



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 9, 2015

ITEM NUMBER:

NB-1

SUBJECT: REVIEW OF PROPOSED PARKLAND IMPACT FEES

DATE: MARCH 9, 2015

PRESENTATION BY: DANIEL INLOES, AICP, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT: DANIEL INLOES (714) 754-5088
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PROJECT DESCRIPTION

The proposed project is an update to the City of Costa Mesa's park in-lieu impact fee, ("park impact fee") based on consultation with David Taussig & Associates and Stan Hoffman. California Government Code Section 66477 authorizes the legislative body of the City to allow the payment of park fees in-lieu of the dedication of land for park and recreation purposes for specified residential projects. These new fees will ensure a fair fee assessment per development type while also reflecting the current cost of parkland acquisition and construction. These new fees will ensure compliance with State law and continue to provide funds used to cover the costs of land acquisition and parkland upgrades which support accessible public park space as population grows.

Adoption of updated park impact fee would replace the current park impact fee. The proposed park impact fee is proposed to vary based on the type of residential development, including a new category for apartments:

- Single Family Residences
- Condominiums
- Apartments

RECOMMENDATION

Planning Commission feedback is appreciated in the following areas: (1) New methodology of calculating park impact fees; (2) Application of park fee to apartments; (3) Proposal to automatically adjust park fees on an annual basis based on consumer index; (4) Determination of when new fees should be applied.

Planning Commission will provide feedback and direct staff to prepare the final ordinance and resolution for Council action.

BACKGROUND

Quimby Act of 1975

The municipal responsibility to set aside parkland and open space for its residence is additionally burdened by future development, and therefore Cities have been authorized since the passage of the 1975 Quimby Act to pass ordinances that require developers to set aside land, donate conservation easements, or pay fees for park acquisition or improvements. While the revenues generated cannot be used for operation and maintenance of park facilities, they may be used to cover the costs of land acquisition and parkland construction for upgrades related to the new parkland demand.

Current Park Impact Fees

The current park impact fees were adopted in May of 2005 and only apply to residential projects requiring a subdivision. These fees currently do not apply to apartment projects which are approved without a subdivision map.

The City Council adjusted the park impact fees for new residential subdivisions to \$13,572 for single family homes per unit and \$13,829 for multi-family homes per unit. The current park fee only applies to new residential projects as a condition of approval for tentative map or parcel maps. This means that common-interest condominiums, single-family detached and townhouse attached subdivisions were included, but not new apartment developments which do not require a subdivision.

While this process is fair to the developments that conduct subdivisions by charging them fees calculated as a per-unit cost of park development, this methodology does not capture all types of new residential development within the City. Since these developments also create parkland demand from the new residents, it would be appropriate to apply a park impact fee.

Methodology in Compliance with Municipal Code and State Law

Compared to the previous methodology used to calculate park impact fees, the proposed Park Impact Fee Update has some distinct differences. However, it is important to note that the method being used for this update still correlates with state law AB 1600, the General Plan and the Municipal Code requirements and the park fees structure within Article 5 of Chapter XI of Title 13 of the City's Municipal Code.

ANALYSIS

Objectives of Updated Park Impact Fee Program

Following are the objectives of the park impact fees update:

- To establish a “multi-family renter” category. The park fees would apply to all major forms of residential development within the City including apartments.
- To update the persons per household factor based on current demographic information.
- To update the per–unit-cost per development type.
- To update the parkland acquisition cost and construction cost based on historic trends over the past 10 years.

Types of Residential Developments Subject to Park Impact Fee

The updated fee program is intended to account for all types of residential development that have an impact on parkland demand within the City. The appropriate mitigation for a parkland impact is payment of in-lieu parkland fees to the City. The new program proposes to attach not only parkland fees as conditions of approval for subdivisions but conditions of approval to any proposed residential development planning application as additional development fees, including apartment projects. This modification will increase the scope of projects included within the list of potential development projects charged the fees.

Residential Development Subject to Park Impact Fees

Residential Projects subject To Park Impact Fees	Residential Projects Exempt from park Impact Fees
<ul style="list-style-type: none"> • New common-interest condominium • New single-family “detached” subdivisions • New townhouse “attached” subdivisions • New condominiums in mixed-use developments • New condo conversions increasing units • New apartments* 	<ul style="list-style-type: none"> • Conversion of apartments to condominiums without changing the unit count. • Granny units and accessory apartments • Single-family home remodels or additions • Multi-family remodels or additions

**Note: A new category for Apartments is being proposed in the Updated Park Impact Fee Program.*

Eligible Expenditures for the Park Impact Fee

The fees will be used only for the purpose of developing new or rehabilitating existing neighborhood or community parks or other locations with higher park need that meet the State Law requirements. Park fees collected will be committed to parkland developments that are in accordance with a parkland development schedule and the Park Master Plan when it is adopted. Small residential developments with an addition of five or less may not be subject to this fee. The value of land dedicated or park improvements conducted by the developer shall be deducted from the cost of the overall fee.

New Methodology to be Adopted by Ordinance

State law requires that new parkland impact fees be adopted pursuant to an ordinance, and that the fee schedule be set pursuant to Council resolution. The general methodology for calculating park impact fees is described in the Quimby Act, but AB 1600 also allows Cities to adopt their own methodology by ordinance.

Within Article 5 of Chapter XI of Title 13 of the City's Municipal Code the procedures for obtaining park land dedications or assessing and collecting park impact fees are established. Because this section strictly applies to new residential subdivisions and not apartments, an ordinance is required to be adopted to allow application of park fees to rental projects. Therefore, regardless if the residential project is owner- or renter-occupied, the City will acquire or improve new park land to fulfill the park and recreational needs of the new residents, through land dedications or land acquisition or improvement of park land through the park fees.

CALCULATION OF PARK FEES

David Taussig & Associates and Stanley Hoffman were contracted by the City to assist in the park fee update process. (See recommendation below.) In consult with these subject matter experts, staff considered several factors when calculating parkland impact fees. The following section provides a brief overview of how these variables were identified and how the park fee was calculated.

Recommended Park Impact Fees

Cost per Acre = $390,000 + .2238(2,500,000) = 949,500$						
Single-Family Residential						
$\frac{949500}{1}$	cost	$\frac{4.26}{1000}$	acre	$\frac{2.79}{1}$	people	\$11,285.19 per unit
1	acre	1000	people	1	unit	
Multi-Family Owner Residential						
$\frac{949500}{1}$	cost	$\frac{4.26}{1000}$	acre	$\frac{2.17}{1}$	people	\$8,777.37 per unit
1	acre	1000	people	1	unit	
Apartments						
$\frac{949500}{1}$	cost	$\frac{4.26}{1000}$	acre	$\frac{2.62}{1}$	people	\$10,597.56 per unit
1	acre	1000	people	1	unit	

Methodology for Per Unit Cost

- **Park land-to-population ratio established by 2000 General Plan.** General Plan Policy OSR-1A. 1 establishes the park land-to-population ratio of 4.26 acres per 1,000 people. Any adjustment to this rate requires a General Plan amendment.
- **Population density standard based on the US Census.** Since the last update, demographic trends resulted in changes in the average household size of the various types of residential units within the City. According to the data gathered by Stanley Hoffman & Associates from the 2013 ACS 5-year estimates from the US Census, there are; 2.79 people per unit for single family houses, 2.17 people per unit for owner-occupied multi-family dwelling units, and 2.62 people per unit for renter-occupied multi-family dwelling units..

