

Complete Binder

**BEAUMONT CHERRY VALLEY RECREATION & PARK DISTRICT  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
AGENDA**

**Wednesday, March 28, 2018**

**390 W. Oak Valley Parkway**

**Beaumont, CA 92223**

[www.bcvparks.com](http://www.bcvparks.com)

**SPECIAL SESSION** Special Session to begin at 5:00 p.m. Noble Creek Community Center

Roll Call:

Director De La Cruz \_\_\_\_\_ Director Ward \_\_\_\_\_ Treasurer Diercks \_\_\_\_\_  
Vice Chair/Secretary Hughes \_\_\_\_\_ Chairman Flores \_\_\_\_\_

Invocation:

Pledge of Allegiance:

**Adjustments to Agenda:** Government code sec 54954.5(b) (2) provides "upon a determination by a two-thirds vote of the members of the legislative body present at the meeting, or if less than two-thirds of the members are present, a unanimous vote of those member present, that there is a need to take immediate action and that the need for action came to the attention of the local agency subsequent to the agenda being posted as specified in subdivision (a) "

**Presentations:** None

1. **PUBLIC COMMENT:** Anyone wishing to address the Board on any matter not on the agenda may do so now. All person(s) wishing to speak on an item on the agenda may do so at the time the Board considers that item. All persons wishing to speak must fill out a "Request to Speak Form" and give it to the clerk before the start of the meeting. There is a three (3) minute limit on public comments.

2. **DISTRICT CLOSED SESSION** - None

**3. ACTION ITEMS**

3.1 Approve Memorial Wall Nomination

3.2 Public Hearing: Adopt Resolution #2018-1, Developer Impact Fee

**4. NEXT MEETING:**

Regular Meeting - Wednesday, April 11, 2018

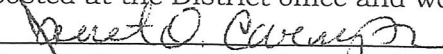
Noble Creek Community Center - 390 W. Oak Valley Parkway Beaumont, Ca 92223

**5. DIRECTORS MATTERS:**

**6. ADJOURNMENT:**

Any person with a disability who requires accommodations in order to participate in the meeting should telephone Janet Covington at 951-845-9555, at least 48 hours prior to the meeting in order to make a request for a disability-related modification or accommodation

**DECLARATION OF POSTING:** I declare under penalty of perjury, that I am employed by the Beaumont-Cherry Valley Recreation and Park District and the foregoing agenda was posted at the District office and web site March 23, 2018

  
Janet Covington, Human Resources Administrator/Clerk of the Board



BEAUMONT-CHERRY VALLEY

RECREATION & PARK DISTRICT

## **Department Report**

**To:** Board of Directors  
**From:** Amy Minjares, Activities Coordinator  
**Date:** March 23, 2018  
**Subject:** Memorial Wall Nominations

### **Background and Analysis –**

Every year since 2007, the Beaumont-Cherry Valley Recreation and Park District has proudly displayed names on the Noble Creek Community Park Memorial Wall. This wall is an enduring tribute to those individuals that embodied the true legacy of community spirit. Striking symbols of timeless family values and teamwork, the memorials serve as an honor to recreation enthusiasts and those who recognized that you can educate through sports and recreation. Memorial Wall Plaques are dedicated to special individuals who passionately dedicated their life to the community, family, athletics, recreation, education, and service above self.

In 2010, a committee was formed to review nominations submitted and make a recommendation through staff to the Board of Directors.

The Memorial Wall Dedication takes place the second Saturday in May each year. This year the Memorial Wall Dedication will be held on Saturday, May 12, 2018.

### **Fiscal Impact:**

The fiscal impact will be approximately \$400 per plaque.

### **Recommendations:**

Based upon the committee recommendation, staff recommends that the Board approve Logan Chatigny to be placed on the Memorial Wall.

Respectfully Submitted,

Amy Minjares  
Activities Coordinator

BEAUMONT CHERRY VALLEY RECREATION & PARK DISTRICT

Memorial Wall

390 W. Oak Valley Parkway

Beaumont, CA 92223

***NOMINATION FORM***

THIS FORM MUST BE TYPEWRITTEN OR PRINTED CLEARLY

Name (in full) of Nominee Logan Marvin Chatigny

Today's Date: March 15, 2018

The following information must be completed accurately. The selection committee will further research all nominations so please be sure that all facts are correct. If the space provided is insufficient please use additional sheets. The following items must be attached: a) A picture of the nominee - full head photo desirable, b.) News clippings, copies of certificates and awards, c.) Other items as deemed appropriate.

**PERSONAL INFORMATION OF NOMINEE**

*Date & Place of Birth:* January 2, 1955 Banning, CA

*Date & Place of Death:* January 6, 2018 Palm Springs, CA

*Dates of Residency in Beaumont, CA* January 1955 - 1980 & 2013-2018

*Family Information:* Married Anita Lara in 1978, two daughters Mary and Alicia, granddaughter AJ and grandson Brian. One of 11 Chatigny siblings, father Albert and mother Delphine

*Education: (High School, College University, degrees, dates)* \_\_\_\_\_

Beaumont High School graduate - Class of 1972

*Career Highlights: (positions held and dates)* \_\_\_\_\_

Worked as a truck driver first, then a construction worker in the desert, started Chatigny Construction with his brothers Andy and Adrian which eventually became Chatigny Bros. Construction. He worked there until about 2000 when he opened a screen printing business in Palm Springs called AMA Enterprises, named after his wife and daughters. He sold the company in 2008 and went to work with his brother Joe at Statewide Glass, where he worked until he passed.

