541
EB	Eucalyptus Av	Day St	Arbor Park Ln	9,929	494,957	24,748	123,739	49,496	702,869
WB	Eucalyptus Av	Day St	Arbor Park Ln	581,339	494,115	24,706	123,529	49,411	1,273,099
EB	Eucalyptus Av	Arbor Park Ln	Towngate Bl	8,796	438,511	21,926	109,628	43,851	622,712
WB	Eucalyptus Av	Arbor Park Ln	Towngate Bl	515,920	438,511	21,926	109,628	43,851	1,129,835
EB	Eucalyptus Av	Heacock St	1/4 mi E. of Heacock St	11,162	556,458	27,823	139,115	55,646	790,204
WB	Eucalyptus Av	Heacock St	1/4 mi E. of Heacock St	11,162	556,458	27,823	139,115	55,646	790,204
EB	Eucalyptus Av	1/4 mi E. of Heacock St	Indian St	11,162	556,458	27,823	139,115	55,646	790,204
WB	Eucalyptus Av	1/4 mi E. of Heacock St	Indian St	11,162	556,458	27,823	139,115	55,646	790,204
EB	Eucalyptus Av	Indian St	1/4 mi E. of Indian St	11,154	556,037	27,802	139,009	55,604	789,606
WB	Eucalyptus Av	Indian St	1/4 mi E. of Indian St	11,154	556,037	27,802	139,009	55,604	789,606
EB	Eucalyptus Av	1/4 mi E. of Indian St	Perris Bl	9,042	450,727	22,536	112,682	45,073	640,059
WB	Eucalyptus Av	1/4 mi E. of Indian St	Perris Bl	9,042	450,727	22,536	112,682	45,073	640,059
EB	Eucalyptus Av	Perris Bl	1/8 mi E. of Perris Bl	5,577	278,018	13,901	69,505	27,802	394,803
EB	Eucalyptus Av	1/8 mi E. of Perris Bl	1/4 mi E. of Perris Bl	5,577	278,018	13,901	69,505	27,802	394,803
EB	Eucalyptus Av	1/4 mi E. of Perris Bl	3/8 mi E. of Perris Bl	5,577	278,018	13,901	69,505	27,802	394,803
EB	Eucalyptus Av	3/8 mi E. of Perris Bl	Kitching St	5,366	267,487	13,374	66,872	26,749	379,848

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND

Appendix Table A.1: Arteral Costs Continued

Dir	Street Name	From	To	New ROW Cost	Construction Cost (New Lane/ Unimproved Median)		Planning Cost (5% Of Construction Cost)	Design Engineering Cost (25% Of Construction Cost)	Construction Engineering And Admin. Cost (10% Of Construction Cost)	Total Cost
					Segment/	Median				
EB	Eucalyptus Av	Redlands Bl	1/4 mi E. of Redlands Bl	-	65,320		3,266	16,330	6,532	\$ 91,448
WB	Eucalyptus Av	Redlands Bl	1/4 mi E. of Redlands Bl	-	65,320		3,266	16,330	6,532	91,448
EB	Eucalyptus Av	1/4 mi E. of Redlands Bl	Sinclair St	-	65,320		3,266	16,330	6,532	91,448
WB	Eucalyptus Av	1/4 mi E. of Redlands Bl	Sinclair St	-	65,320		3,266	16,330	6,532	91,448
EB	Eucalyptus Av	Sinclair St	1/4 mi E. of Sinclair St	-	65,320		3,266	16,330	6,532	91,448
WB	Eucalyptus Av	Sinclair St	1/4 mi E. of Sinclair St	-	65,320		3,266	16,330	6,532	91,448
EB	Eucalyptus Av	1/4 mi E. of Sinclair St	Theodore St	-	65,320		3,266	16,330	6,532	91,448
WB	Eucalyptus Av	1/4 mi E. of Sinclair St	Theodore St	-	65,320		3,266	16,330	6,532	91,448
EB	Eucalyptus Av	1/2 mi E. of Virginia St	Gilman Springs Rd	310,800	2,314,306		115,715	578,576	231,431	3,550,828
WB	Eucalyptus Av	1/2 mi E. of Virginia St	Gilman Springs Rd	310,800	2,314,306		115,715	578,576	231,431	3,550,828
EB	Gentian Av	Heacock Av	Canyon Stone Dr	78,470	472,210		23,611	118,053	47,221	739,564
EB	Gentian Av	Canyon Stone Dr	Indian St	11,620	69,926		3,496	17,481	6,993	109,516
EB	Iris Av	Indian St	Emma Ln	92,400	556,037		27,802	139,009	55,604	870,852
EB	Iris Av	Emma Ln	Perris Blvd	23,240	139,852		6,993	34,963	13,985	219,032
WB	Ironwood Av	Slawson Av	Lasselle St	3,760	187,452		9,373	46,863	18,745	266,193
WB	Ironwood Av	Lasselle St	Vista De Cerros Dr	10,013	499,169		24,958	124,792	49,917	708,850
EB	Ironwood Av	Vista De Cerros Dr	1/4 mi E. of Vista De Cerros Dr	9,295	622,655		31,133	155,664	62,266	881,012
WB	Ironwood Av	Vista De Cerros Dr	1/4 mi E. of Vista De Cerros Dr	9,295	622,655		31,133	155,664	62,266	881,012
EB	Ironwood Av	1/4 mi E. of Vista De Cerros Dr	1/2 mi E. of Vista De Cerros Dr	11,154	747,186		37,359	186,797	74,719	1,057,214
WB	Ironwood Av	1/4 mi E. of Vista De Cerros Dr	1/2 mi E. of Vista De Cerros Dr	11,154	747,186		37,359	186,797	74,719	1,057,214
EB	Ironwood Av	1/2 mi E. of Vista De Cerros Dr	3/4 mi E. of Vista De Cerros Dr	11,154	747,186		37,359	186,797	74,719	1,057,214
WB	Ironwood Av	1/2 mi E. of Vista De Cerros Dr	3/4 mi E. of Vista De Cerros Dr	11,154	747,186		37,359	186,797	74,719	1,057,214
EB	Ironwood Av	3/4 mi E. of Vista De Cerros Dr	Nason St	49,000	294,868		14,743	73,717	29,487	461,815
WB	Ironwood Av	3/4 mi E. of Vista De Cerros Dr	Nason St	49,000	294,868		14,743	73,717	29,487	461,815
EB	Ironwood Av	Nason St	1/4 mi E. of Nason St	11,154	556,037		27,802	139,009	55,604	789,606
WB	Ironwood Av	Nason St	1/4 mi E. of Nason St	92,400	556,037		27,802	139,009	55,604	870,852
EB	Ironwood Av	1/4 mi E. of Nason St	Oliver St	11,154	556,037		27,802	139,009	55,604	789,606
WB	Ironwood Av	1/4 mi E. of Nason St	Oliver St	92,400	556,037		27,802	139,009	55,604	870,852
EB	Ironwood Av	Oliver St	Moreno Beach Drive	92,820	558,564		27,928	139,641	55,856	874,810
WB	Ironwood Av	Oliver St	Moreno Beach Drive	92,820	558,564		27,928	139,641	55,856	874,810
EB	Ironwood Av	Moreno Beach Drive	Petit St	92,400	556,037		27,802	139,009	55,604	870,852
WB	Ironwood Av	Moreno Beach Drive	Petit St	92,400	556,037		27,802	139,009	55,604	870,852
WB	Ironwood Av	Petit St	1/4 mi E. of Petit St	46,200	278,018		13,901	69,505	27,802	435,426
EB	Ironwood Av	1/4 mi E. of Petit St	Quincy St	92,400	556,037		27,802	139,009	55,604	870,852
WB	Ironwood Av	1/4 mi E. of Petit St	Quincy St	92,400	556,037		27,802	139,009	55,604	870,852
EB	Ironwood Av	Quincy St	1/4 mi E. of Quincy St	92,400	556,037		27,802	139,009	55,604	870,852
WB	Ironwood Av	Quincy St	1/4 mi E. of Quincy St	92,400	556,037		27,802	139,009	55,604	870,852
EB	Ironwood Av	1/4 mi E. of Quincy St	Redlands Bl	92,400	556,037		27,802	139,009	55,604	870,852
WB	Ironwood Av	1/4 mi E. of Quincy St	Redlands Bl	92,400	556,037		27,802	139,009	55,604	870,852
EB	Ironwood Av	Redlands Bl	1/4 mi E. of Redlands Bl	46,200	278,018		13,901	69,505	27,802	435,426
WB	Ironwood Av	Redlands Bl	1/4 mi E. of Redlands Bl	92,400	556,037		27,802	139,009	55,604	870,852
EB	Ironwood Av	1/4 mi E. of Redlands Bl	1/2 mi E. of Redlands Bl	46,200	278,018		13,901	69,505	27,802	435,426
WB	Ironwood Av	1/4 mi E. of Redlands Bl	1/2 mi E. of Redlands Bl	92,400	556,037		27,802	139,009	55,604	870,852
EB	Ironwood Av	1/2 mi E. of Redlands Bl	Highland Bl	105,000	631,860		31,593	157,965	63,186	989,604
WB	Ironwood Av	1/2 mi E. of Redlands Bl	Highland Bl	105,000	631,860		31,593	157,965	63,186	989,604
EB	Ironwood Av	Highland Bl	Theodore St	91,000	547,612		27,381	136,903	54,761	857,657
WB	Ironwood Av	Highland Bl	Theodore St	91,000	547,612		27,381	136,903	54,761	857,657
EB	John F Kennedy Dr	Heacock St	Pepper Ct	9,413	469,261		23,463	117,315	46,926	666,379
EB	John F Kennedy Dr	Pepper Ct	Indian St	1,563	77,929		3,896	19,482	7,793	110,664
EB	Krameria Av	Emma Ln	Perris Blvd	92,400	648,437		32,422	162,109	64,844	1,000,212
EB	Nandina Av	Indian St	Perris Blvd	186,200	1,306,698		65,335	326,675	130,670	2,015,578
EB	Reche Canyon Rd	Moreno Beach Drive	1/4 mi W. of Moreno Beach Drive	92,400	648,437		32,422	162,109	64,844	1,000,212
WB	Reche Canyon Rd	Moreno Beach Drive	1/4 mi W. of Moreno Beach Drive	92,400	648,437		32,422	162,109	64,844	1,000,212