People Per Household by Dwelling Type

Type of Dwelling	Number of Units	Number of People	People Per Household
Single Family	19,861	55,491	2.79
Multi-Family Owner	1,138	2,469	2.17
Multi-Family Renter	18,349	48,125	2.62

The development incorporated within the Single Family dwelling type includes all residential developments of detached single family homes and attached single family townhomes. The Multi-Family Owner dwelling type includes all residential developments which are multi-family developments created for the purpose to sell each dwelling independently such as; condominiums, duplexes, triplexes, quadplexes, and 5 or more multi-family developments. The Multi-Family Renter dwelling type includes all residential developments which are apartments.

- **Park land acquisition & construction costs based on 2014 study by David Taussig & Associates.** Pursuant to the Quimby Act and the Municipal Code, an appraisal determined the fair market value of park land acquisition and construction. David Taussig & Associates conducted a study of over 8 previous developments within the local area to ascertain the current cost of acquisition and construction of parkland. The cost to acquire an acre of land within the City of Costa Mesa is estimated at \$2,500,000.00 per acre. Whereas the cost of construction or upgrades on existing park space is estimated at \$390,000.00. The total cost of acquiring and constructing park space would be \$2,890,000.00 per acre.

**Park Fee Expenditures in the Past 10 Years
Years 2005 - 2015**

Description	Date	Adjusted For Inflation (2014 Dollars)	Total Acres	Construction	Land Acquisition
Fairview, stairs and signage	2010	\$488,550	2.00	\$488,549.73	
Fairview, constructed wetlands	2013	\$5,589,220	45.00	\$5,589,220.33	
Joann Street Bicycle Trail	2011	\$1,262,934	2.00	\$1,262,934.40	
Wilson Park, picnic shelter	2014	\$45,000	0.05	\$45,000.00	
Del Mesa Park, new picnic shelter	2014	\$45,000	0.05	\$45,000.00	
Brentwood Park	2011	\$3,262,581	1.20		\$3,262,580.52
Brentwood Park Upgrades	2011	\$315,734	1.20	\$315,733.60	
Volcom Skate Park Dev	2006	\$1,761,429	1.25	\$1,761,428.57	
Angels Playground	2008	\$1,869,232	2.00	\$1,869,231.73	
Lions Park/Davis Field Baseball	2011	\$526,223	2.50	\$526,222.66	
Bark Park	2008	\$208,914	2.00	\$208,914.13	
Shalimar Park, new playground	2014	\$120,000	0.16	\$120,000.00	
	Total	\$15,494,816	59.41	\$12,232,235.15	\$3,262,580.52

The City has used a majority of its budget on park upgrades as opposed to acquisition. This is due to the following:

- There is very little open space available;
- The market rate for developed lots is high;
- Most projects are infill or redevelopment which means upgrades to existing parks might better serve the public.

The City's 12 projects funded by park impact fee funded in the last ten years are listed in the table above. Total expenditures within those ten years were \$15,494,816.00. If the City strictly acquired and upgraded land equally within those ten years than 5.36 acres of land could have been acquired and developed. However due to the lack of land and priority to upgrading existing parks only 1.2 acres of land was acquired. This represents 22.38% of the 5.36 possible acres the City could have acquired.

Since these issues are still salient and will continue to influence park fee fund expenditures in the future expecting residential developers to cover an equal proportion of land acquisition to construction is impractical and not in suite with expectations which it must be as mandated by the Quimby Act. Therefore, having a cost per acre which includes the full cost of construction and only 22.38% of land acquisition is the most justifiable approach. This comes out to \$949,500.00 per acre.

Comparison of New Park Fee and Current Fees

The Table below compares the existing park fees and the proposed park fees.

- New park fee for apartments shall be \$10,598 per unit
- Park fee for single-family residential developed reduced by 16.85% percent.
- Park fee for condominiums reduced by 36.53% percent.

Fee Comparison

	Current Park Fee	Proposed Park Fee
Single Family	\$13,572.00	\$11,285.19
Condominium	\$13,829.00	\$8,777.37
Apartments	No Fee	\$10,597.56

If the existing methodology was used to create the new park impact fee: Single Family would be \$34,348.81, Condominium would be \$26,715.74, and Apartments would be \$32,255.87 per unit. The proposed park fee methodology weights the cost of land acquisition and therefore is less.

Automatic Adjustment of Park Fee based on Consumer Price Index

The current park fees have not been adjusted for ten years. The consultants propose that the park impact fee be increased on July 1st of each year, starting July 1, 2016, based on the change to the Los Angeles – Riverside-Orange County Consumer Price Index in comparison to the previous calendar year.

Determination of When New Fees will be Applied

State law requires that the new fees shall not go into effect until after 30 days of Council adoption of the ordinance and resolution. Park impact fees may be applied to all pending projects, including rental projects. Staff recommends that the new park fees be applied to all residential projects which are still pending zoning approval, building permit issuance, and/or final certificate of occupancy.

POLICY IMPLICATIONS OF UPDATED PARK IMPACT FEE

The most significant change is that the updated park impact fee program would create new fees for apartment projects. This is justified to address the nexus between a project's impacts and the exactions necessary to provide its future residents and current residents with the same level of parkland accessibility.

The decrease in per unit cost to single family and multi-family owner residential developments can be justified based on the current and projected parkland upgrades

and acquisitions in the future do to the City's remaining open space, cost of land, and accessibility to park land.

Adding New Park Fee for Apartments

- *Failure to adjust fees may result in deficient parkland for future park demand.* All newly developed apartment complexes are adding a significant amount of population to the City. This increase in potential park use without increasing the funds to improve or add to the City's park land stock will diminish park accessibility for all residence. Impacts to the rents attached to these new apartment must also be viewed in light of other budget considerations. However, if the goal of Council is to have new development "pay its own way", then the park impact fees should be expanded to account for the cost of acquiring new park land to support the new residents' of apartments and their demand for park and recreation facilities as well.
- *Additional Fee per unit to Apartments may affect new apartment construction.* The new park impact fee will increase the cost to apartment developers and test the elasticity of apartment rents within the City. Since the cost is per unit this may make small apartment's complex economically infeasible and make new apartment developments proposed within the City become exclusively large luxury complex developments. This is currently the existing trend and these types of developments may receive through this update an even greater incentive to provide open space and public amenities to their tenants to decrease park impact fees.

Decreasing Fees for Ownership Units

- *Decreased fees may positively affect new owner-centric housing construction.* This assists the community's desire and Council's goal to increase the supply of ownership housing opportunities and to encourage mixed-use and/or live/work units.
- *The significant decrease in multi-family owner units may increase mixed-use and condominium development.* The over 5,000 dollar decrease in condominiums may facilitate increase development of this type and thereby provide starter locations for new families within the City or at least change the current trend of development from renter-centric development to owner-centric multi-family development.
- *Decrease in fees may mean decrease in home price.* The issue of housing affordability is very salient within the community. Decreased costs, to some degree, may be savings passed to the home buyer.

LEGAL REVIEW

The City Attorney's office has approved the approach to calculating new park impact fees (subject to Council adoption of an ordinance and fee resolution) as consistent with legal requirements.

CONCLUSION

Fee Comparison

	Current Park Fee	Proposed Park Fee
Single Family	\$13,572.00	\$11,285.19
Condominium	\$13,829.00	\$8,777.37
Apartments	No Fee	\$10,597.56

The Planning Commission feedback is required with regard to:

- (1) New methodology of calculating park impact fees;
- (2) Application of park fee to apartments;
- (3) Proposal to automatically adjust park fees on an annual basis based on consumer index;
- (4) Determination of when new fees should be applied.