BEAUMONT CHERRY VALLEY RECREATION & PARK DISTRICT

**Memorial Wall**

390 W. Oak Valley Parkway, PO Box 490  
Beaumont, CA 92223

***NOMINATION FORM***

**THIS FORM MUST BE TYPEWRITTEN OR PRINTED CLEARLY**

*Summary of Outstanding Accomplishments*

Logan spent much of his time volunteering and giving back to others. He was a volunteer coach at Noble Creek in the late 1970s and helped start the softball program in Palm Springs. He was very involved in water polo and swim programs in the desert where his daughters Alicia and Mary swam. He was very vocal on the sidelines and was asked to leave several matches during his time as a parent. He built dugouts and shade structures for the softball and water polo teams. He was very involved with granddaughter AJ's water polo activities. He devoted his time to making the community better.

*Special*

*Awards:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

***Personal Attributes*** (include commendable behavior, ability to influence others, personal commitment, contribution to extra curricular activity or community etc):

Logan was responsible and trustworthy. He always committed to everything way above what was expected. He donated his time, money and energy to the communities around him. He had high moral standards and always tried to do the right thing. He was just a 100% good guy, all about other people. He never wanted the attention or the accolades he was genuinely interested in others. He was willing to help on any projects and intensely devoted to his family. He helped take care of his father-in-law Joe Lara and loved spending time with his grandkids AJ and Brian.

BEAUMONT CHERRY VALLEY RECREATION & PARK DISTRICT

**Memorial Wall**

390 W. Oak Valley Parkway, PO Box 490

Beaumont, CA 92223

***NOMINATION FORM***

THIS FORM MUST BE TYPEWRITTEN OR PRINTED CLEARLY

*Other information which you consider pertinent to the nomination:*

Logan was a NASCAR fan and he enjoyed watching softball.  
He spent time researching WWII and the role his father  
played in the war. He was a devoted Michigan Wolverines  
fan. He loved the Chicago Bears and Mike Ditka was his  
idol. Logan always had a smile on his face and an  
encouraging word for everyone he met. He was  
overwhelmingly positive and happy and grateful and loving  
and caring, honestly an amazing human being. We were lucky  
to have him.

Name of Person and/or Group Making the Nomination:

Adrian Chatigny

Address: 38887 Cherry Valley Blvd. Cherry Valley, CA 92223

Phone: 951-533-6241 Fax: \_\_\_\_\_

Email: deidre.chatigny@gmail.com

---

**NOMINATION DEADLINE: MARCH 21, 2018**

Forward Completed Nomination Form and all attachments to:

Amy Minjares, Activities Coordinator

Beaumont Cherry Valley Recreation and Park District

Attn: Memorial Wall Selection Committee

390 W. Oak Valley Parkway

Beaumont, CA 92223

Phone: (951)845-9555


Fax: (951)845-9557 email: amy@bcvparcs.com



Staff Report

Agenda Item No.3.2

**To:** Chairman and Board Members

**From:** Duane Burk, General Manager 

**Date:** March 28, 2018

**Subject:** CONTINUED PUBLIC HEARING: RESOLUTION ADOPTING A DEVELOPMENT IMPACT FEE REPORT AND APPRAISAL TO JUSTIFY PARKLAND ACQUISITION FEES AND ADOPTING PARK AND RECREATION FACILITY DEVELOPMENT FEES

---

Background and Analysis:

This matter was continued from the Board meeting held on March 14, 2018. At that time, several speakers spoke in support of the proposed development impact fee. California special districts are authorized to adopt, impose and collect development impact fees on new development in order to defray the costs of new facilities that are made necessary by impacts created by such new development. Government Code Section 66000 et seq. requires that in adopting these fees, districts must satisfy the following requirements/findings:

- Identify the purpose of the fee;
- Identify the use to which the fee will be put;
- Determine that there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed;
- Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed; and
- Demonstrate a reasonable relationship between the amount of the fees and the costs of the public facilities or portions of the facilities attributable to the development upon which the fees are imposed.

As a result of the amount of residential development that has been proposed within the BCV Recreation & Park District boundaries, it is necessary to impose a development impact fee upon developers to ensure that new development is paying their "fair share" of local park improvements. For this reason, the District commissioned a study to calculate and determine the cost of paying for and developing new park amenities and recreation facilities. The study, titled the "BCV Recreation & Parks District Development Impact Fee Justification Study" ("Nexus Study") dated March 8, 2018, includes a detailed description of the findings referenced above, the proposed facilities and amenities to be developed, the proposed development impact fee to be charged and how the fee was calculated.

The proposed development impact fee to be collected will be used to finance the construction of park facilities and amenities reflected in the “Needs List Through 2025” referenced in the Nexus Study. The total costs of the identified park facilities and amenities is \$13,589,763.00. However, only \$7,841,355.00 can be attributed to the demands generated by new development. As a result, and based upon the anticipated demands created by new development, the proposed development impact fee is proposed to be:

**TABLE VII-1  
BEAUMONT-CHERRY VALLEY RECREATION AND PARKS DISTRICT  
DEVELOPMENT IMPACT FEE SUMMARY**

Facility	Single Family Residential (DU)	Multi-Family Residential (DU)
Park and Recreation Facilities	\$507.30	\$459.61

All supporting information for the proposed fee amount is included in the Nexus Study, which is attached as Exhibit “A” to the accompanying Resolution.