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND



Appendix Table A.1: Arterial Costs Continued

Dir	Street Name	From	To	New ROW Cost	Construction Cost (New Lane/ Segment/ Median)	Planning Cost (5% Of Construction Cost)	Design Engineering Cost (25% Of Construction Cost)	Construction Engineering And Admin. Cost (10% Of Construction Cost)	Total Cost
EB	Reche Canyon Rd	1/4 mi W. of Moreno Beach Drive	N. City Boundary	201,600	1,414,771	70,739	353,693	141,477	\$ 2,182,280
WB	Reche Canyon Rd	1/4 mi W. of Moreno Beach Drive	N. City Boundary	201,600	1,414,771	70,739	353,693	141,477	2,182,280
WB	San Michelle Av	Indian St	Perris Blvd	97,300	682,824	34,141	170,706	68,282	1,053,253
EB	Sunnymead Bl	Perris Bl	1/4 mi E. of Perris Bl	662,617	1,225,815	61,291	306,454	122,582	2,378,758
WB	Sunnymead Bl	Perris Bl	1/4 mi E. of Perris Bl	662,617	1,225,815	61,291	306,454	122,582	2,378,758
EB	Sunnymead Bl	1/4 mi E. of Perris Bl	Kitching St	662,617	1,225,815	61,291	306,454	122,582	2,378,758
WB	Sunnymead Bl	1/4 mi E. of Perris Bl	Kitching St	662,617	1,225,815	61,291	306,454	122,582	2,378,758
<b>Total - East - West Arterials</b>									\$ 185,659,072
<b>NORTH_SOUTH ARTERIALS</b>									
SB	Day St	Old 215 Frontage Rd	820' N/O Old 215 Frontage Rd	406392	345,417	34,542	86,354	34,542	\$ 907,246
SB	Day St	820' N/O Old 215 Frontage Rd	Alessandro Blvd	530292	450,727	45,073	112,682	45,073	1,183,846
NB	Day St	Cottonwood Av	Dracaea Av	0	65,320	6,532	16,330	6,532	94,714
SB	Day St	Cottonwood Av	Dracaea Av	0	65,320	6,532	16,330	6,532	94,714
NB	Day St	Dracaea Av	Eucalyptus Av	0	65,320	6,532	16,330	6,532	94,714
SB	Day St	Dracaea Av	Eucalyptus Av	0	65,320	6,532	16,330	6,532	94,714
NB	Day St	Eucalyptus Av	Gateway Dr.	0	32,363	3,236	8,091	3,236	46,927
SB	Day St	Eucalyptus Av	Gateway Dr.	0	32,363	3,236	8,091	3,236	46,927
NB	Day St	EB SR 60 Fwy On/Off Ramps	WB SR 60 Fwy On/Off Ramps	0	47,506	4,751	11,876	4,751	68,883
SB	Day St	EB SR 60 Fwy On/Off Ramps	WB SR 60 Fwy On/Off Ramps	0	47,506	4,751	11,876	4,751	68,883
SB	Elsworth St	Bay Av	Cottonwood Av	343070	610,798	61,080	152,700	61,080	1,228,727
NB	Gilman Spring Rd	EB SR60 Fwy On/Off Ramps	Eucalyptus Av	52500	390,930	39,093	97,733	39,093	619,349
SB	Gilman Spring Rd	EB SR60 Fwy On/ogg Ramps	Eucalyptus Av	52500	390,930	39,093	97,733	39,093	619,349
NB	Gilman Spring Rd	Eucalyptus Av	Virginia St	129500	964,294	96,429	241,074	96,429	1,527,726
SB	Gilman Spring Rd	Eucalyptus Av	Virginia St	129500	964,294	96,429	241,074	96,429	1,527,726
NB	Gilman Spring Rd	Virginia St	160 FT N. of Kevin Rd	175000	1,303,100	130,310	325,775	130,310	2,064,495
SB	Gilman Spring Rd	Virginia St	160 FT N. of Kevin Rd	175000	1,303,100	130,310	325,775	130,310	2,064,495
NB	Gilman Spring Rd	160 FT N. of Kevin Rd	S. City Limits	1591800	11,852,998	1,185,300	2,963,249	1,185,300	18,778,647
SB	Gilman Spring Rd	160 FT N. of Kevin Rd	S. City Limits	1591800	11,852,998	1,185,300	2,963,249	1,185,300	18,778,647
SB	Graham St	Cactus Av	Alessandro Blvd	74200	446,514	44,651	111,629	44,651	721,646
NB	Graham St	Sunnymead Av	Hemlock Av	324142	577,099	57,710	144,275	57,710	1,160,935
SB	Graham St	Sunnymead Av	Hemlock Av	324142	577,099	57,710	144,275	57,710	1,160,935
NB	Graham St	Hemlock Ave	Ironwood Av	340230.8	605,743	60,574	151,436	60,574	1,218,558
SB	Graham St	Hemlock Ave	Ironwood Av	177450	315,930	31,593	78,983	31,593	635,549
NB	Heacock St	Harley Knox Blvd	San Michelle Rd	291900	1,756,571	175,657	439,143	175,657	2,838,928
SB	Heacock St	Harley Knox Blvd	San Michelle Rd	291900	1,756,571	175,657	439,143	175,657	2,838,928
NB	Heacock St	Dracaea Av	Eucalyptus Av	87542	155,859	15,586	38,965	15,586	313,537
NB	Heacock St	Eucalyptus Av	Fir Av	312312	556,037	55,604	139,009	55,604	1,118,565
NB	Heacock St	Ironwood Av	Gregory Ln	160888	286,443	28,644	71,611	28,644	576,231
SB	Heacock St	Lake Summit Dr	Meander Ct	414050	737,170	73,717	184,293	73,717	1,482,947
NB	Heacock St	Meander Ct	Reche Vista Rd	158995.2	283,073	28,307	70,768	28,307	569,451
SB	Heacock St	Meander Ct	Reche Vista Rd	483847	861,436	86,144	215,359	86,144	1,732,929
NB	Indian St.	Harley Knox Bl	Nandina St.	149800	901,454	90,145	225,363	90,145	1,456,908
SB	Indian St.	Harley Knox Bl	Nandina St.	170590	1,026,562	102,656	256,640	102,656	1,659,105
NB	Indian St.	Nandina St.	San Michele Rd	88900	534,975	53,497	133,744	53,497	864,613
SB	Indian St.	Nandina St.	San Michele Rd	88900	534,975	53,497	133,744	53,497	864,613
NB	Indian St.	San Michele Rd	Superior Av	63700	383,328	38,333	95,832	38,333	619,526
SB	Indian St.	San Michele Rd	Superior Av	151340	910,721	91,072	227,680	91,072	1,471,885
NB	Indian St.	Superior Av	Krameria Av	76895	136,903	13,690	34,226	13,690	275,404
SB	Indian St.	Superior Av	Krameria Av	438656.4	780,979	78,098	195,245	78,098	1,571,076
NB	Indian St.	Krameria Av	Goya Av	65240	392,596	39,260	98,149	39,260	634,504
SB	Indian St.	Krameria Av	Goya Av	92400	556,037	55,604	139,009	55,604	898,653
NB	Indian St.	Goya Av	Iris Av	93940	565,304	56,530	141,326	56,530	913,631