DANIEL INLOES
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CLAIRE FLYNN, AICP
Assistant Director of Development Services

Attachments: 1. Draft Park Fees Report from David Taussig
2. Demographic Report from Stanley Hoffman

Distribution: Director of Economic & Development/Deputy CEO
Assistant Development Services Director
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (6)
File (2)

ATTACHMENT ONE

DAVID TAUSSIG & ASSOCIATES MEMORANDUM

PRELIMINARY AB 1600 PARK AND RECREATION FACILITIES FEE

CALCULATIONS

MEMORANDUM

March 2, 2015

To: Gary Armstrong, City of Costa Mesa, Economic and Development Services Director
Claire Flynn, City of Costa Mesa, Assistant Development Services Director
Dan Inloes, City of Costa Mesa, Associate Planner

From: David Taussig, David Taussig & Associates, Inc., President
Mitch Mosesman, David Taussig & Associates, Inc., Managing Director

Subject: Preliminary AB 1600 Park and Recreation Facilities Fee Calculations

I. Introduction

In order to adequately plan for new residential development and identify the public park and recreation facilities and costs associated with mitigating the direct and cumulative impacts of new residential development, David Taussig & Associates, Inc. ("DTA") was retained by the City of Costa Mesa (the "City") to prepare a new AB 1600 Fee Justification Study (the "Park Fee Study"). The need for this Park Fee Study is driven by anticipated growth, including certain types of residential development on which the City's existing Quimby Act fee cannot currently be imposed, such as the redevelopment of existing property into multi-family uses without the subdivision of land. The preliminary AB 1600 park and recreation facilities fees are only proposed to be levied against residential development because (i) the City's park standard, as set forth in the General Plan, is a function of population only, and does not consider non-residential development and its generation of new employees as having a significant impact on the demand for City parks, , and (ii) for consistency with the State Quimby Act, which as promulgated by the State Legislature only authorizes the levy of Quimby Act park fees against residential development, and not against non-residential development.

II. Fees

Fees to be imposed under the Park Fee Study have been allocated to three residential land use classifications: Single Family, Condominium, and Apartment. The fee levels are a function of (i) the City's existing park standard of 4.26 acres per 1,000 residents, (ii) the estimated cost per acre for new park and recreation facilities, and (iii) the estimated persons per household ("PPH"). The fee levels and fee calculation methodology are summarized in Table II-1 below. Detailed information regarding park and recreation facilities costs and persons per household are discussed in Sections III and IV.

TABLE II-1

PRELIMINARY PARK AND RECREATION FEES				
(A)	(B)	(C)	(D)	(E)
RESIDENTIAL DWELLING UNIT TYPE	PPH	ACRES / 1,000¹	COST / ACRE	FEE²
Single Family	2.79	4.26	\$949,500	\$11,285.19
Condominium	2.17	4.26	\$949,500	\$8,777.37
Apartment	2.62	4.26	\$949,500	\$10,597.56

¹ Column C represents the General Plan standard of 4.26 park and recreation acres per 1,000 residents.
² Fee (Column E) equals Column B x Column C / 1,000 x Column D.

III. Park and Recreation Facilities and Costs

Government Code Section 66000, which codifies California's Mitigation Fee Act, requires that if impact fees are going to be used to finance public facilities, those facilities must be identified prior to the adoption of the fee. There are three basic methodologies that can be employed to determine the facilities to be financed. The first methodology, which is called a "Plan-Based Approach," is based on the existence of a "Facilities Plan" that lists the specific facilities necessary to serve future growth. The Facilities Plan utilized under this approach is usually prepared by a municipality's staff and/or consultants, often with community input, and is then adopted by the municipality's legislative body either prior to or at the same time the fee program is approved. The Facilities Plan also identifies the costs of the facilities listed, and these costs are in turn allocated based on the level of benefit to be received by projected future land uses anticipated to be developed within the time period being analyzed. In the case of the City, the only existing Park and Recreation Facilities Plan was prepared and adopted by the City Council in 2002 and is out of date. While the City is now working with the community to prepare a new Park and Recreation Facilities Plan, the completion of this Facilities Plan and its adoption by City Council is not imminent. As a result, a Plan-Based Approach is infeasible at this time.

A second methodology to identify facilities needs is the "Capacity-Based Approach," and is based on the magnitude of existing capacity or expanded capacity needed for a type of public facility in order to handle projected growth during the selected time period. This approach works best for facilities such as an existing water storage facility or sewer treatment plant where existing costs or facilities expansion costs necessary to serve future development are already known (and in the case of existing capacity, may have already been expended). This kind of fee is not necessarily dependent on a particular land use plan for future development, but is instead based on the cost per unit of having constructed the remaining existing capacity in a facility, or the cost to expand such capacity, which can then be applied to any type of future development. However, the City

has already determined that, based on a standard of 4.26 acres per 1,000 residents, there is no existing surplus of park and recreation facilities that is available to serve new development. Furthermore, the City has not determined what specific improvements could be added to existing park facilities to adapt them to use by a greater population of residents, nor the cost of such improvements, so insufficient information was available to employ the "Capacity-Based Approach" in this Park Fee Study.

A third approach is to utilize a facilities "standard" established for future development, against which facilities costs are determined based on units of demand from this development. This approach, which is often applied to park and recreational facilities when there is no existing Facilities Plan, establishes a generic unit cost for capacity, which is then applied to each land use type per unit of demand. This standard is not based on the cost of a specific existing or future facility, but rather on the cost of providing a certain standard of service, such as the 4.26 acres of park and recreation facilities per 1,000 residents established by the General Plan. This method has several advantages, including not requiring a municipality to know (i) the cost of a specific facility, (ii) how much capacity or service is provided currently (as the new standard does not necessarily need to reflect the existing standard), or (iii) the size, site, or characteristics of specific future facilities.

In the case of the City, in which specific facility sites or sizes, or types of park and recreational improvements or facilities have not yet been determined, the City does intend to acquire (or require future development to provide on-site) 4.26 acres per 1,000 new residents, whether those residents are generated by Single Family, Condominium, or Apartment dwelling units. As a result, a "Standards-Based Approach" was determined by the City and DTA to be the most appropriate methodology for purposes of calculating impact fees for the Park Fee Study. Since no specific park and recreation sites and/or facilities have been determined to-date, specific costs are not yet known. Consequently, it was necessary to estimate what anticipated land acquisition costs could be expected, as well as which types of improvements should be included in developing these future parks and the costs related to constructing these improvements. Further information on these improvement costs and types is provided below in Section III.A, below.

A. LAND ACQUISITION COSTS

As the City is already substantially built out, it is anticipated that sites for new park and recreation facilities will be limited to the acquisition of small parcels of vacant or underutilized land, such as underutilized public facilities, surplus school property, or industrial property or low-density residential property on which existing uses could be cost-effectively demolished. Without knowing which specific sites will be acquired by the City, DTA conducted a survey of vacant sites within the City that have been purchased over the past twelve years, and calculated a weighted average price per acre. Table III-1, below, reflects land use and acreage data, dates of sale, and sale prices per acre for the eight (8) vacant land parcels reported by LoopNet.com as having been sold within the City

since 2003. Based on these data, the City will be utilizing an estimated land price of \$2,500,000 per acre as the cost of new parkland, with an annual price escalator applied on July 1st of each year, starting July 1, 2016, based on the change to the Los Angeles-Riverside-Orange County Consumer Price Index in the previous calendar year.