Settlement Agreement with the City of Beaumont

In July of 2017, the District entered into a settlement agreement with the City of Beaumont that resolved a dispute concerning regarding the collection and use of park fees within District’s jurisdiction. That settlement agreement contemplated the District’s adoption of its own park fees and provided that:

*“The District intends to levy development impact fees on development within the District’s jurisdiction, which includes territory both within and outside the City’s boundaries. The District has determined and hereby represents that it has the legal authority to levy such development impact fees. The District does not anticipate that it will levy any development impact fees that would apply, by its terms, only to development within the City’s boundaries. In the event any such fee is considered by the District, the District will not impose such a fee without the City’s written consent. In all other cases (such as fees which, by their terms, would apply to developments throughout the District’s jurisdiction), the District may impose all fees that are within it authority under generally applicable law to impose.”*

The proposed park fees identified in the Nexus Study will apply within District’s entire jurisdiction. As a result, we do not believe it will be necessary to seek formal written approval from the City of Beaumont. However, it will be necessary to seek the City’s cooperation in assisting the District with its collection efforts.

Compliance with the California Environmental Quality Act (CEQA)

The Park & Recreation Facility Fees referenced above are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15061(b)(3), 15273 and



15301. This Resolution merely updates the costs to acquire and construct Park & Recreation Facilities within existing park area boundaries that are needed to support new development in the District.

**Recommendations:**

Staff recommends the Board consider any additional public testimony, close the public hearing and adopt the following Resolution:

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
BEAUMONT-CHERRY VALLEY RECREATION & PARK  
DISTRICT ADOPTING A DEVELOPMENT IMPACT FEE  
REPORT AND APPRAISAL TO JUSTIFY PARKLAND  
ACQUISITION FEES AND ADOPTING PARK AND  
RECREATION FACILITY DEVELOPMENT FEES**

**Fiscal Impact:**

It is anticipated that adoption of the Resolution and development impact fee program will generate funds that can be used to for the phased construction of the park facilities and amenities reflected in the Needs Analysis Through 2025.

**Attachments:**

1. Resolution No. 2018-01
2. Nexus Study Dated March 8, 2018

**RESOLUTION NO. 2018-01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
BEAUMONT-CHERRY VALLEY RECREATION & PARK  
DISTRICT ADOPTING A DEVELOPMENT IMPACT FEE  
REPORT AND APPRAISAL TO JUSTIFY PARKLAND  
ACQUISITION FEES AND ADOPTING PARK AND  
RECREATION FACILITY DEVELOPMENT FEES**

**WHEREAS**, pursuant to Government Code Section 66000 et seq., the Beaumont Cherry Valley Recreation & Park District ("District") is empowered to impose fees and other exactions to provide necessary public facilities required to mitigate the impacts on new development in the District, including impacts to park and recreation facilities, (collectively the "Park & Recreation Facilities"); and

**WHEREAS**, such Park & Recreation Facilities Fees need updating to reflect current facility needs, costs, including acquisition costs, construction and other costs necessitated by new development; and

**WHEREAS**, the proposed updates are necessary for that portion of the District located within the City of Beaumont and the unincorporated area of Riverside County identified in the attached Exhibit "A" to this Resolution ("Affected Area"); and

**WHEREAS**, the proposed revisions to the Park & Recreation Facilities Fee are based upon the 2016 District Master Plan for Park & Recreation Facilities located within the Affected Area, including the Noble Creek Park Facilities Master Plan ("Master Plans"); and

**WHEREAS**, the proposed revisions to the Park & Recreation Facilities Fee are based upon the information contained in a document prepared by District staff and David Taussig & Associates entitled "Beaumont Cherry Valley Recreation and Parks District - Development Impact Fee Justification Study" (the "Development Impact Report") dated March 8, 2018; and

**WHEREAS**, detailed descriptions of each of Park & Recreation Facilities, and their estimated costs are set forth in (1) the "Needs List" – Section IV, which was based upon the 2016 Master Plans; and (2) the Development Impact Report; and (3) with respect to needed Park & Recreation Facilities and acquisitions, a cost estimate prepared by TBLA Landscape Architecture developed for the Needs List ("Appraisal") dated May 3, 2017; and

**WHEREAS**, copies of the Development Impact Report and Appraisal are on file in the District office and have been made available for public review in accordance with state law, as more fully described below; and

**WHEREAS**, the Development Impact Report complies with California Government Code, Section 66001 by establishing the basis for the imposition of the Public Use Fees on new development. In particular, the Development Impact Fee Report:

1. Identifies the purpose of the proposed fees;
2. Identifies the use to which the fees will be put;
3. Demonstrates a reasonable relationship between the fees' use and the types of projects on which the fees are imposed;
4. Demonstrates a reasonable relationship between the need for the public facilities and the types of developments on which the fees are imposed; and
5. Demonstrates a reasonable relationship between the amount of the fees and the cost of the public facilities or portions of the facilities attributable to the developments on which the fees are imposed; and

**WHEREAS**, the Development Impact Report justifies the imposition of the revised Park & Recreation Facility Fees on new construction in the Affected Area by analyzing the Needs List, assigning the costs on a fair-share basis to the various types of facilities, and assigning the resulting fee per dwelling unit based on the anticipated burden of such new dwelling unit on District facilities and infrastructure and the need created by such dwelling unit for new and expanded Park & Recreation Facilities in the Affected Area; and

**WHEREAS**, with respect to the Park & Recreation Facility Fee (1) the fee will be used to acquire and develop Park & Recreation Facilities in the Affected Area; (2) the fee will be used to acquire and improve Park & Recreation Facilities for the benefit of new residents only; (3) there is a reasonable relationship between the use of fees to pay for Park & Recreation Facilities and the residential projects upon which the fee is charged since these residential projects generate the need for additional Park & Recreation Facilities; (4) there is a reasonable relationship between the need for additional Park & Recreation Facilities and the residential developments upon which the fee is imposed since residential developments generate the additional persons that typically make use of Park & Recreation Facilities; and (5) there is a reasonable relationship between the amount of the fees charged and the costs of the Park & Recreation Facilities as reflected in the Development Impact Report and Appraisal; and