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND

Appendix Table A.1: Arteral Costs Continued

Dir	Street Name	From	To	New ROW Cost	Construction Cost (New Lane/ Unimproved Segment/ Median)	Planning Cost (5% Of Construction Cost)	Design Engineering Cost (25% Of Construction Cost)	Construction Engineering And Admin. Cost (10% Of Construction Cost)	Total Cost
NB	Indian St.	Wildwood St	Gentian Av	89180	536,660	53,666	134,165	53,666	\$ 867,337
NB	Indian St.	Gentian Av	Filaree Av	156156	278,018	27,802	69,505	27,802	559,283
NB	Indian St.	Cottonwood Av	Dracaea Av	203476	362,266	36,227	90,567	36,227	728,762
SB	Indian St.	Cottonwood Av	Dracaea Av	165620	294,868	29,487	73,717	29,487	593,179
NB	Indian St.	Dracaea Av	Eucalyptus Av	312312	556,037	55,604	139,009	55,604	1,118,565
SB	Indian St.	Dracaea Av	Eucalyptus Av	312312	556,037	55,604	139,009	55,604	1,118,565
NB	Indian St.	Eucalyptus Av	Fir Av	312312	556,037	55,604	139,009	55,604	1,118,565
SB	Indian St.	Eucalyptus Av	Fir Av	312312	556,037	55,604	139,009	55,604	1,118,565
NB	Indian St.	Fir Av	Sunnymead Blvd	312312	556,037	55,604	139,009	55,604	1,118,565
SB	Indian St.	Fir Av	Sunnymead Blvd	153790	273,806	27,381	68,452	27,381	550,809
NB	Indian St.	Sunnymead Blvd	Hemlock Av	654192	556,037	55,604	139,009	55,604	1,460,445
SB	Indian St.	Sunnymead Blvd	Hemlock Av	654192	556,037	55,604	139,009	55,604	1,460,445
NB	Indian St.	Hemlock Av	Ironwood Av	334552.4	595,633	59,563	148,908	59,563	1,198,221
SB	Indian St.	Hemlock Av	Ironwood Av	334552.4	595,633	59,563	148,908	59,563	1,198,221
NB	Indian St.	Ironwood Av	Treasure Dr	192829	343,311	34,331	85,828	34,331	690,629
SB	Indian St.	Ironwood Av	Treasure Dr	117117	208,514	20,851	52,128	20,851	419,462
SB	Indian St.	Sundial Wy	Sunnyridge Dr	175557.2	312,560	31,256	78,140	31,256	628,769
NB	Kitching St	Harley Knox Bl	Globe St	97650	587,630	58,763	146,907	58,763	949,713
NB	Kitching St	Globe St	Nandina Av	92400	556,037	55,604	139,009	55,604	898,653
SB	Kitching St	Globe St	Nandina Av	46200	278,018	27,802	69,505	27,802	449,327
NB	Kitching St	Nandina Av	Mariposa Av	624624	1,112,074	111,207	278,018	111,207	2,237,131
SB	Kitching St	Nandina Av	Mariposa Av	624624	1,112,074	111,207	278,018	111,207	2,237,131
NB	Kitching St	Mariposa Av	Krameria Av	89434.8	159,229	15,923	39,807	15,923	320,316
SB	Kitching St	Iris Av	Gentian Av	624150.8	1,111,231	111,123	277,808	111,123	2,235,436
SB	Kitching St	Gentian Av	Margaret Av	350641.2	624,278	62,428	156,069	62,428	1,255,844
SB	Kitching St	Margaret Av	John F Kennedy Dr	312312	556,037	55,604	139,009	55,604	1,118,565
SB	Kitching St	John F Kennedy Dr	Delphinium Av	312312	556,037	55,604	139,009	55,604	1,118,565
SB	Kitching St	Delphinium Av	Cactus Av	312312	556,037	55,604	139,009	55,604	1,118,565
SB	Kitching St	Eucalyptus Av	Fir Av	165620	294,868	29,487	73,717	29,487	593,179
SB	Kitching St	Fir Av	Sunnymead Bl	153790	273,806	27,381	68,452	27,381	550,809
NB	Lasselle St	Alessandro Blvd	Timo St	46900	282,231	28,223	70,558	28,223	456,135
SB	Lasselle St	Alessandro Blvd	Timo St	158522	282,231	28,223	70,558	28,223	567,757
NB	Lasselle St	Timo St	Bay Av	45500	273,806	27,381	68,452	27,381	442,519
NB	Lasselle St	Bay Av	Cottonwood Av	312312	556,037	55,604	139,009	55,604	1,118,565
SB	Lasselle St	Bay Av	Cottonwood Av	312312	556,037	55,604	139,009	55,604	1,118,565
NB	Lasselle St	Cottonwood Av	Dracaea Av	235653.6	419,555	41,956	104,889	41,956	844,008
SB	Lasselle St	Cottonwood Av	Dracaea Av	235653.6	419,555	41,956	104,889	41,956	844,008
NB	Moreno Beach Dr	Cactus Av	Brodiaea Av	92400	688,037	68,804	172,009	68,804	1,090,053
NB	Moreno Beach Dr	Brodiaea Av	Alessandro Bl	92400	688,037	68,804	172,009	68,804	1,090,053
SB	Moreno Beach Dr	Brodiaea Av	Alessandro Bl	92400	688,037	68,804	172,009	68,804	1,090,053
NB	Moreno Beach Dr	Alessandro Bl	Bay Av	92400	688,037	68,804	172,009	68,804	1,090,053
SB	Moreno Beach Dr	Alessandro Bl	Bay Av	92400	688,037	68,804	172,009	68,804	1,090,053
NB	Moreno Beach Dr	Bay Av	Cottonwood Av	101500	755,798	75,580	188,950	75,580	1,197,407
SB	Moreno Beach Dr	Bay Av	Cottonwood Av	101500	755,798	75,580	188,950	75,580	1,197,407
NB	Moreno Beach Dr	Cottonwood Av	1/4m N Cottonwood Av	92400	688,037	68,804	172,009	68,804	1,090,053
SB	Moreno Beach Dr	Cottonwood Av	1/4m N Cottonwood Av	92400	688,037	68,804	172,009	68,804	1,090,053
NB	Moreno Beach Dr	1/4m N Cottonwood Av	1/2m N Cottonwood Av	92400	688,037	68,804	172,009	68,804	1,090,053
SB	Moreno Beach Dr	1/4m N Cottonwood Av	1/2m N Cottonwood Av	92400	688,037	68,804	172,009	68,804	1,090,053
NB	Moreno Beach Dr	1/4m N Eucalyptus Av	1/4m N Eucalyptus Av	184800	1,112,074	111,207	278,018	111,207	1,797,307
SB	Moreno Beach Dr	Eucalyptus Av	1/4m N Eucalyptus Av	184800	1,112,074	111,207	278,018	111,207	1,797,307
NB	Moreno Beach Dr	1/4m N Eucalyptus Av	1/2m N Eucalyptus Av	92400	556,037	55,604	139,009	55,604	898,653
SB	Moreno Beach Dr	1/4m N Eucalyptus Av	1/2m N Eucalyptus Av	92400	556,037	55,604	139,009	55,604	898,653
NB	Moreno Beach Dr	1/2m N Eucalyptus Av	Ironwood Av	46200	278,018	27,802	69,505	27,802	449,327