TABLE III-1

VACANT LAND SALES CITY OF COSTA MESA				
DATE SOLD	PARCEL LOCATION¹	SITE ACREAGE	TYPE OF USE	SALE PRICE PER ACRE
4/30/2009	2	0.76	Industrial	\$1,650,000
9/22/2008	6	1.61	Multifamily	\$3,226,667
12/31/2006	1	0.72	Commercial/Other	\$2,969,655
5/5/2006	5	0.42	Multifamily	\$2,744,384
6/8/2005	7	0.25	Multifamily	\$3,682,801
2/23/2004	8	0.24	Commercial/Other	\$2,534,389
7/14/2003	3	0.61	Retail	\$2,131,147
5/21/2003	4	0.76	Retail	\$1,578,947
Weighted Average Sales Price per Acre				\$2,564,000
¹ See Exhibit A Source: LoopNet.com				

B. PARK IMPROVEMENT TYPES AND COSTS

As noted previously, the specific improvements/facilities to be constructed within future City parks have not yet been identified. In order to maintain as much flexibility as possible, City and DTA staff have prepared a list of the types of improvements/facilities that could potentially be included within future parks. These types of park improvements/facilities are shown in Table III-2 below and are expected to be financed, in whole or in part, through the levy of a Park Impact Fee on all future residential development in the City.

TABLE III-2

TYPES OF PARK IMPROVEMENTS/FACILITIES TO BE FINANCED	
Amphitheatre	Picnic Tables
Ball Fields (Baseball, Football, Soccer, Multi-Use)	Playground (Tot Lot, Water Play)
Bike Paths	Recreation Center
Bike Rack	Restrooms
Community Events Center	Retaining Walls and Fencing
Concession Building	Security Lighting
Courts (Basketball, Horseshoe, Tennis, Volleyball)	Shade Structures
Demolition	Site Furniture
Drinking Fountains	Site Preparation
Grading / Earthwork	Skate park
Irrigation and Landscaping	Swimming Pool
Park Benches	Synthetic Turf Fields
Parking Lot/Paving	Trash Receptacles
Pedestrian Path/Trails	Utilities (Drainage, Sewer, Water, Gas, Electrical)
Permanent Sports Lighting	

In an effort to determine the appropriate cost of the types of improvements/facilities listed in Table III-2, DTA collected park improvement/facilities cost information for recently constructed public parks. These cost data are shown in Table III-3 and were obtained from a park cost database derived from other DTA park fee studies, as well as on-line and municipality-provided park cost information associated. While the source data for certain parks included design and other soft costs, the majority of the source data did not. Therefore, with the exception of Desiderio Park, for which it was not feasible to exclude design costs, the park improvement/facilities cost figures in Table III-3 do not include design costs, meaning that they are generally conservative. Notably, the Cities of Encinitas, Lake Forest, and Laguna Niguel park construction costs are based on actual bids, while the construction costs for the other parks listed are estimates provided by the municipalities in which the parks were to be developed.

To determine the weighted average improvement/facilities construction cost per acre, the high and low construction cost estimates (Desiderio Park and Veteran's Memorial Park) were excluded from the computations because they appeared to be outliers. The resulting weighted average park improvement/facilities construction cost is \$390,000 per

acre. As is the case for land acquisition costs, estimated park improvement/facilities costs will be adjusted on July 1st of each year, starting July 1, 2016, based on the change to the Los Angeles-Riverside-Orange County Consumer Price Index in the previous calendar year. Detailed park improvement/facilities construction costs are attached as Exhibits B –J.

TABLE III-3

PARK IMPROVEMENTS/FACILITIES CONSTRUCTION COSTS					
PUBLIC AGENCY	PARK	YEAR	ACRES	ESTIMATED CONSTRUCTION COST	ESTIMATED CONSTRUCTION COST PER ACRE
Encinitas	Encinitas Community Park	2012	44.0	\$13,927,642 ¹	\$316,537
Jurupa Area Rec and Parks District	Horseshoe Lake Park	2006	13.0	\$2,375,000	\$182,692
Jurupa Area Rec and Parks District	Veteran's Memorial Park	2006	9.98	\$1,487,750	\$149,073
Lake Forest	Sports Park	2013	86.20	\$35,888,810	\$416,344
Laguna Niguel	Crown Valley Park	2014	18.00	\$4,599,531	\$255,529
Pasadena	Desiderio Park	2014	3.80	\$2,410,000 ³	\$634,211
Redondo Beach	Heart Park	2003	76.5	\$32,473,900 ²	\$424,495
San Marcos	Bradley Park	2012	34.0	\$12,492,484	\$367,426
Tustin	Tustin Legacy	2014	31.50	\$16,816,265	\$533,850
Weighted Average (Excluding High and Low Data Points)					\$391,074
¹ Excludes \$5,250,000 for EIR, design, and development.					
² Excludes \$91,864,600 for remediation/site preparation.					
³ Includes design costs.					

C. TOTAL AND ADJUSTED PARK AND RECREATION FACILITIES COSTS

In recognition of the limited supply of vacant land within the City and the City's usage of park funds mostly for new improvements, not parkland, since 2006, anticipated park land acquisition costs were adjusted downwards to \$559,500 for each of the 4.26 acres per 1,000 residents (\$2,500,000 multiplied by 22.38%). Therefore, total adjusted parkland and recreation facilities costs were lowered to \$949,500 per acre.

IV Persons Per Household

In connection with the Park Fee Study, the City commissioned a demographics analysis from Stanley R. Hoffman Associates ("SRH"). SRH examined Public Use Microdata Areas ("PUMA") data to estimate PPH for each residential land use type and compute EDUs. Population and occupied

households derived from the PUMA data for the Costa Mesa area are shown in Tables IV-1 and IV-2 below.

TABLE IV-1

POPULATION AND HOUSEHOLD – OWNER OCCUPIED UNITS		
RESIDENTIAL DWELLING UNIT TYPE	PERSONS	HOUSEHOLDS
Mobile Home or Trailer	1,013	439
One-Family House Detached	35,500	12,476
One-Family House Attached	5,015	2,502
2 Apartments	347	119
3-4 Apartments	992	385
5-9 Apartments	513	293
10-19 Apartments	333	166
20-49 Apartments	111	94
50 or More Apartments	173	81
Boats	20	20
Total	44,017	16,575