**WHEREAS**, the District has: 1) made available to the public, at least ten days prior to its public hearing, data from the Development Impact Report indicating the estimated costs for each Park & Recreation Facility to be installed and/or constructed and the proposed fees to be levied; 2) mailed notice at least fourteen days prior to this meeting to all interested parties who have requested notice of new or increased development fees; and 3) held a duly noticed, regularly scheduled hearing at which oral

and written testimony was received regarding the proposed Park & Recreation Facility Fee; and

**WHEREAS**, the fees collected pursuant to this Resolution shall be used to finance the Park & Recreation Facilities described or identified in the Development Impact Report - Needs List for the Affected Area; and

**WHEREAS**, after considering the specific Park & Recreation Facility projects to be funded by the Park & Recreation Facilities Fee and the cost estimates contained in the Development Impact Report, Needs List and Appraisal, the District approves such projects and costs estimates and finds them reasonable as the basis for calculating and imposing the revised Park & Recreation Facilities Fees; and

**WHEREAS**, the projects and fee methodologies identified in the Development Impact Report and Appraisal are consistent with the District policies concerning the development of park facilities in the District; and

**WHEREAS**, in July of 2017, District entered into that certain settlement agreement with the City of Beaumont ("Settlement Agreement") regarding park fees charged by the City that have, in the past, been used to fund improvements in District parks and facilities; and

**WHEREAS**, the Settlement Agreement provides that there will be no overlap between the City of Beaumont's park fees and the District's Park & Recreation Facility Fees such that the City's park fees do not include fees charged to improve District facilities within the Affected Area; and

**WHEREAS**, the Development Impact Report does not include fees charged to pay for facilities and improvements previously made to District facilities by the City of Beaumont.

**NOW, THEREFORE**, the Board of Directors of the Beaumont-Cherry Valley Recreation & Park District does hereby resolve as follows:

**Section 1.** The District hereby adopts the recitals set forth in this Resolution as findings to justify adoption of the revised Park & Recreation Facilities Fees. The District further adopts the findings set forth in the Development Impact Report to further justify adoption of the revised Park & Recreation Facilities Fees.

**Section 2.** The District hereby adopts the Development Impact Report, Needs List and Appraisal for the revised Park & Recreation Facilities Fees. A copy of the Development Impact Report, Needs List and Appraisal are attached hereto as Exhibit "B" to this Resolution and are hereby incorporated by this reference.

**Section 3.** The District hereby further determines as follows:

A. Each owner of a lot or parcel of property within the Affected Area shall pay to the District prior to the issuance of a certificate of occupancy for the construction of any single family or multi-family residential development project the Park & Recreation Facility Fees described on Table VII-1 of the Development Impact Report and shown on the attached Exhibit "C" to this Resolution.

B. The amount of each of these fees shall not exceed the fair share of the estimated cost of constructing and/or acquiring the corresponding Park & Recreation Facilities described in the Development Impact Report.

C. The amount of each fee may be reviewed and revised annually by Resolution of the District.

D. The following are exempt from payment of the Park & Recreation Facility Fees:

1. Existing, lawfully constructed single family or multi-family residential units on a lot legally existing on the date this Resolution is adopted.

2. Additions of habitable living space to existing single family or multi-family structures.

3. Additions of accessory structures or attached accessory dwelling units on lots with existing residential structures.

#### **Section 4. Accounting and disbursement of fees.**

A. The fees paid pursuant to this Resolution shall be placed in a separate fund, which may be further segregated by specific project. The fund shall be known as "Park & Recreation Facility Fund."

B. Monies collected in the funds, and interest earned thereon, shall be expended solely for construction and/or acquisition costs for the Park & Recreation Facilities as shown in the Development Impact Report and Needs List, or for reimbursement for construction and/or acquisition costs of facilities identified in the Development Impact Report and Needs List.

#### **Section 5. Development fee credits.**

A. An owner of a parcel of property otherwise required to pay a fee pursuant to this Resolution shall receive a credit for the corresponding development fee to be paid if that owner constructs and donates to District, land or facilities, or any portion thereof, identified in the Needs List, regardless of how it may be financed, that serves the owner's parcel or parcels. The development fee credit shall offset, on a proportionate basis without interest, the corresponding development fee to be paid pursuant to this Resolution.

B. The amount of the development fee credit shall equal the District's most recent estimated cost of constructing and/or furnishing the facility actually completed or purchased, by contract or utilizing District forces.

C. To the extent that an owner elects to install or construct a Facility identified on the Needs List and is granted a development fee credit, such owner shall not be entitled to a future reimbursement for their donation/construction of the Facility to the extent such costs exceed the construction or donation costs.

**Section 6. Deferrals, waivers and reductions.** The District Board is empowered to grant deferral, waiver or reduction of any fee imposed by this Resolution upon written request. Such deferral, waiver or reduction may only be granted if, in the opinion of the Board, deferral would allow a better or fairer financing arrangement to be developed and imposed, or where waiver or reduction is required because imposition of such fee or fees in full would cause inequities. Findings must be based on written and other evidence submitted by the property owner, substantiating the owner's contention that the fee should be deferred, waived or reduced. Findings must include facts supporting deferral, waiver or reduction including, without limitation, findings that in the case of deferral (1) other properties to be benefited by any fee will not be burdened by the review and delay in fee imposition, or, (2) alternative financing methods involving more than one owner have been proposed for review, or (3) delay will result in a more fair funding arrangement; and, in the case of waiver or reduction, the owner will receive insufficient or no benefit from the fee imposed and would therefore be required, if the fee were imposed in full, to pay more than his or her fair share for the benefit received.