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND



Appendix Table A.1: Arteral Costs Continued

Dir	Street Name	From	To	New ROW Cost	Construction Cost (New Lane/ Unimproved Segment/ Median)	Planning Cost (5% Of Construction Cost)	Design Engineering Cost (25% Of Construction Cost)	Construction Engineering And Admin. Cost (10% Of Construction Cost)	Total Cost
SB	Moreno Beach Dr	1/2m N Eucalyptus Av	Ironwood Av	46200	278,018	27,802	69,505	27,802	\$ 449,327
NB	Moreno Beach Dr	Ironwood Av	Juniper Av	92610	557,301	55,730	139,325	55,730	900,696
SB	Moreno Beach Dr	Ironwood Av	Juniper Av	92610	557,301	55,730	139,325	55,730	900,696
SB	Moreno Beach Dr	Juniper Av	Kalmia Av	92540	556,879	55,688	139,220	55,688	900,015
NB	Moreno Beach Dr	Kalmia Av	Locust Av	92610	581,311	58,131	145,328	58,131	935,511
SB	Moreno Beach Dr	Kalmia Av	Locust Av	92610	581,311	58,131	145,328	58,131	935,511
NB	Morrison St	Cactus Av	Brodiaaea Av	96600	665,102	66,510	166,276	66,510	1,060,998
SB	Morrison St	Cactus Av	Brodiaaea Av	96600	665,102	66,510	166,276	66,510	1,060,998
NB	Morrison St	Brodiaaea Av	Alessandro Blvd	0	688,037	68,804	172,009	68,804	997,653
SB	Morrison St	Brodiaaea Av	Alessandro Blvd	0	688,037	68,804	172,009	68,804	997,653
NB	Morrison St	Alessandro Blvd	Bay Av	89320	-	-	-	-	89,320
SB	Morrison St	Alessandro Blvd	Bay Av	89320	-	-	-	-	89,320
NB	Morrison St	Bay Av	Cottonwood Av	92400	-	-	-	-	92,400
SB	Morrison St	Bay Av	Cottonwood Av	92400	-	-	-	-	92,400
SB	Nason St	SR-60fwy WB Exit	Ironwood Av	108500	652,922	65,292	163,231	65,292	1,055,237
SB	Oliver St	Iris Ave	1/4m N. Iris Ave	92400	688,037	68,804	172,009	68,804	1,090,053
SB	Oliver St	1/4m N. Iris Ave	John F Kennedy Dr	101500	755,798	75,580	188,950	75,580	1,197,407
SB	Oliver St	John F Kennedy Dr	Rockwood Av	92400	-	-	-	-	92,400
SB	Oliver St	Rockwood Av	Cactus Av	101500	-	-	-	-	101,500
NB	Oliver St	Cactus Av	Brodiaaea Ave	0	556,037	55,604	139,009	55,604	806,253
SB	Oliver St	Cactus Av	Brodiaaea Ave	0	556,037	55,604	139,009	55,604	806,253
NB	Oliver St	Brodiaaea Ave	Alessandro Blvd	0	278,018	27,802	69,505	27,802	403,127
SB	Oliver St	Brodiaaea Ave	Alessandro Blvd	0	556,037	55,604	139,009	55,604	806,253
NB	Old 215	Eucalyptus Ave	Dracaea Ave	402220	716,108	71,611	179,027	71,611	1,440,577
SB	Old 215	Eucalyptus Ave	Dracaea Ave	402220	716,108	71,611	179,027	71,611	1,440,577
NB	Old 215	Dracaea Ave	Alessandro Blvd	989461.2	1,761,626	176,163	440,406	176,163	3,543,818
NB	Old 215	Alessandro Blvd	Cactus Av	773682	1,377,455	137,745	344,364	137,745	2,770,991
SB	Old 215	Alessandro Blvd	Cactus Av	773682	1,377,455	137,745	344,364	137,745	2,770,991
NB	Perris Blvd	Harley Knox Bl	Globe St	46200	-	-	-	-	46,200
SB	Perris Blvd	Harley Knox Bl	Globe St	92400	-	-	-	-	92,400
NB	Perris Blvd	Globe St	Nandina Av	490	-	-	-	-	490
NB	Perris Blvd	San Michele Rd	Slate Creek Dr	0	41,567	4,157	10,392	4,157	60,273
SB	Perris Blvd	San Michele Rd	Slate Creek Dr	0	41,567	4,157	10,392	4,157	60,273
NB	Perris Blvd	Slate Creek Dr	Northern Dancer Dr	0	64,331	6,433	16,083	6,433	93,279
SB	Perris Blvd	Slate Creek Dr	Northern Dancer Dr	0	64,331	6,433	16,083	6,433	93,279
NB	Perris Blvd	Northern Dancer Dr	Krameria Av	0	56,413	5,641	14,103	5,641	81,799
SB	Perris Blvd	Northern Dancer Dr	Krameria Av	0	56,413	5,641	14,103	5,641	81,799
NB	Perris Blvd	Iris Av	Santiago Dr	0	20,784	2,078	5,196	2,078	30,136
SB	Perris Blvd	Iris Av	Santiago Dr	0	20,784	2,078	5,196	2,078	30,136
NB	Perris Blvd	Santiago Dr	Gentian Av	0	64,331	6,433	16,083	6,433	93,279
SB	Perris Blvd	Santiago Dr	Gentian Av	0	64,331	6,433	16,083	6,433	93,279
NB	Perris Blvd	Gentian Av	Filaree Av	0	56,908	5,691	14,227	5,691	82,516
SB	Perris Blvd	Gentian Av	Filaree Av	0	56,908	5,691	14,227	5,691	82,516
NB	Perris Blvd	John F Kennedy Dr	Delphinium Av	0	65,320	6,532	16,330	6,532	94,714
SB	Perris Blvd	John F Kennedy Dr	Delphinium Av	0	65,320	6,532	16,330	6,532	94,714
NB	Perris Blvd	Delphinium Av	Cactus	0	65,320	6,532	16,330	6,532	94,714
SB	Perris Blvd	Delphinium Av	Cactus	0	65,320	6,532	16,330	6,532	94,714
NB	Perris Blvd	Cactus	Brodiaaea Av	0	65,320	6,532	16,330	6,532	94,714
SB	Perris Blvd	Cactus	Brodiaaea Av	0	65,320	6,532	16,330	6,532	94,714
NB	Perris Blvd	Brodiaaea Av	Alessandro Blvd	327096	310,679	31,068	77,670	31,068	777,580
SB	Perris Blvd	Brodiaaea Av	Alessandro Blvd	0	32,660	3,266	8,165	3,266	47,357
NB	Perris Blvd	Bay Av	Cottonwood Av	166026	187,631	18,763	46,908	18,763	438,091
SB	Perris Blvd	Bay Av	Cottonwood Av	0	46,516	4,652	11,629	4,652	67,448