TABLE IV-2

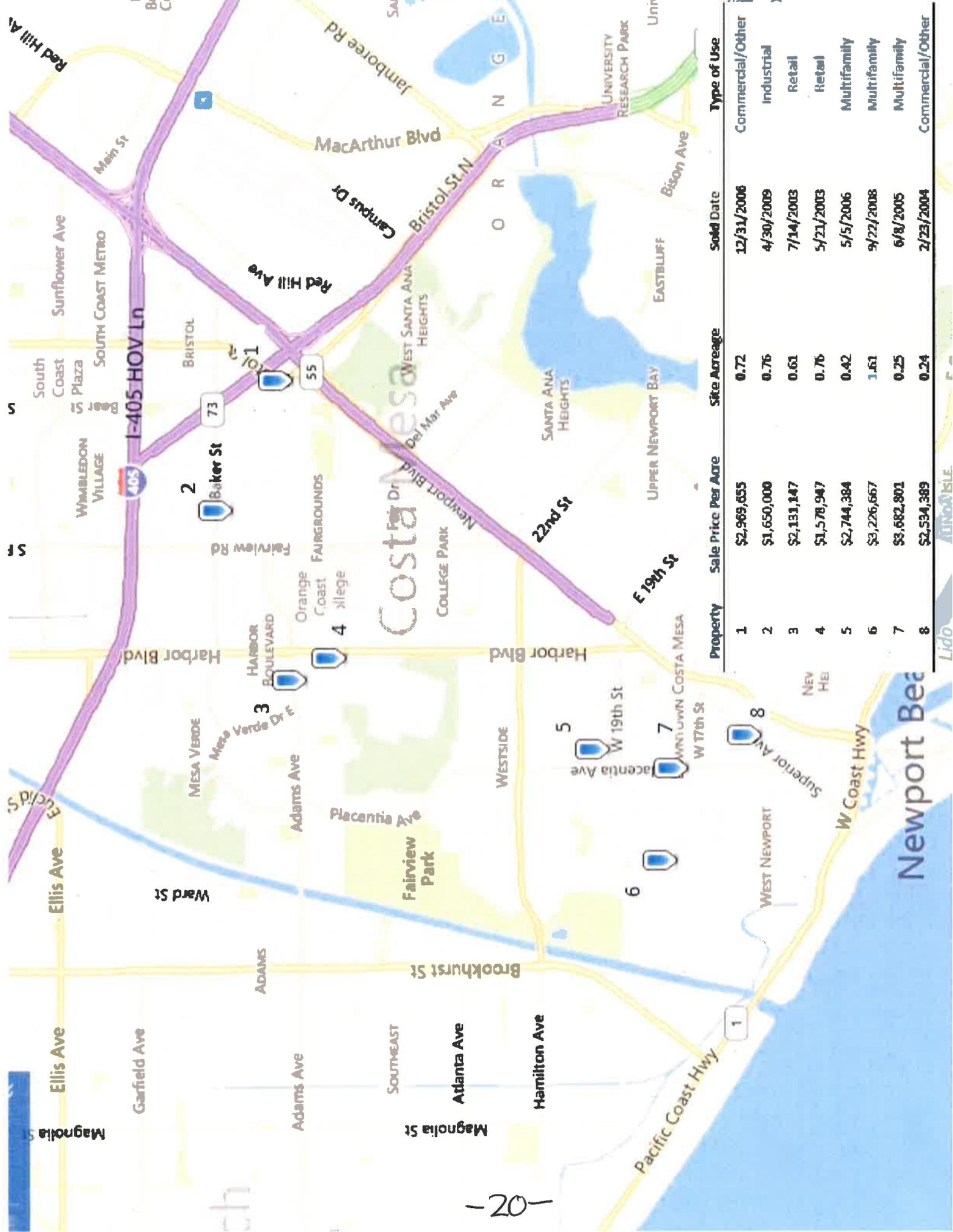
POPULATION AND HOUSEHOLD – RENTER OCCUPIED UNITS		
RESIDENTIAL DWELLING UNIT TYPE	PERSONS	HOUSEHOLDS
Mobile Home or Trailer	159	121
One-Family House Detached	10,867	3,373
One-Family House Attached	4,109	1,510
2 Apartments	4,228	1,317
3-4 Apartments	15,208	4,572
5-9 Apartments	7,668	2,624
10-19 Apartments	7,360	3,047
20-49 Apartments	7,435	3,678
50 or More Apartments	6,226	3,111
Boats	26	26
Total	63,286	23,379

All One-Family House Detached and One-Family House Attached units are classified as Single Family units. Owner occupied Apartments are classified as Condominium units. Renter occupied Apartments are classified as Apartment units. Grouping the data accordingly results in the PPH shown in Table IV-3 below.

TABLE IV-3

PPH			
RESIDENTIAL DWELLING UNIT TYPE	PERSONS	HOUSEHOLDS	PPH
SFR	55,491	19,861	2.79
Condo	2,469	1,138	2.17
MF	48,125	18,349	2.62
Total/Average	106,085	39,348	2.70

EXHIBIT A
MAP OF VACANT LAND SALES



Property	Sale Price Per Acre	Site Acreage	Sold Date	Type of Use
1	\$2,969,655	0.72	12/31/2006	Commercial/Other
2	\$1,650,000	0.76	4/30/2009	Industrial
3	\$2,131,147	0.61	7/14/2003	Retail
4	\$1,578,947	0.76	5/21/2003	Retail
5	\$2,744,384	0.42	5/5/2006	Multifamily
6	\$3,226,667	1.61	9/22/2008	Multifamily
7	\$3,682,901	0.25	6/8/2005	Multifamily
8	\$2,594,389	0.24	2/23/2004	Commercial/Other

EXHIBIT B
CITY OF ENCINITAS – ENCINITAS COMMUNITY PARK

CONSTRUCTION COST DETAIL

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

Summary

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

Improvement/Construction Costs Detail

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

Improvement/Construction Costs Detail - Continued

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

Improvement/Construction Costs Detail - Continued

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

Improvement/Construction Costs Detail - Continued

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

EXHIBIT C
JURUPA AREA RECREATION AND PARKS DISTRICT – HORSESHOE LAKE PARK

CONSTRUCTION COST DETAIL

Jurupa Area Recreation and Park District
Source: DTA, DIF Study, 2006

Summary

Total Costs	
Land Acquisition	n/a
Construction	\$2,375,000
Park Acres	13.00
Construction Cost per Acre	\$182,692

Improvement/Construction Costs Detail

Description	<u>Subtotal</u>	<u>Total</u>
<u>Horseshoe Lake Park</u>		
Design and Development of Horseshoe Lake Park	\$2,375,000	\$2,375,000

EXHIBIT D
JURUPA AREA RECREATION AND PARKS DISTRICT – VETERAN'S MEMORIAL PARK

CONSTRUCTION COST DETAIL

Jurupa Area Recreation and Park District
Source: DTA, DIF Study, 2006

Summary

	Total Costs
Land Acquisition	n/a
Construction	\$1,487,750
Park Acres	9.98
Construction Cost per Acre	\$149,073

Improvement/Construction Costs Detail

Description	<u>Subtotal</u>	<u>Total</u>
<u>Veteran's Memorial Park</u>		\$1,487,750
BBQs, Picnic Tables, Benches, and Trash Receptacles	\$18,750	
ADA Drinking Fountains	\$4,000	
Security Lighting	\$31,250	
Picnic Shelter and Slab	\$81,250	
Half Court Basketball Court	\$27,500	
Construction of Restroom Combination Storage Building	\$181,250	
Demolition of Horseshoe Court Area	\$18,750	
Construction of Teen Mini-Activity Center with Outdoor Amphitheatre	\$1,125,000	

EXHIBIT E
CITY OF LAKE FOREST— SPORTS PARK

CONSTRUCTION COST DETAIL

Lake Forest - Skate Park
Source: Bid Results, 2013

Summary

	Total Costs
Land Acquisition	n/a
Construction	\$35,888,810
Park Acres	86.20
Construction Cost per Acre	\$416,344

Description	Improvement/Construction Costs Detail	Subtotal	Total
			\$35,888,810
<u>Project Start Up</u>			\$1,937,400
General Construction	\$1,700,000		
Temporary Construction Fence	\$60,900		
Construction Staking and Surveying	\$120,000		
Traffic Control, Public	\$6,500		
Sheeting, Shoring, and Bracing	\$5,000		
Supplemental Traffic	\$20,000		
Permits, Licensing, and Fees	\$25,000		
<u>Demoliton</u>			\$5,000
Demolition, Removal,	\$5,000		
<u>Earthwork</u>			\$420,500
Site Grading	\$300,000		
Laser Grading			
Ball Field 1	\$2,500		
Ball Field 2	\$2,500		
Ball Field 3	\$2,500		
Ball Field 4	\$2,500		
Ball Field 5	\$2,500		
"Commons" Lawn Area	\$13,000		
Synthetic Turf Base	\$5,000		
Southern Natural Turf Athletic Fields	\$25,000		
Erosion Control	\$30,000		
SWPPP Implementation and Monitoring	\$35,000		
<u>Storm Drain Improvements</u>			\$885,000
Storm Drain	\$885,000		
<u>Sewer Improvements</u>			\$205,000
Sewer Improvements	\$205,000		
<u>Water Improvements</u>			\$245,000
Water Improvements	\$245,000		
<u>Natural Gas Improvements</u>			\$13,000
Natural Gas	\$13,000		