**Section 7.** This Resolution shall become effective sixty (60) days after the date of its adoption.

**Section 8.** The District hereby finds that adoption of Park & Recreation Facility Fees are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15061(b)(3), 15273 and 15301. This Resolution merely updates the costs to acquire and construct Park & Recreation Facilities within existing park area boundaries that are needed to support new development in the District. Thus, this action is categorically exempt and staff is directed to file a Notice of Exemption with the Riverside County Clerk's office within five (5) working days of the approval of this Resolution.

**APPROVED AND ADOPTED** at a Meeting of the Board of Directors of the Beaumont-Cherry Valley Recreation and Park District held this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
Board Chairman  
Beaumont-Cherry Valley Recreation & Park District

ATTEST:

---

District Secretary  
Beaumont-Cherry Valley Recreation & Park District

**EXHIBIT "A"**

**[ATTACH MAP OF BOUNDARIES: "AFFECTED AREA"]**



# Beaumont Cherry Valley Recreation & Park District Boundary - Unincorporated Area

Properties within the Beaumont Cherry Valley Park District Boundary - Existing Dwelling Units and Additional Dwelling Units based on General Plan Land Use Designation and parcel size

The existing dwelling unit counts are based on existing land use data from the County of Riverside Assessors office, General Plan Land Use Designation from Riverside County Planning Department, aerial verification (2016), Case data from Riverside County Planning Department, and real estate search engines.

\* There are a total of 2,570 residential units within the Park District Boundary. 273 of which are within a Mobilehome Park. The residential units include SFR, Duplexes, Mobilehomes, and Second Dwelling Units.

\* For population projection, the General Plan Pass Area Plan Average Household Size = 2.88, multiplied by 0.95 to reflect a true and healthy community vacancy rate of 5%

\* Population based on General Plan assumptions =  $2,570 \text{ DU} * 2.88 * 0.95 = 7,032$  people

\* The projected additional dwelling units count are based on exiting land use, General Plan Land Use Designations, active or approved planning cases, and the existing parcel size.

Build out of GP based on Land Use Designation, approved planning cases, existing development and parcel size		
New Development Based on General Plan Land Use Designation, existing development and parcel size	Additional units based on midpoint of each land use designation density range	Additional units based on maximum allowed under each land use designation
Additional SFR	952	1193
Additional Multifamily	0	0
Additional Population	2,605	3,264

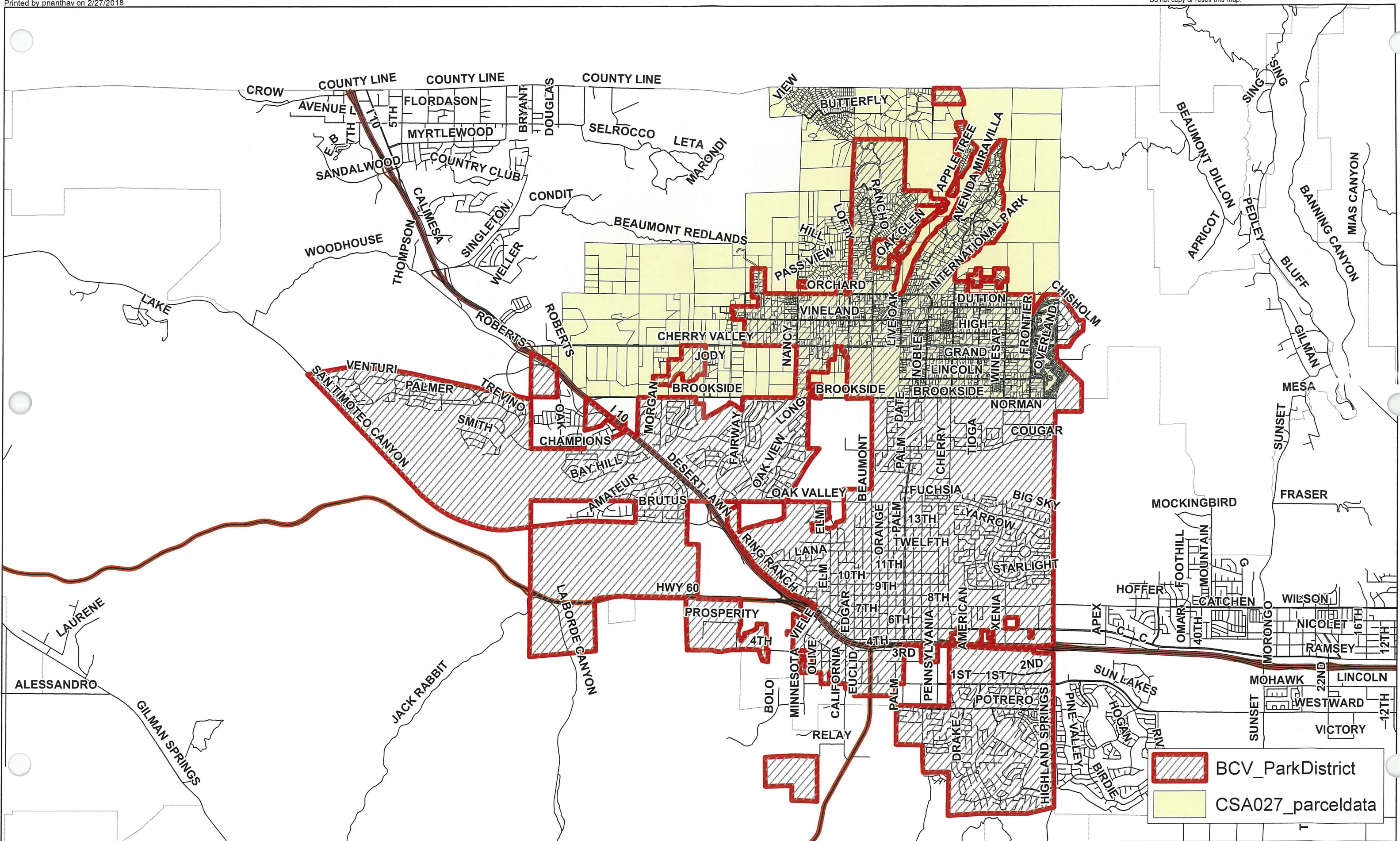
# Beaumont Cherry Valley Recreation & Park District Boundary


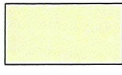
The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.