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND

Appendix Table A.1: Arterial Costs Continued

Dir	Street Name	From	To	New ROW Cost	Construction Cost (New Lane/ Unimproved Segment/ Median)	Planning Cost (5% Of Construction Cost)	Design Engineering Cost (25% Of Construction Cost)	Construction Engineering And Admin. Cost (10% Of Construction Cost)	Total Cost
NB	Perris Blvd	Cottonwood Av	Dracaea Av	312312	621,357	62,136	155,339	62,136	\$ 1,213,280
SB	Perris Blvd	Cottonwood Av	Dracaea Av	0	65,320	6,532	16,330	6,532	94,714
NB	Perris Blvd	Dracaea Av	Eucalyptus Av	0	65,320	6,532	16,330	6,532	94,714
SB	Perris Blvd	Dracaea Av	Eucalyptus Av	0	65,320	6,532	16,330	6,532	94,714
NB	Perris Blvd	Eucalyptus Av	Fir Av	0	38,598	3,860	9,650	3,860	55,968
SB	Perris Blvd	Eucalyptus Av	Fir Av	0	38,598	3,860	9,650	3,860	55,968
NB	Perris Blvd	Fir Av	Sunnymead Blvd	307272	295,808	29,581	73,952	29,581	736,194
SB	Perris Blvd	Fir Av	Sunnymead Blvd	307272	295,808	29,581	73,952	29,581	736,194
NB	Perris Blvd	Sunnymead Blvd	Hemlock Av	649236	616,155	61,615	154,039	61,615	1,542,661
SB	Perris Blvd	Sunnymead Blvd	Hemlock Av	649236	616,155	61,615	154,039	61,615	1,542,661
NB	Perris Blvd	Hemlock Av	Ironwood Av	0	32,264	3,226	8,066	3,226	46,783
SB	Perris Blvd	Hemlock Av	Ironwood Av	0	32,264	3,226	8,066	3,226	46,783
NB	Perris Blvd	Ironwood Av	Via Von Batsch	0	43,943	4,394	10,986	4,394	63,717
SB	Perris Blvd	Ironwood Av	Via Von Batsch	0	43,943	4,394	10,986	4,394	63,717
NB	Perris Blvd	1480' N/O Robin Ln	Manzanita AVE	0	53,939	5,394	13,485	5,394	78,211
SB	Perris Blvd	1480' N/O Robin Ln	Manzanita AVE	0	53,939	5,394	13,485	5,394	78,211
NB	Perris Blvd	Manzanita Av	Sunnymead Ranch Pkwy	0	83,927	8,393	20,982	8,393	121,694
SB	Perris Blvd	Manzanita Av	Sunnymead Ranch Pkwy	0	83,927	8,393	20,982	8,393	121,694
NB	Perris Blvd	Sunnymead Ranch Pkwy	Canyon Vista Rd	123268.6	301,809	30,181	75,452	30,181	560,892
SB	Perris Blvd	Sunnymead Ranch Pkwy	Canyon Vista Rd	0	82,343	8,234	20,586	8,234	119,397
NB	Perris Blvd	Canyon Vista Rd	Heacock St	85050	571,980	57,198	142,995	57,198	914,422
SB	Perris Blvd	Canyon Vista Rd	Heacock St	0	60,174	6,017	15,043	6,017	87,252
NB	Reche Vista Rd	Heacock St	Northerly City Limit	165200	1,452,663	145,266	363,166	145,266	2,271,561
SB	Reche Vista Rd	Heacock St	Northerly City Limit	165200	1,452,663	145,266	363,166	145,266	2,271,561
NB	Redlands Blvd	Cactus Av	Brodiaea Av	92400	621,357	62,136	155,339	62,136	993,368
SB	Redlands Blvd	Cactus Av	Brodiaea Av	92400	621,357	62,136	155,339	62,136	993,368
NB	Redlands Blvd	Brodiaea Av	Alessandro Blvd	312312	621,357	62,136	155,339	62,136	1,213,280
SB	Redlands Blvd	Brodiaea Av	Alessandro Blvd	312312	621,357	62,136	155,339	62,136	1,213,280
NB	Redlands Blvd	Alessandro Blvd	Bay Av	312312	621,357	62,136	155,339	62,136	1,213,280
SB	Redlands Blvd	Alessandro Blvd	Bay Av	312312	621,357	62,136	155,339	62,136	1,213,280
NB	Redlands Blvd	Bay Av	Cottonwood Av	92400	588,697	58,870	147,174	58,870	946,011
SB	Redlands Blvd	Bay Av	Cottonwood Av	156629.2	311,521	31,152	77,880	31,152	608,335
NB	Redlands Blvd	Cottonwood Av	Dracaea Av	92400	556,037	55,604	139,009	55,604	898,653
NB	Redlands Blvd	Dracaea Av	Eucalyptus Av	92400	621,357	62,136	155,339	62,136	993,368
SB	Redlands Blvd	Dracaea Av	Eucalyptus Av	92400	621,357	62,136	155,339	62,136	993,368
NB	Redlands Blvd	Eucalyptus Av	Fir Av	92400	621,357	62,136	155,339	62,136	993,368
SB	Redlands Blvd	Eucalyptus Av	Fir Av	92400	621,357	62,136	155,339	62,136	993,368
NB	Redlands Blvd	Fir Av	EB SR60 Fwy On/Off Ramps	40810	274,284	27,428	68,571	27,428	438,522
SB	Redlands Blvd	Fir Av	EB SR60 Fwy On/Off Ramps	40810	274,284	27,428	68,571	27,428	438,522
NB	Redlands Blvd	WB SR 60 Fwy On/Off Ramps	Hemlock Av	34090	229,293	22,929	57,323	22,929	366,564
SB	Redlands Blvd	WB SR 60 Fwy On/Off Ramps	Hemlock Av	34090	229,293	22,929	57,323	22,929	366,564
NB	Redlands Blvd	Hemlock Av	Ironwood Av	92400	621,357	62,136	155,339	62,136	993,368
SB	Redlands Blvd	Hemlock Av	Ironwood Av	92400	621,357	62,136	155,339	62,136	993,368
NB	Redlands Blvd	Ironwood Av	Juniper Av	92820	623,884	62,388	155,971	62,388	997,452
SB	Redlands Blvd	Ironwood Av	Juniper Av	92820	623,884	62,388	155,971	62,388	997,452
NB	Redlands Blvd	Juniper Av	Kalmia Av	96600	646,631	64,663	161,658	64,663	1,034,216
SB	Redlands Blvd	Juniper Av	Kalmia Av	84000	570,808	57,081	142,702	57,081	911,672
NB	Redlands Blvd	Kalmia Av	Locust Av	92400	621,357	62,136	155,339	62,136	993,368
SB	Redlands Blvd	Kalmia Av	Locust Av	92400	621,357	62,136	155,339	62,136	993,368
NB	Redlands Blvd	Locust Av	Northern City Limits	104860	705,146	70,515	176,287	70,515	1,127,322
SB	Redlands Blvd	Locust Av	Northern City Limits	104860	705,146	70,515	176,287	70,515	1,127,322
NB	Street E	Loop around WLC Pkwy CW		0 742000	5,525,144	552,514	1,381,286	552,514	8,753,459
SB	Street E	Loop around WLC Pkwy COW		0 742000	5,525,144	552,514	1,381,286	552,514	8,753,459

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND

Appendix Table A.1: Arterial Costs Continued

Dir	Street Name	From	To	New ROW Cost	Construction Cost (New Lane/ Unimproved Median)	Planning Cost (5% Of Construction Cost)	Design Engineering Cost (25% Of Construction Cost)	Construction Engineering And Admin. Cost (10% Of Construction Cost)	Total Cost
NB	World Logistics Ctr Pkw	Alessandro Blvd	Bay Av	89880	540,872	54,087	135,218	54,087	\$ 874,145
SB	World Logistics Ctr Pkw	Alessandro Blvd	Bay Av	89880	540,872	54,087	135,218	54,087	874,145
NB	World Logistics Ctr Pkw	Bay Av	Cottonwood Av	92960	559,407	55,941	139,852	55,941	904,100
SB	World Logistics Ctr Pkw	Bay Av	Cottonwood Av	92960	559,407	55,941	139,852	55,941	904,100
NB	World Logistics Ctr Pkw	Cottonwood Av	Dracaea Av	91700	551,824	55,182	137,956	55,182	891,845
SB	World Logistics Ctr Pkw	Cottonwood Av	Dracaea Av	91700	551,824	55,182	137,956	55,182	891,845
NB	World Logistics Ctr Pkw	Dracaea Av	Eucalyptus Av	184100	1,107,861	110,786	276,965	110,786	1,790,499
SB	World Logistics Ctr Pkw	Dracaea Av	Eucalyptus Av	184100	1,107,861	110,786	276,965	110,786	1,790,499
NB	World Logistics Ctr Pkw	Eucalyptus Ave	Fir Av (Future Eucalyptus)	187600	1,128,923	112,892	282,231	112,892	1,824,539
SB	World Logistics Ctr Pkw	Eucalyptus Ave	Fir Av (Future Eucalyptus)	187600	1,128,923	112,892	282,231	112,892	1,824,539
NB	World Logistics Ctr Pkw	Fir Av (Future Eucalyptus)	EB SR60 Fwy On/Off Ramps	84000	505,488	50,549	126,372	50,549	816,958
SB	World Logistics Ctr Pkw	Fir Av (Future Eucalyptus)	EB SR60 Fwy On/Off Ramps	84000	505,488	50,549	126,372	50,549	816,958
NB	World Logistics Ctr Pkw	WB SR60 On/Off Ramps	Hemlock Av	145180	873,652	87,365	218,413	87,365	1,411,975
SB	World Logistics Ctr Pkw	WB SR60 On/Off Ramps	Hemlock Av	145180	873,652	87,365	218,413	87,365	1,411,975
NB	World Logistics Ctr Pkw	Hemlock Av	Ironwood Av	92750	558,143	55,814	139,536	55,814	902,057
SB	World Logistics Ctr Pkw	Hemlock Av	Ironwood Av	92750	558,143	55,814	139,536	55,814	902,057
TOTAL COST FOR North-South ARTERIAL STREETS:									\$ 238,039,008

Source: City of Moreno Valley.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND

**Table A.2: Lease Revenue Bond - Discounted Debt Service Costs**

Month	Year	Payment (Nominal Dollars)			Discount Factor <sup>1</sup>	Payment (Real Dollars)		
		Arterial DIF	Police DIF	Fire DIF		Arterial DIF	Police DIF	Fire DIF
<b>2014 Lease Revenue Bonds Refunding</b>								
May	2022	\$ 213,014	\$ 128,733	\$ 48,515	0.966	\$ 205,811	\$ 124,380	\$ 46,874
Nov	2022	213,014	128,733	48,515	0.966	205,811	124,380	46,874
May	2023	213,014	128,733	48,515	0.934	198,851	120,174	45,289
Nov	2023	213,014	128,733	48,515	0.934	198,851	120,174	45,289
May	2024	199,326	120,460	45,397	0.902	179,781	108,648	40,945
Nov	2024	199,326	120,460	45,397	0.902	179,781	108,648	40,945
May	2025	185,024	111,818	42,140	0.871	161,238	97,443	36,723
Nov	2025	185,024	111,818	42,140	0.871	161,238	97,443	36,723
May	2026	169,967	102,719	38,710	0.842	143,108	86,487	32,593
Nov	2026	169,967	102,719	38,710	0.842	143,108	86,487	32,593
May	2027	154,250	93,220	35,131	0.814	125,482	75,835	28,579
Nov	2027	154,250	93,220	35,131	0.814	125,482	75,835	28,579
May	2028	137,635	83,179	31,347	0.786	108,180	65,378	24,638
Nov	2028	137,635	83,179	31,347	0.786	108,180	65,378	24,638
May	2029	120,218	72,653	27,380	0.759	91,295	55,174	20,793
Nov	2029	120,218	72,653	27,380	0.759	91,295	55,174	20,793
May	2030	101,952	61,614	23,220	0.734	74,805	45,208	17,037
Nov	2030	101,952	61,614	23,220	0.734	74,805	45,208	17,037
May	2031	86,584	52,326	19,720	0.709	61,381	37,095	13,980
Nov	2031	86,584	52,326	19,720	0.709	61,381	37,095	13,980
May	2032	70,573	42,651	16,073	0.685	48,339	29,214	11,009
Nov	2032	70,573	42,651	16,073	0.685	48,339	29,214	11,009
May	2033	53,959	32,610	12,289	0.662	35,709	21,581	8,133
Nov	2033	53,959	32,610	12,289	0.662	35,709	21,581	8,133
May	2034	36,703	22,181	8,359	0.639	23,468	14,183	5,345
Nov	2034	36,703	22,181	8,359	0.639	23,468	14,183	5,345
May	2035	18,729	11,319	4,266	0.618	11,570	6,993	2,635
Nov	2035	18,729	11,319	4,266	0.618	11,570	6,993	2,635
<b>Total</b>		<b>\$ 3,521,896</b>	<b>\$ 2,128,432</b>	<b>\$ 802,124</b>		<b>\$ 2,938,035</b>	<b>\$ 1,775,579</b>	<b>\$ 669,148</b>
<b>2013 Lease Revenue Bonds Refunding</b>								
May	2022	\$ 15,087	\$ 9,169	\$ 3,440	0.966	\$ 14,577	\$ 8,859	\$ 3,323
Nov	2022	15,087	9,169	3,440	0.966	14,577	8,859	3,323
<b>Total</b>		<b>\$ 30,174</b>	<b>\$ 18,338</b>	<b>\$ 6,879</b>		<b>\$ 29,154</b>	<b>\$ 17,717</b>	<b>\$ 6,647</b>
<b>Total</b>		<b>\$ 3,552,070</b>	<b>\$ 2,146,770</b>	<b>\$ 809,003</b>		<b>\$ 2,967,189</b>	<b>\$ 1,793,297</b>	<b>\$ 675,794</b>

<sup>1</sup>Discount rate assumed to be 3.5% per year.

Source: Moreno Valley Public Finance Authority - 2014 Partial Refunding of 2005 Lease Revenue Bonds; Willdan Financial Services.



### Appendix Table A.3: DIF Controller Upgrades

North-South Street	East-West Street
Graham St	Sunnymead Bl
Moreno Valley Plza	Sunnymead Bl
Valley Springs Pkwy	Eucalyptus Av
Day St	Eucalyptus Av
Day St	Ironwood Av
Barclay Dr	Ironwood Av
Sunnymead Ranch Pkwy	Old Lake Dr
Sunnymead Ranch Pkwy	Village Rd
Heacock St	Sunnymead Ranch Pkwy
Heacock St	Manzanita Av
Heacock St	Gregory Ln
Back Wy	Sunnymead Bl
Kitching St	Ironwood Av
Slawson Av	Ironwood Av
Kitching St	Iris Av
Kitching St	Alessandro Bl
Lasselle St	Alessandro Bl
Heacock St	John F. Kennedy Dr
Indian St	San Michele Rd
Heacock St	San Michele Rd
Perris Bl	Sunnymead Ranch Pkwy
Indian St	Iris Av
Heacock St	Parkland Av
Los Cabos Dr	Iris Av
Moreno Beach Dr	Cottonwood Av
Morton Rd	Box Spring Rd
Perris Bl	Manzanita Av
Morrison St	Alessandro Bl
Moreno Beach Dr	Ironwood Av
Nason St	Ironwood Av
Moreno Beach Dr	Trail Ridge Wy
Apple Blossom	Alessandro Bl
Elsworth St	Eucalyptus Av
Fir Av	Eucalyptus Av
Stoneridge Town Ct	Fir Av
Day St	Dracaea Av
Morrison St	Eucalyptus Av
Redlands Bl	Cottonwood Av
Stoneridge Towne Ctr	Eucalyptus Ave

Source: City of Moreno Valley - Development Impact Fee Update: Traffic Signals Component, October 25, 2021

**Appendix Table A.4: Future DIF Signal Locations**

<b>North-South Street</b>	<b>East-West Street</b>
Brandt Dr/Via Vargas	Alessandro Bl
Chara St	Alessandro Bl
Civic Center Dr	Alessandro Bl
btw. Lasselle & Morri	Alessandro Bl
btw Morrison & Quincy	Alessandro Bl
btw Nason & Oliver	Alessandro Bl
Wilmot St	Alessandro Bl
Kitching St	Elder Av
Lasselle St	Elder Av
Morrison St	Elder Av
Alona St	Eucalyptus Av
btw. Morrison & Nason	Eucalyptus Av
Pan Am Bl	Eucalyptus Av
Pepperbush Dr	Eucalyptus Av
Quincy St	Eucalyptus Av
Shirebourn Rd	Eucalyptus Av
Sunnymeadows Dr	Eucalyptus Av
Wichita Wy	Eucalyptus Av
Heacock St	Cardinal Av
Heacock St	Delphinium Av
Heacock St	Meander Ct
Heacock St	Poppystone Dr
Emma Ln	Iris Av
Wedow Dr	Iris Av
Morrison/Avocado	Ironwood Av
Oliver St	Ironwood Av
Quincy St	Ironwood Av
Rio Grande Dr	John F. Kennedy Dr
Legendary Dr	John F. Kennedy Dr
Vinehill St	John F. Kennedy Dr
Pepper Ct	John F. Kennedy Dr
Lasselle St	Brodiaea Av
Lasselle St	Delphinium Av
Lasselle St	Dracaea Av
Lasselle St	Fir Av
Quincy St	Locust St
Redlands Bl	Locust St
Moreno Beach Dr	Encilia Ave
Moreno Beach Dr	Dracaea Av
Moreno Beach Dr	Juniper Av
Moreno Beach Dr	Kalmia Av
Nason St	Archie Av
Nason St	Bay Av
Nason St	Delphinium Av
Old 215 Frontage Rd	Bay Av
Old 215 Frontage Rd	Dracaea Av

**Appendix Table A.4: Future DIF Signal Locations Continued**

<b>North-South Street</b>	<b>East-West Street</b>
Perris Bl	Canyon Vista Rd
Quincy St	Encilia Ave
Redlands Bl	Bay Av
Redlands Bl	Brodiaea Av
Redlands Bl	Dracaea Av
Redlands Bl	Juniper Av
Redlands Bl	Kalmia Av
Old Country Rd (East)	Sunnymead Ranch Pw
Old Country Rd (West)	Sunnymead Ranch Pw
Oliver St	Alessandro Bl
Quincy St	Alessandro Bl
Redlands Bl	Alessandro Bl
Morrison St	Cactus Av
Quincy St	Cactus Av
Elsworth St	Cottonwood Av
Old 215 Frontage Rd	Cottonwood Av
Quincy St	Cottonwood Av
Day St	Bay Av
Kitching St	Eucalyptus Av
Lasselle St	Eucalyptus Av
Indian St	Gentian Av
Kitching St	Gentian Av
Heacock St	Lake Summit Dr
Heacock St	Nandina Ave
Indian St	Eucalyptus Av
Indian St	Sundial Wy
Lasselle St	Ironwood Av
Oliver St	John F. Kennedy Dr
Redlands Bl	John F. Kennedy Dr
Indian St	Krameria Av
Moreno Beach Dr	Locust St
Indian St	Manzanita Av
Moreno Beach Dr	Bay Av
Moreno Beach Dr	Brodiaea Av
Moreno Beach Dr	Hemlock Av
Moreno Beach Dr	Auburn Ln
Old 215 Frontage Rd	Day St
Redlands Bl	Encilia Ave
Kitching St	Sunnymead Bl
Pigeon Pass Rd	Sunnymead Ranch Pw
Lake Vista Rd	Sunnymead Ranch Pw
Hubbard St	Ironwood Ave
Oliver St	Delphinium Av
Sinclair St	Ironwood Av
Pigeon Pass Rd	Hidden Springs Dr (N)
Moreno Beach Dr	Championship Dr
Hospital	Cactus Ave
Indian St	Grove View
Gilman Springs Rd	Eucalyptus Ave
Gilman Springs Rd	Alessandro Bl

Source: City of Moreno Valley - Development Impact Fee Update: Traffic Signals Component, October 25, 2021

**Appendix Table A.5: Vehicles and Equipment Inventory**

Fee Category	Replacement Value
<i>City Hall</i>	
City Clerk	\$ 323,176
City Manager	733,620
Human Resources	467,967
Community Development	121,198
Financial & Management Svcs	815,019
Subtotal	\$ 2,460,980
<i>Fire</i>	
Heavy Duty Trucks	\$ 1,749,480
Machinery & Equipment	553,248
Subtotal	\$ 2,302,728
<i>Police</i>	
Heavy Duty Trucks	\$ 45,782
Light Duty Trucks	461,531
Machinery & Equipment	753,879
Subtotal	\$ 1,261,192

Source: City of Moreno Valley.