Improvement/Construction Costs Detail

<u>Description</u>	<u>Subtotal</u>	<u>Total</u>
<u>Architecture</u>		\$11,173,000
Recreation Center, Complete	\$6,485,000	
Restroom / Concession Buildings, Complete	\$1,940,000	
Trash Enclosures, Complete	\$50,000	
Shade Structures at	\$840,000	
Shade Structures at Ball Fields - Design Build		
Ball Field 1 - Design Build	\$72,000	
Ball Field 2 - Design Build	\$72,000	
Ball Field 3 - Design Build	\$72,000	
Ball Field 4 - Design Build	\$72,000	
Ball Field 5 - Design Build	\$72,000	
Shade Structure at	\$333,000	
Shade Structures at	\$160,000	
40' x 40' Shade Structures - Design Build	\$400,000	
30' x 30' Shade Structures - Design Build	\$325,000	
30' x 30' Maintenance	\$95,000	
Glass Creek Overlook	\$185,000	
<u>Paving</u>		\$5,352,500
4" Asphaltic Concrete	\$725,000	
Architectural Concrete	\$3,110,000	
Natural Concrete Paving	\$430,000	
Plexipave Surface	\$11,000	
Flagstone Paving, Complete	\$226,000	
Pedestrian "Bridges", Complete	\$17,000	
Concrete Mow Curbs	\$445,000	
Playground Resilient Surfacing		
Northern Tot Lot	\$79,000	
Southern Tot Lot	\$160,000	
'Organic Lock' Decomposed Granite	\$45,000	
Decomposed Granite	\$2,500	
Interlocking Concrete Pavers	\$72,000	
Site Striping, Markings,	\$30,000	
<u>Walls</u>		\$1,981,000
Concrete Masonry Unit	\$777,000	
Concrete Cast-inPlace	\$370,000	
Entry Monument Walls, Complete		
Rancho Parkway	\$80,000	
Portola Parkway	\$37,000	
Vista Terrace	\$17,000	
'Cultured' Stone Veneer	\$700,000	
<u>Fencing/Metal Work</u>		\$1,800,500
Lodgepole Fencing, Complete	\$62,000	
Metal Guardrails for all	\$356,000	
Metal Handrails for all	\$58,000	
Tubular Steel Fence and	\$172,000	
Permanent Chain Link	\$550,000	
Sliding Tubular Steet	\$24,000	
HDPE Lumber at Ball Fields 1-5	\$36,000	
Netting, Posts, and Foul	\$520,000	
Cor-Ten Steel Animal Silhouettes	\$11,000	
Embedded Cor-Ten Steel Leaves	\$6,500	
Phase One Access	\$5,000	

Improvement/Construction Costs Detail

Description	<u>Subtotal</u>	<u>Total</u>
<u>Site Electrical</u>		\$2,900,000
Site Electrical for all Work required, Complete	\$2,900,000	
<u>Site Furnishings</u>		\$1,263,000
Site Furnishings, Complete	\$672,000	
Playground Equipment, Complete		
North Tot Lot	\$95,000	
South Tot Lot	\$417,000	
Wayfinding Signage and	\$13,000	
Field Striper	\$1,000	
SunPac Trailers, Complete	\$65,000	
<u>Irrigation</u>		\$1,775,410
Recycled Water Irrigation System, Complete	\$1,685,000	
Domestic Water Irrigation, Complete	\$90,410	
<u>Landscape</u>		\$3,997,500
Soil Preparation / Fine Grading	\$230,000	
Planting and Landscape	\$2,035,000	
Dwarf Hybrid Bermuda Turf (Sod), Complete	\$865,000	
Hydroseed Mix No. 1	\$10,000	
Synthetic Turf Drainage System		
Fields A & B	\$260,000	
Batting Cages	\$12,500	
Sand at South Tot Lot	\$1,000	
Engineered Wood Fiber at South Tot Lot	\$27,500	
Infield Mix at Ball Fields 1-5	\$180,000	
Hilltopper' Mound Mix at Ball Field 4	\$5,000	
'La Cresta' Boulders for	\$65,000	
Thematic Dry Creek Bed	\$10,000	
Dos Rios Cobble for all	\$40,000	
Cobble Edging at Building Perimeter	\$2,000	
90-Day Site	\$254,500	
<u>Bid Alternatives</u>		\$1,935,000
Dwarf Hybrid Bermuda	\$605,000	
Natural Stone Veneer	\$1,130,000	
Import Dirt Contingency	\$100,000	
Export Dirt Contingency	\$100,000	

EXHIBIT F
CITY OF LAGUNA NIGUEL – CROWN VALLEY PARK

CONSTRUCTION COST DETAIL

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

Summary

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

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

Improvement/Construction Costs Detail

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

Improvement/Construction Costs Detail

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

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

EXHIBIT G
CITY OF PASADENA – DESIDERIO PARK
CONSTRUCTION COST DETAIL

Pasadena
Source: City CIP Budget, 2014

Summary

	Total Costs
Land Acquisition	n/a
Construction (Design & Development)	\$2,410,000
Park Acres	3.80
Construction Cost per Acre	\$634,211

Improvement/Construction Costs Detail

Location	Description	<u>Subtotal</u>	<u>Total</u>
<u>Desiderio Park</u>	Development of New Park	\$2,410,000	\$2,410,000

EXHIBIT H
CITY OF REDONDO BEACH – HEART PARK
CONSTRUCTION COST DETAIL

Redondo Beach
Source: DTA, DIF Study, 2003

Summary

Facility/Item	
Land Acquisition	\$227,397,770
Construction	\$32,473,900
Park Acres	76.50
Construction Cost per Acre	\$424,495
Land Acquisition Costs per Acre	\$2,972,520

Description	Improvement/Construction Costs Detail			Subtotal	Total	Grand Total
	Unit	Quantity	Unit Cost			
Heart Park						\$32,473,900
<u>Area A</u>					\$3,396,000	
Community Events Center Site	Acres	4.40	\$250,000	\$1,100,000		
Multi-Use Community Event Area	Acres	8.80	\$25,000	\$2,200,000		
Parking Lot	Per Space	120.00	\$800	\$96,000		
<u>Area B</u>					\$1,035,500	
Swimming/Tennis Complex Site	Acres	2.30	\$250,000	\$575,000		
Swimming Pool	Square Feet	7,500.00	\$55	\$412,500		
Tennis Courts	Square Feet	57,600.00	--	--		
Parking Lot	Per Space	60.00	\$800	\$48,000		
<u>Area C</u>					\$11,060,400	
Active Recreation/Sports	Acres	12.70	\$250,000	\$3,175,000		
Natural Area	Acres	7.90	\$150,000	\$1,185,000		
Amphitheatre	Square Feet	87,120.00	\$20	\$1,742,400		
Passive Park	Acres	11.00	\$200,000	\$2,200,000		
Multi-Use Community Event Area	Acres	5.00	\$250,000	\$1,250,000		
Pedestrian Path	Acres	8.40	\$150,000	\$1,260,000		
Parking Lot	Per Space	310.00	\$800	\$248,000		
<u>Area D</u>					\$16,350,000	
Harbor Recreation	Acres	10.60	\$250,000	\$2,650,000		
Boat Launch	Acres	1.10	N/A	\$13,340,000		
Parking Lot	Per Space	450.00	\$800	\$360,000		
<u>Area E</u>					\$632,000	
Bike Path Trailhead	Acres	0.60	\$225,000	\$135,000		
Multi-Use Harbor Recreation Area	Acres	1.10	\$250,000	\$425,000		
Parking Lot	Per Space	90.00	\$800	\$72,000		