0 2,150 4,300 8,600 Feet

1 inch = 4,312 feet  
Orthophotos Flown 2016  
Printed by pnanthav on 2/27/2018



 BCV\_ParkDistrict  
 CSA027\_parceldata

**EXHIBIT "B"**

**[ATTACH COPY OF MARCH 8, 2018 DEVELOPMENT IMPACT REPORT,  
NEEDS LIST & APPRAISAL]**

Exhibit B

DAVID  
**TAUSSIG**  
& ASSOCIATES, INC.

---

Public Finance  
Facilities Planning  
Urban Economics

**BEAUMONT-CHERRY VALLEY  
RECREATION AND PARKS  
DISTRICT**

**DEVELOPMENT IMPACT  
FEE JUSTIFICATION  
STUDY**

**MARCH 8, 2018**

**Prepared for  
BEAUMONT-CHERRY VALLEY  
RECREATION AND PARKS DISTRICT**

**Prepared by  
DAVID TAUSSIG & ASSOCIATES, INC.  
5000 Birch Street, Suite 6000  
Newport Beach, California 92660  
(800) 969-4382**

---

Newport Beach  
San Francisco  
San Jose  
Riverside  
Dallas  
Houston

## TABLE OF CONTENTS

<b><i>Section</i></b>	<b><i>Page</i></b>
I. INTRODUCTION .....	1
II. LEGAL REQUIREMENTS .....	2
III. DEMOGRAPHICS .....	7
IV. THE NEEDS LIST .....	12
V. FEE CALCULATION.....	14
A. EXISTING FACILITIES.....	15
B. EQUIVALENT BENEFIT UNITS .....	15
C. ALLOCATION OF COSTS .....	16
VI. TOTAL FEE AMOUNTS.....	19
VII. SUMMARY OF FEES .....	20

### APPENDIX

- A. DEMOGRAPHICS BACKUP

In order to adequately plan for new development through the year 2025 and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, David Taussig & Associates, Inc. ("DTA") was retained by the District to prepare an AB 1600 Fee Justification Study (the "Fee Study"). This Fee Study will meet the requirements of California Government Code Section 66000 known as the "Mitigation Fee Act" and will achieve the following goals related to said section:

- Ensure that the development impact fees do not exceed the estimated reasonable cost of providing the service for which the fee is imposed
- Provide a clear and concise document that will serve as the basis for the proposed fee levels

The Beaumont-Cherry Valley Recreation and Parks District (the "District") encompasses the entirety of the City of Beaumont and an area in unincorporated Riverside County known as Cherry Valley. The County of Riverside currently collects an existing Quimby Fee for the District for the unincorporated area of the District's service area. Following adoption of this Fee Study, the District will no longer collect the Quimby Fee. The District will collect the fee indicated herein for all property within the District boundary in both the City of Beaumont and the area of unincorporated Riverside County. Therefore, the Fee calculated in this Fee Study, as well as the information (i.e. demographics, facilities, etc.) described herein relate to all property within the District, including the City of Beaumont and the area within the unincorporated Riverside County.

A development impact fee is a one-time charge imposed by a local agency on new development to recover, or partially recover, the estimated reasonable cost of providing public facilities needed to mitigate the impacts of such new development. Further discussion on the legal limitations related to imposing development impact fees is discussed in Section II, "Legal Requirements." This Fee Study and the resulting Fee structure will focus on the justification for imposing impact fees to fund, or partially fund park and recreation facilities necessary to mitigate the impacts of new development in the District.

The District has identified the need to levy impact fees to pay for park facilities, community centers, and trails to serve property within the City of Beaumont and the portion of the District within the unincorporated area of the County. The Fees will finance facilities on the Needs List (see Section IV herein) at levels identified by the District as appropriate for new development within the City of Beaumont and the portion of the District within the unincorporated area of the County. Upon the adoption of the Fee Study and required legal documents by the District's Board of Directors all new development within the City of Beaumont and the portion of the District within the unincorporated area of the County will be required to pay its "fair share" of the cost of facilities on the Needs List through these updated Fees.

### A. AB 1600 LEGAL REQUIREMENTS

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

However, starting in the late 1940s, the use of impact fees grew with the increased planning and regulation of new development. During the 1960s and 1970s, the California Courts broadened the right of local government to impose fees on developers for public improvements that were not located on project sites. More recently, with the passage of Proposition 13, the limits on general revenues for new infrastructure have resulted in new development being held responsible for a greater share of public improvements, and both the use and levels of impact fees have grown substantially. Higher fee levels were undoubtedly driven in part by a need to offset the decline in funds for infrastructure development from other sources. Spending on public facilities at all levels of government was \$161 per capita in 1965, but it had fallen by almost fifty percent to less than \$87 per capita by 1984 (measured in constant dollars).