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)



**EXHIBIT "B"**  
**DIF FEE TABLE**  
[SEE ATTACHED]

Attachment: DIF ADJUSTMENT RESOLUTION (5633 : DEVELOPMENT IMPACT FEES NEXUS STUDY AND FEE ADJUSTMENT)

Resolution No. 2022-XX  
Date Adopted: \_\_\_\_\_, 2022

DEVELOPMENT IMPACT FEES

April 18, 2022	Single Family	Single Family-Affordable	Multifamily	Multifamily-Affordable	Mobile/Senior	Mobile/Senior Affordable	Commercial General	Commercial Regional	Industrial	High Cube	Office
Police	\$ 760.25	\$ 380.13	\$ 369.75	\$ 184.88	\$ 261.75	\$ 130.88	\$ 214.00	\$ 214.00	\$ 104.00	\$ 64.00	\$ 281.00
Fire	\$ 1,264.25	\$ 632.13	\$ 467.50	\$ 233.75	\$ 533.75	\$ 266.88	\$ 474.00	\$ 474.00	\$ 271.00	\$ 168.00	\$ 461.00
Libraries	\$ 487.25	\$ 243.63	\$ 376.50	\$ 188.25	\$ 207.00	\$ 103.50	\$ 10.50	\$ 10.50	\$ 5.00	\$ 3.00	\$ 13.75
Rec Centers	\$ 753.00	\$ 376.50	\$ 478.00	\$ 239.00	\$ 343.00	\$ 171.50	\$ 16.00	\$ 16.00	\$ 8.00	\$ 4.75	\$ 21.00
Arterial Streets	\$ 3,533.75	\$ 1,766.88	\$ 2,508.75	\$ 1,254.38	\$ 1,325.75	\$ 662.88	\$ 6,741.25	\$ 7,099.25	\$ 1,811.75	\$ 481.50	\$ 3,424.25
Traffic Signals	\$ 748.00	\$ 374.00	\$ 534.00	\$ 267.00	\$ 257.00	\$ 128.50	\$ 1,337.00	\$ 1,261.75	\$ 341.00	\$ 97.00	\$ 744.00
Interchange	\$ 1,725.75	\$ 862.88	\$ 1,224.25	\$ 612.13	\$ 662.50	\$ 331.25	\$ 5,075.00	\$ 4,969.25	\$ 977.50	\$ 258.75	\$ 1,827.25
City Hall	\$ 337.00	\$ 168.50	\$ 152.25	\$ 76.13	\$ 147.75	\$ 73.88	\$ 91.25	\$ 91.25	\$ 58.00	\$ 36.00	\$ 90.00
Animal Shelter	\$ 77.00	\$ 38.50	\$ 49.00	\$ 24.50	\$ 37.00	\$ 18.50	\$ -	\$ -	\$ -	\$ -	\$ -
Corporate Yard	\$ 746.25	\$ 373.13	\$ 287.75	\$ 143.88	\$ 317.50	\$ 158.75	\$ 170.00	\$ 170.00	\$ 83.00	\$ 51.00	\$ 210.00
Maintenance Equipment	\$ 214.25	\$ 107.13	\$ 83.50	\$ 41.75	\$ 91.75	\$ 45.88	\$ 51.00	\$ 51.00	\$ 24.00	\$ 15.00	\$ 60.25
Parks - Subdivisions	\$ 4,622.75	\$ 2,311.38	\$ 3,494.25	\$ 1,747.13	\$ 1,994.00	\$ 997.00	\$ 159.00	\$ 159.00	\$ 77.25	\$ 48.00	\$ 207.75
TOTAL-SUBDIVISIONS	\$ 15,269.50	\$ 7,634.75	\$ 10,025.50	\$ 5,012.75	\$ 6,178.75	\$ 3,089.38	\$ 14,339.00	\$ 14,516.00	\$ 3,760.50	\$ 1,227.00	\$ 7,340.25
Parks - Infill	\$ 4,399.25	\$ 2,199.63	\$ 3,352.00	\$ 1,676.00	\$ 1,887.00	\$ 943.50	\$ 159.00	\$ 159.00	\$ 77.25	\$ 48.00	\$ 207.75
TOTAL-INFILL	\$ 15,046.00	\$ 7,523.00	\$ 9,883.25	\$ 4,941.63	\$ 6,071.75	\$ 3,035.88	\$ 14,339.00	\$ 14,516.00	\$ 3,760.50	\$ 1,227.00	\$ 7,340.25

January 1, 2024	Single Family	Single Family-Affordable	Multifamily	Multifamily-Affordable	Mobile/Senior	Mobile/Senior Affordable	Commercial General	Commercial Regional	Industrial	High Cube	Office
Police	\$ 909.50	\$ 454.75	\$ 502.50	\$ 251.25	\$ 367.50	\$ 183.75	\$ 1,032.00	\$ 1,032.00	\$ 104.00	\$ 64.00	\$ 281.00
Fire	\$ 1,313.50	\$ 656.75	\$ 611.00	\$ 305.50	\$ 581.50	\$ 290.75	\$ 502.00	\$ 502.00	\$ 271.00	\$ 168.00	\$ 550.00
Libraries	\$ 568.50	\$ 284.25	\$ 406.00	\$ 203.00	\$ 255.00	\$ 127.50	\$ 21.00	\$ 21.00	\$ 10.00	\$ 6.00	\$ 27.50
Rec Centers	\$ 753.00	\$ 376.50	\$ 478.00	\$ 239.00	\$ 343.00	\$ 171.50	\$ 16.00	\$ 16.00	\$ 8.00	\$ 4.75	\$ 21.00
Arterial Streets	\$ 5,673.50	\$ 2,836.75	\$ 4,042.50	\$ 2,021.25	\$ 2,024.50	\$ 1,012.25	\$ 11,649.50	\$ 12,591.50	\$ 2,719.50	\$ 752.00	\$ 5,581.50
Traffic Signals	\$ 748.00	\$ 374.00	\$ 534.00	\$ 267.00	\$ 257.00	\$ 128.50	\$ 1,337.00	\$ 1,261.75	\$ 341.00	\$ 97.00	\$ 744.00
Interchange	\$ 2,583.50	\$ 1,291.75	\$ 1,840.50	\$ 920.25	\$ 934.00	\$ 467.00	\$ 9,008.00	\$ 8,937.50	\$ 1,392.00	\$ 385.50	\$ 2,865.50
City Hall	\$ 450.00	\$ 225.00	\$ 244.50	\$ 122.25	\$ 206.50	\$ 103.25	\$ 100.50	\$ 100.50	\$ 57.00	\$ 13.00	\$ 112.00
Animal Shelter	\$ 77.00	\$ 38.50	\$ 49.00	\$ 24.50	\$ 37.00	\$ 18.50	\$ -	\$ -	\$ -	\$ -	\$ -
Corporate Yard	\$ 819.50	\$ 409.75	\$ 396.50	\$ 198.25	\$ 366.00	\$ 183.00	\$ 170.00	\$ 170.00	\$ 83.00	\$ 51.00	\$ 214.00
Maintenance Equipment	\$ 239.50	\$ 119.75	\$ 117.00	\$ 58.50	\$ 107.50	\$ 53.75	\$ 51.00	\$ 51.00	\$ 24.00	\$ 15.00	\$ 62.50
Parks - Subdivisions	\$ 5,866.50	\$ 2,933.25	\$ 4,099.50	\$ 2,049.75	\$ 2,665.00	\$ 1,332.50	\$ 318.00	\$ 318.00	\$ 154.50	\$ 96.00	\$ 415.50
TOTAL - SUBDIVISIONS	\$ 20,002.00	\$ 10,001.00	\$ 13,321.00	\$ 6,660.50	\$ 8,144.50	\$ 4,072.25	\$ 24,205.00	\$ 25,001.25	\$ 5,164.00	\$ 1,652.25	\$ 10,874.50
Parks - Infill	\$ 5,419.50	\$ 2,709.75	\$ 3,815.00	\$ 1,907.50	\$ 2,451.00	\$ 1,225.50	\$ 318.00	\$ 318.00	\$ 154.50	\$ 96.00	\$ 415.50
TOTAL - INFILL	\$ 19,555.00	\$ 9,777.50	\$ 13,036.50	\$ 6,518.25	\$ 7,930.50	\$ 3,965.25	\$ 24,205.00	\$ 25,001.25	\$ 5,164.00	\$ 1,652.25	\$ 10,874.50