EXHIBIT I
CITY OF SAN MARCOS – BRADLEY PARK
CONSTRUCTION COST DETAIL

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

Summary

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

Improvement/Construction Costs Detail

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

EXHIBIT J
CITY OF TUSTIN- TUSTIN LEGACY PARK
CONSTRUCTION COST DETAIL

Tustin Legacy Park
Source: Tustin Legacy Park Master Plan, 2014

Summary

	Total Costs
Land Acquisition	n/a
Design Contingency	\$1,158,626
Construction	\$16,816,265
Park Acres	31.50
Construction Cost per Acre	\$533,850

	Improvement/Construction Costs Detail		Grand Total
<u>Description</u>	<u>Total</u>		<u>\$16,816,265</u>
<u>General Construction</u>	\$1,139,482		
Mobilization			
Fine Grading			
Erosion Control			
Utilities			
<u>Ballfields</u>	\$1,927,000		
3 Fields			
Lighting			
Amenities			
<u>Miscellaneous Paving & Trails</u>	\$890,000		
Paving			
Trails			
Lighting			
Signage			
<u>Multi- Purpose Fields</u>	\$2,315,000		
4 Fields			
Lighting			
Amenities			
<u>Courts</u>	\$750,000		
Basketball			
Tennis			
Pickleball			
Sand Volleyball			
Lighting			
Amenities			
<u>Children's Play Environment</u>	\$2,110,000		
Play Equipment			
Passive Areas			
Par Course Equipment			
Veteran's Memorial			
Signage			
Amenities			
<u>Parking Lots</u>	\$2,110,000		
Small Parking Lot			
Large Parking Lot			
<u>Buildings</u>	\$650,000		
Two Buildings			
<u>Skate Park</u>	\$396,500		
Lighting			
Amenities			
<u>Miscellaneous Landscape & Irrigation</u>	\$1,408,283		
Soil Preparation			
Trees, Shrubs, Groundcover			
Irrigation			
<u>Additive Alternative</u>	\$3,120,000		
Synthetic Turf @ Soccer Fields			

ATTACHMENT TWO
MEMORANDUM FROM STANLEY R HOFFMAN & ASSOCIATES
CITY OF COSTA MESA'S DEMOGRAPHIC PROFILE FOR PARK
DEVELOPMENT IMPACT FEE

Memorandum

To: Daniel Inloes, Associate Planner, City of Costa Mesa

Cc: Gary Armstrong, Economic & Development Services Director/Deputy CEO
Claire Flynn, AICP, Asst. Development Services Director, City of Costa Mesa
Mitch Mosesman, David Taussig and Associates, Inc. (DTA)
David Taussig, President, DTA
Donna Segura, DTA

From: Stan Hoffman, President

Date: February 27, 2015

Subject: City of Costa Mesa's Demographic Profile for Park Development Impact Fee

SRHA Job No: 1279

Introduction and Summary

Table 1 summarizes the persons per household ratio in Costa Mesa by three aggregated occupied dwelling unit types. Occupied single family units have an estimated average of 2.79 persons per household, occupied condominiums have an average of 2.17 persons per household, and occupied apartments have an average of 2.62 persons per household. These estimates are based on data from the US Census Public Use Micro-data Sample. This data base allows the estimation of person per household by various occupied unit types, and is provided at an area that approximates Costa Mesa, as shown in Figure 1 as PUMA 06900.

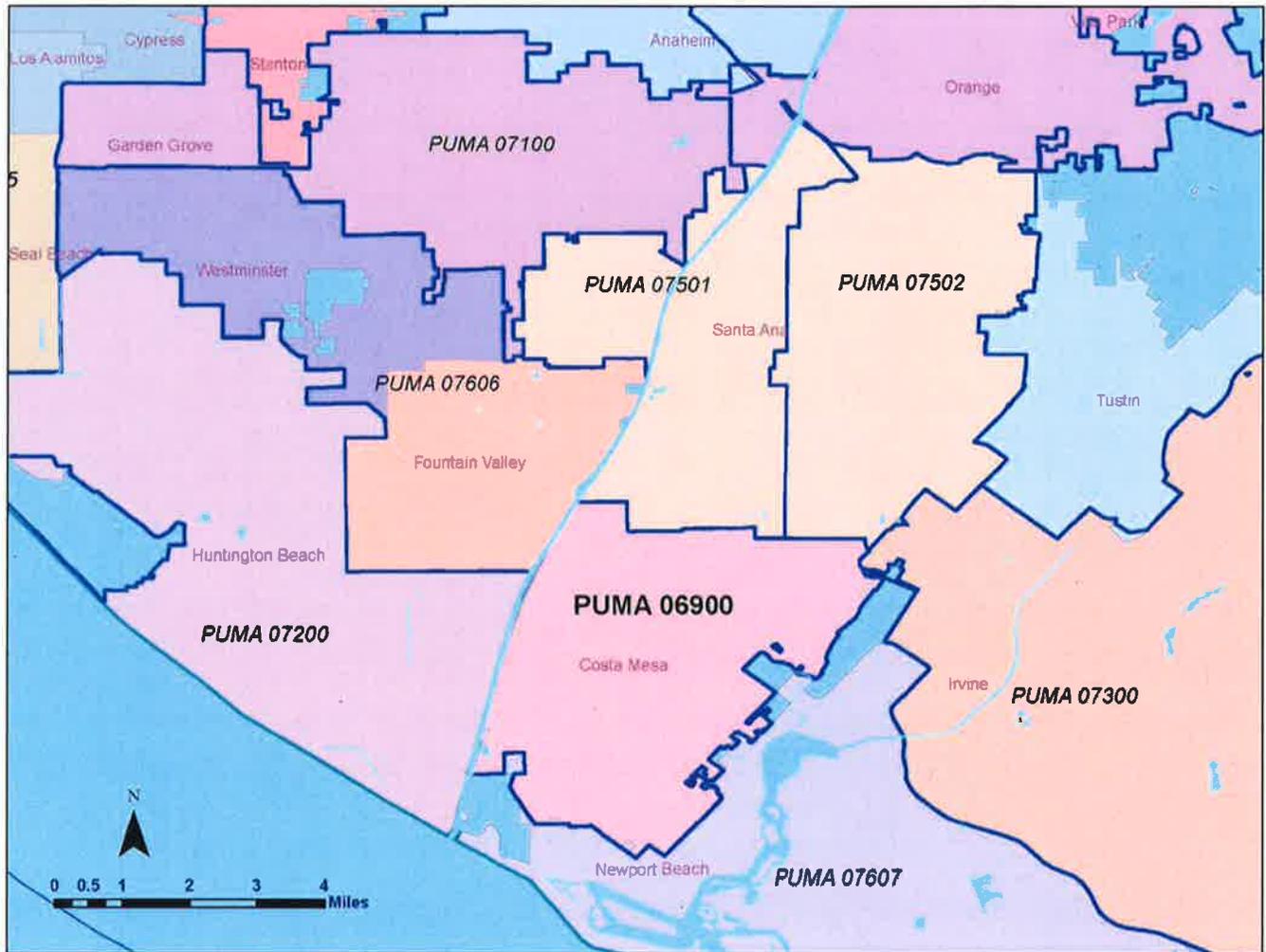
Table 1
Summary of Dwelling Unit Types
City of Costa Mesa

Dwelling Type	Occupied		Persons per Household
	Dwelling Units	Population	
Single Family Dwelling	19,861	55,491	2.79
Condominiums	1,138	2,469	2.17
Apartments	18,349	48,125	2.62

Source: Stanley R. Hoffman Associates, Inc.
Census ACS PUMS 2009-2011 3-year estimates

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David Inloes, Associate Planner, City of Costa Mesa
City of Costa Mesa Demographic Profile for Park Development Impact Fee
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Figure 1
Public Use Micro-data Sample (PUMS) Map #06900
City of Costa Mesa



Source: U.S. Census American Community Survey Public Use Micro-data Sample (PUMS) map.