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

Assembly Bill ("AB") 1600, which created Section 66000 et. seq. of the Government

Code, was enacted by the State of California in 1987. This Fee Study for the District is intended to meet the nexus or benefit requirements of AB 1600, which mandates that there is a nexus between the Fees imposed, the use of the Fees, and the development projects on which the Fees are imposed.

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies, but can fund costs used to maintain the existing level of service or meet an adopted level of service that is consistent with the general plan.

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

1. Identify the purpose of the fee. (Government Code Section 66001(a)(1)).
2. Identify the use to which the fee will be put. (Government Code Section 66001(a)(2)).
3. Determine that there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed. (Government Code Section 66001(a)(3)).
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed. (Government Code Section 66001(a)(4)).
5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed (Government Code Section 66001(b)).

The sections below present each of the five requirements listed above as they relate to the imposition of the proposed Fees.

1. Purpose of the Fee (Government Code Section 66001(a)(1))

New residential development within the District will generate additional residents who will require additional park facilities, community centers, and trails. Land for these facilities will have to be acquired and recreation facilities and equipment will have to be expanded, constructed or purchased to meet this increased demand.

This Fee Study has been prepared in response to the projected direct and cumulative effect of future development. Each new development will contribute to the need for new park facilities, community centers, and trails. Without future development many of the new public facilities on the Needs List would not be necessary as the existing facilities are adequate to serve existing



development within the District. In instances where facilities would be built regardless of new development, the costs of such facilities have been allocated to new and existing development based on their respective level of benefit.

The proposed impact Fee will be charged to all future development within the service area of the District located within the City of Beaumont and the portion of the District within the unincorporated area of the County. First, the residents associated with any new development in such area will regularly utilize and benefit from park facilities, community centers, and trails. Second, these residents are dependent on and, in fact, may not have chosen to utilize their development, except for residential, retail, employment and recreational opportunities located nearby on other existing and future development. Third, the availability of residents and customers throughout the District has a growth-inducing impact without which some of the “in-fill” development would not occur. As a result, all development projects in the District contribute to the cumulative impacts of development.

The impact Fees will be used for the acquisition, installation, and construction of park facilities, community centers, and trails identified on the Needs List and other appropriate costs to mitigate the direct and cumulative impacts of new development in the District.

2. The Use to Which the Fee is to be Put (Government Code Section 66001(a)(2))

The Fee will be used for the acquisition, installation, and construction of the park facilities, community centers, and trails identified on the Needs List, included in Section IV of the Fee Study and other appropriate costs to mitigate the direct and cumulative impacts of new development in the District. The Fee will provide a source of revenue to the District to allow for the acquisition, installation, and construction of park facilities, community centers, and trails, which in turn will enhance the quality of life in the District.

3. Determine That There is a Reasonable Relationship Between the Fee’s Use and the Type of Development Project Upon Which the Fee is Imposed (Benefit Relationship) (Government Code Section 66001(a)(3))

Each new development within the District will contribute to the need for new public facilities. Consequently, new development within the District contributes to the direct and cumulative impacts of development on park facilities, community centers, and trails and creates the need for new facilities to accommodate growth.

As previously mentioned, the Fees will be expended for the acquisition, installation, and construction of the park facilities, community centers, and trails identified on the Needs List (included in Section IV) and other authorized uses, as that is the purpose for which the Fee is collected. All new development creates either a direct impact on park facilities, community centers, and trails

or contributes to the cumulative impact on park facilities, community centers, and trails. Moreover, this impact is generally equalized among all types of development because it is the increased demands for new park facilities, community centers, and trails created by the future residents that create the impact upon existing facilities.

For the foregoing reasons, there is a reasonable relationship between the acquisition, construction, and installation of the facilities on the Needs List and new development within the District as required under Section 66001(a)(3) of the Mitigation Fee Act.

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

As set forth in parts 1, 2, and 3 of Section II, all new development contributes to the direct and cumulative impacts on park facilities, community centers, and trails. As previously stated, all new development within the District contributes to the direct and cumulative impacts of development on park facilities, community centers, and trails and creates the need for new facilities to accommodate growth.

For the reasons presented herein, there is a reasonable relationship between the need for the public facility and all new development in the District as required under Section 66001(a)(4) of the Mitigation Fee Act.

5. The Relationship Between the Amount of the Fee and the Cost of the Public Facilities Attributable to the Development Upon Which the Fee is Imposed (“Rough Proportionality” Relationship) (Government Code 66001(b))

As set forth above, all new development in the District impacts park facilities, community centers, and trails. Moreover, each individual development project and its related increase in population and employment, along with the cumulative impacts of all development in the District, will adversely impact existing facilities. Thus, imposition of the Fee to finance the facilities on the Needs List is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

As set forth in Section V and Appendix A of the Fee Study, the proposed Fee amounts are roughly proportional to the impacts resulting from new development. Thus there is a reasonable relationship between the amount of the Fee and the cost of the facilities.

Please see Table II-1 below for a summary of the AB 1600 Nexus requirements as described above.

TABLE II-1  
PARK AND RECREATION FACILITIES  
AB1600 NEXUS TEST

AB1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the fee	Provide a revenue source that will provide funds to construct various park facilities, community centers, and trails that will mitigate the impacts of new residential and non-residential development.
66001(a)(2)	Identify the use to which the fee is to be put	The acquisition, installation, and construction of park facilities, community centers, and trails.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed	New residential development will generate additional residents who will increase the demand for park facilities, community centers, and trails within the District. Land will have to be purchased and improved to meet this increased demand, thus a reasonable relationship exists between the need for park and open space facilities and the impact of residential development. Fees collected from new development will be used exclusively for park and open space facilities identified on the Needs List.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed	The additional residents from new development within the District will impact demand for park facilities, community centers, and trails. New park facilities are needed to mitigate the impacts of the additional residents.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the fee and the cost of the public facility	The Fee is based on the cost to provide new park facilities, community centers, and trails. The proposed Fee amounts are roughly proportional to the impacts resulting from new development.