The fees shall be automatically adjusted on January 1, for the years 2024, 2026, and 2028 to reflect any changes in costs for those certain capital improvements using the Council approved figures published in the Engineering News Record's Building Cost Index –20 Cities Annual Average

DEVELOPMENT IMPACT FEES

January 1, 2026	Single Family	Single Family-Affordable	Multifamily	Multifamily-Affordable	Mobile/Senior	Mobile/Senior Affordable	Commercial General	Commercial Regional	Industrial	High Cube	Office
Police	\$ 1,058.75	\$ 529.37	\$ 635.25	\$ 317.62	\$ 473.25	\$ 236.62	\$ 214.00	\$ 214.00	\$ 104.00	\$ 64.00	\$ 281.00
Fire	\$ 1,362.75	\$ 681.37	\$ 754.50	\$ 377.25	\$ 629.25	\$ 314.62	\$ 530.00	\$ 530.00	\$ 271.00	\$ 168.00	\$ 639.00
Libraries	\$ 649.75	\$ 324.87	\$ 435.50	\$ 217.75	\$ 303.00	\$ 151.50	\$ 31.50	\$ 31.50	\$ 15.00	\$ 9.00	\$ 41.25
Rec Centers	\$ 753.00	\$ 376.50	\$ 478.00	\$ 239.00	\$ 355.00	\$ 177.50	\$ 48.00	\$ 48.00	\$ 24.00	\$ 14.25	\$ 63.00
Arterial Streets	\$ 7,813.25	\$ 3,906.62	\$ 5,576.25	\$ 2,788.12	\$ 2,723.25	\$ 1,361.62	\$ 16,557.75	\$ 18,083.75	\$ 3,627.25	\$ 1,022.50	\$ 7,738.75
Traffic Signals	\$ 748.00	\$ 374.00	\$ 534.00	\$ 267.00	\$ 257.00	\$ 128.50	\$ 1,521.00	\$ 1,601.25	\$ 341.00	\$ 97.00	\$ 744.00
Interchange	\$ 3,441.25	\$ 1,720.62	\$ 2,456.75	\$ 1,228.37	\$ 1,205.50	\$ 602.75	\$ 12,941.00	\$ 12,905.75	\$ 1,806.50	\$ 512.25	\$ 3,903.75
City Hall	\$ 563.00	\$ 281.50	\$ 336.75	\$ 168.37	\$ 265.25	\$ 132.62	\$ 109.75	\$ 109.75	\$ 58.00	\$ 36.00	\$ 134.00
Animal Shelter	\$ 77.00	\$ 38.50	\$ 49.00	\$ 24.50	\$ 37.00	\$ 18.50	\$ -	\$ -	\$ -	\$ -	\$ -
Corporate Yard	\$ 892.75	\$ 446.37	\$ 505.25	\$ 252.62	\$ 414.50	\$ 207.25	\$ 170.00	\$ 170.00	\$ 83.00	\$ 51.00	\$ 218.00
Maintenance Equipment	\$ 264.75	\$ 132.37	\$ 150.50	\$ 75.25	\$ 123.25	\$ 61.62	\$ 51.00	\$ 51.00	\$ 24.00	\$ 15.00	\$ 64.75
Parks - Subdivisions	\$ 7,110.25	\$ 3,555.12	\$ 4,704.75	\$ 2,352.37	\$ 3,336.00	\$ 1,668.00	\$ 477.00	\$ 477.00	\$ 231.75	\$ 144.00	\$ 623.25
TOTAL - SUBDIVISION	\$ 24,734.50	\$ 12,367.21	\$ 16,616.50	\$ 8,308.22	\$ 10,122.25	\$ 5,061.10	\$ 32,651.00	\$ 34,222.00	\$ 6,585.50	\$ 2,133.00	\$ 14,450.75
Parks - Infill	\$ 6,439.75	\$ 3,219.87	\$ 4,278.00	\$ 2,139.00	\$ 3,015.00	\$ 1,507.50	\$ 477.00	\$ 477.00	\$ 231.75	\$ 144.00	\$ 623.25
TOTAL - INFILL	\$ 24,064.00	\$ 12,031.96	\$ 16,189.75	\$ 8,094.85	\$ 9,801.25	\$ 4,900.60	\$ 32,651.00	\$ 34,222.00	\$ 6,585.50	\$ 2,133.00	\$ 14,450.75

January 1, 2028	Single Family	Single Family-Affordable	Multifamily	Multifamily-Affordable	Mobile/Senior	Mobile/Senior Affordable	Commercial General	Commercial Regional	Industrial	High Cube	Office
Police	\$ 1,208.00	\$ 604.00	\$ 768.00	\$ 384.00	\$ 579.00	\$ 289.50	\$ 214.00	\$ 214.00	\$ 104.00	\$ 64.00	\$ 281.00
Fire	\$ 1,412.00	\$ 706.00	\$ 898.00	\$ 449.00	\$ 677.00	\$ 338.50	\$ 558.00	\$ 558.00	\$ 271.00	\$ 168.00	\$ 728.00
Libraries	\$ 731.00	\$ 365.50	\$ 465.00	\$ 232.50	\$ 351.00	\$ 175.50	\$ 42.00	\$ 42.00	\$ 20.00	\$ 12.00	\$ 55.00
Rec Centers	\$ 753.00	\$ 376.50	\$ 478.00	\$ 239.00	\$ 361.00	\$ 180.50	\$ 64.00	\$ 64.00	\$ 32.00	\$ 19.00	\$ 84.00
Arterial Streets	\$ 9,953.00	\$ 4,976.50	\$ 7,110.00	\$ 3,555.00	\$ 3,422.00	\$ 1,711.00	\$ 21,466.00	\$ 23,576.00	\$ 4,535.00	\$ 1,293.00	\$ 9,896.00
Traffic Signals	\$ 748.00	\$ 374.00	\$ 534.00	\$ 267.00	\$ 257.00	\$ 128.50	\$ 1,613.00	\$ 1,771.00	\$ 341.00	\$ 97.00	\$ 744.00
Interchange	\$ 4,298.00	\$ 2,149.00	\$ 3,073.00	\$ 1,536.50	\$ 1,477.00	\$ 738.50	\$ 16,874.00	\$ 16,874.00	\$ 2,221.00	\$ 639.00	\$ 4,942.00
City Hall	\$ 676.00	\$ 338.00	\$ 429.00	\$ 214.50	\$ 324.00	\$ 162.00	\$ 119.00	\$ 119.00	\$ 58.00	\$ 36.00	\$ 156.00
Animal Shelter	\$ 77.00	\$ 38.50	\$ 49.00	\$ 24.50	\$ 37.00	\$ 18.50	\$ -	\$ -	\$ -	\$ -	\$ -
Corporate Yard	\$ 966.00	\$ 483.00	\$ 614.00	\$ 307.00	\$ 463.00	\$ 231.50	\$ 170.00	\$ 170.00	\$ 83.00	\$ 51.00	\$ 222.00
Maintenance Equipment	\$ 290.00	\$ 145.00	\$ 184.00	\$ 92.00	\$ 139.00	\$ 69.50	\$ 51.00	\$ 51.00	\$ 24.00	\$ 15.00	\$ 67.00
Parks - Subdivisions	\$ 8,354.00	\$ 4,177.00	\$ 5,310.00	\$ 2,655.00	\$ 4,007.00	\$ 2,003.50	\$ 636.00	\$ 636.00	\$ 309.00	\$ 192.00	\$ 831.00
TOTAL - SUBDIVISION	\$ 29,466.00	\$ 14,733.00	\$ 19,912.00	\$ 9,956.00	\$ 12,094.00	\$ 6,047.00	\$ 41,807.00	\$ 44,075.00	\$ 7,998.00	\$ 2,586.00	\$ 18,006.00
Parks - Infill	\$ 7,460.00	\$ 3,730.00	\$ 4,741.00	\$ 2,370.50	\$ 3,579.00	\$ 1,789.50	\$ 636.00	\$ 636.00	\$ 309.00	\$ 192.00	\$ 831.00
TOTAL - INFILL	\$ 28,572.00	\$ 14,286.00	\$ 19,343.00	\$ 9,671.50	\$ 11,666.00	\$ 5,833.00	\$ 41,807.00	\$ 44,075.00	\$ 7,998.00	\$ 2,586.00	\$ 18,006.00

The fees shall be automatically adjusted on January 1, for the years 2024, 2026, and 2028 to reflect any changes in costs for those certain capital improvements using the Council approved figures published in the Engineering News Record's Building Cost Index –20 Cities Annual Average