February 27, 2015

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City of Costa Mesa Demographic Profile for Park Development Impact Fee

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Methodology

Table 2 presents the number of occupied dwelling units by tenure and product types, while Table 3 presents the population by these same tenure and product types. The data shown in these two tables is then used to calculate the number of persons per household by the detailed tenure and product type, as shown in Table 4.

However, for the purposes of this study, the product types have been grouped into three broad categories: 1) occupied single family dwelling units; 2) occupied condominiums (as defined in the U.S. Census data as apartments occupied by owners); and 3) occupied apartments (as defined in the U.S. Census data as apartments occupied by renters). Details on how these categories were constructed are outlined below.

Single Family Units. The product types categorized in Table 1 as “occupied single family dwelling units” are shown in Tables 2 and 3 enclosed by a thick black box. These product types include both single family owner- and renter occupied attached and detached units. The total number of these units in Costa Mesa is estimated to be 19,861, with an estimated population of 55,491 for a person per household estimate of 2.79.

Condominiums. The product types categorized in Table 1 as “condominiums” are denoted in Tables 2 and 3 by a light gray background. These product types include all owner occupied apartments. Although the US Census classifies these units as apartments, it is assumed that owner-occupied apartments imply owner-occupied multi-family units or condominiums. The total number of condominiums in Costa Mesa is estimated to be 1,138 with an estimated population of 2,469 for a person per household estimate of 2.17.

Apartments. The product types categorized in Table 1 as “apartments” are denoted in Tables 2 and 3 by a dark gray background. These product types include all renter-occupied apartments. The total number of apartments in Costa Mesa is estimated to be 18,349 with an estimated population of 48,125 for a person per household estimate of 2.62.

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City of Costa Mesa Demographic Profile for Park Development Impact Fee

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**Table 2
Dwelling Units by Tenure
City of Costa Mesa**

Dwelling Type	OCCUPIED UNITS			VACANT	TOTAL
	Owner	Renter	Total		
Mobile home or trailer	439	121	560	22	582
One-family house detached	12,476	3,373	15,849	445	16,294
One-family house attached	2,502	1,510	4,012	243	4,255
2 Apartments	119	1,317	1,436	72	1,508
3-4 Apartments	385	4,572	4,957	378	5,335
5-9 Apartments	293	2,624	2,917	419	3,336
10-19 Apartments	166	3,047	3,213	654	3,867
20-49 Apartments	94	3,678	3,772	251	4,023
50 or more apartments	81	3,111	3,192	610	3,802
Boats	20	26	46	0	46
Total	16,575	23,379	39,954	3,094	43,048
Single Family Detached	12,476	3,373	15,849		
Single Family Attached	2,502	1,510	4,012		
Multi-Family	1,138	18,349	19,487		
Mobile Homes	439	121	560		
Boats	<u>20</u>	<u>26</u>	<u>46</u>		
Total	16,575	23,379	39,954		

Source: Stanley R. Hoffman Associates, Inc.

Census ACS PUMS 2009-2011 3-year estimates

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David Inloes, Associate Planner, City of Costa Mesa

City of Costa Mesa Demographic Profile for Park Development Impact Fee

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**Table 3
Population by Tenure
City of Costa Mesa**

Dwelling Type	Owner	Renter	Total
Mobile home or trailer	1,013	159	1,172
One-family house detached	35,500	10,867	46,367
One-family house attached	5,015	4,109	9,124
2 Apartments	347	4,228	4,575
3-4 Apartments	992	15,208	16,200
5-9 Apartments	513	7,668	8,181
10-19 Apartments	333	7,360	7,693
20-49 Apartments	111	7,435	7,546
50 or more apartments	173	6,226	6,399
Boats	20	26	46
Total	44,017	63,286	107,303
Single Family Detached	35,500	10,867	46,367
Single Family Attached	5,015	4,109	9,124
Multi-Family	2,469	48,125	50,594
Mobile Homes	1,013	159	1,172
Boats	20	26	46
Total	44,017	63,286	107,303

Source: Stanley R. Hoffman Associates, Inc.

Census ACS PUMS 2009-2011 3-year estimates

February 27, 2015

David Inloes, Associate Planner, City of Costa Mesa

City of Costa Mesa Demographic Profile for Park Development Impact Fee

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Table 4
Persons per Household by Tenure
City of Costa Mesa

Dwelling Type	Owner	Renter	Total
Mobile home or trailer	2.31	1.31	2.09
One-family house detached	2.85	3.22	2.93
One-family house attached	2.00	2.72	2.27
2 Apartments	2.92	3.21	3.19
3-4 Apartments	2.58	3.33	3.27
5-9 Apartments	1.75	2.92	2.80
10-19 Apartments	2.01	2.42	2.39
20-49 Apartments	1.18	2.02	2.00
50 or more apartments	2.14	2.00	2.00
Boats	1.00	1.00	1.00
Total	2.66	2.71	2.69
Single Family Detached	2.85	3.22	2.93
Single Family Attached	2.00	2.72	2.27
Multi-Family	2.17	2.62	2.60
Mobile Homes	2.31	1.31	2.09
Boats	1.00	1.00	1.00
Total	2.66	2.71	2.69

Source: Stanley R. Hoffman Associates, Inc.

Census ACS PUMS 2009-2011 3-year estimates

Building Industry Association of Southern California, Inc.
ORANGE COUNTY CHAPTER



March 9, 2015

Chairman Robert Dickson and Planning Commission Members
City of Costa Mesa
77 Fair View Drive
Costa Mesa, CA 92626

Re: **COMMENTS ON PROPOSED PARKLAND IMPACT FEES**

Dear Chairman Dickson,

On behalf of our membership, we are in support of the proposed update to the City's Parkland In-Lieu Fees Program (Parkland Impact Fees). We would like to thank City staff for the opportunity to review the proposed fee adjustment, and for requesting our input in this important matter.

The Building Industry Association of Southern California, Orange County Chapter (BIA/ OC) is a non-profit trade association of nearly 1,000 companies employing over 100,000 people affiliated with the home building industry. The Orange County Chapter represents the largest member base within BIA Southern California. Our mission is to champion housing as the foundation of vibrant and sustainable communities.

After review of the City staff's report related to the proposed Parkland Impact Fees, we are pleased to see a reduction from the current fee program for Single Family and Multi-Family Owner dwelling units (condominiums). Housing costs in our region are affected by development fees, we applaud City staff for re calibrating the City's park fees in accordance with the requirements of State law.

As always, we remain a resource to the City on important issues that are related to the well-being of our local communities.

Thank you for time and thoughtful consideration.

Respectfully,

Michael Balsamo
Chief Executive Officer

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THE NEW HOME COMPANY

VICE PRESIDENT
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