In order to determine the public facilities needed to serve new development as well as establish Fee amounts to fund such facilities, the City of Beaumont provided DTA with projections of future development within the District through the year 2025. The demographics projections described herein is related to property within the City of Beaumont and the portion of the District within the unincorporated area of the County. DTA categorized developable residential land uses as Single Family Residential Property and Multi-Family Residential Property. There is no Fee collected on non-residential development. More information regarding how each land use is defined is included in Section V herein. The projected residential development, as categorized in such way, is the basis for allocating the costs of impact from new development among different land use categories.

**A. POPULATION AND HOUSING PROJECTIONS**

The demographic projection is based on California Department of Finance data and information provided by the City of Beaumont as well as information provided by the County of Riverside Planning Department related to demographics in the unincorporated area of the County. This information was used to estimate the population and number of housing units to be built through 2025.

**Existing Residents and Residential Units**

See Table III-1 below for the total number of existing residents and residential units in the portion of the District within the City of Beaumont.

TABLE III-1  
CITY OF BEAUMONT  
EXISTING DEVELOPMENT (2017)

Land Use	Population	Number of Units	Residents Per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residential	39,372 <sup>3</sup>	12,909 <sup>1</sup>	3.05 <sup>2</sup>	1.000	12,909
Multi-Family Residential	6,332 <sup>3</sup>	2,291 <sup>1</sup>	2.76 <sup>2</sup>	0.906	2,076
Total	45,705 <sup>1</sup>	15,200 <sup>1</sup>	3.01 <sup>1</sup>		14,985

The existing population of 45,705 residents and 15,200 residential units in the City of Beaumont as indicated in the table above is based on California Department of Finance data as of January 1, 2017. The residents per unit for Single Family Residential units is based on a typical factor for this region. Residents per unit for Multi-Family Residential units is estimated by DTA in order to match the total residents and units as indicated by the California Department of Finance.

1 Based on California Department of Finance data as of 1/1/17.

2 Residents per unit for SFR is based on a typical factor for this region. Residents per unit for MFR is estimated by DTA in order to match the total residents and units as indicated by the California Department of Finance.

3 Based on Residents per unit factors multiplied by number of units.

See Table III-2 below for the total number of existing residents and residential units in the portion of the District located in the unincorporated Riverside County.

TABLE III-2

UNINCORPORATED RIVERSIDE COUNTY  
EXISTING DEVELOPMENT (2017)

Land Use	Population	Number of Units	Residents Per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residential	6,057	2,183 <sup>5</sup>	2.78	1.000	2,183
Multi-Family Residential	974	387 <sup>5</sup>	2.51	0.906	351
<b>Total</b>	<b>7,031<sup>4</sup></b>	<b>2,570<sup>4</sup></b>	<b>2.74<sup>4</sup></b>		<b>2,534</b>

The existing population of 7,031 residents and 2,570 residential units in the unincorporated Riverside County as indicated in the table above is based on estimates provided by the County of Riverside Planning Department. DTA estimated the number of units by land use based on the same proportionate share as that in the City.

See Table III-3 below for the total number of existing residents and residential units in the District, including the City of Beaumont and the area within the unincorporated Riverside County.

TABLE III-3

BEAUMONT-CHERRY VALLEY RECREATION AND PARKS DISTRICT  
EXISTING DEVELOPMENT (2017)<sup>6</sup>

Land Use	Population	Number of Units	Residents Per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residential	45,430	15,092	3.01	1.000	15,092
Multi-Family Residential	7,307	2,678	2.73	0.906	2,427
<b>Total</b>	<b>52,736</b>	<b>17,770</b>	<b>2.97</b>		<b>17,519</b>

#### Future Residents and Residential Units

See Table III-4 below for the total number of future residents and residential units in the portion of the District within the City of Beaumont from 2017 through 2025.

<sup>4</sup> Based on estimates provided by the County Planning Department 3/8/18.

<sup>5</sup> Based on same proportionate share of total units in the City.

<sup>6</sup> Based on sum of portion of the District within the City of Beaumont and the portion of the District located in the unincorporated area of the County.

TABLE III-4

CITY OF BEAUMONT  
NEW DEVELOPMENT (2017 TO 2025)

Land Use	Population	Number of Units	Residents Per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residential	41,495 <sup>8</sup>	14,264 <sup>8</sup>	2.91	1.000	14,264
Multi-Family Residential	0 <sup>8</sup>	0 <sup>8</sup>	2.64 <sup>7</sup>	0.906	0
<b>Total</b>	<b>41,495<sup>8</sup></b>	<b>14,264<sup>8</sup></b>	<b>2.91</b>		<b>14,264</b>

The future population of 41,495 residents in the City of Beaumont as indicated the table above is based on information provided by the City of Beaumont. The future residents per unit for Multi-Family Residential units of 2.64 as indicated above is estimated based on the existing EBU per unit of 0.906.

See Table III-5 below for the total number of future residents and residential units in the portion of the District located in the unincorporated Riverside County from 2017 through 2025.

TABLE III-5

UNINCORPORATED RIVERSIDE COUNTY  
NEW DEVELOPMENT (2017 TO 2025)

Land Use	Population	Number of Units	Residents Per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residential	3,264 <sup>4</sup>	1,193 <sup>4</sup>	2.74	1.000	1,193
Multi-Family Residential	0 <sup>4</sup>	0 <sup>4</sup>	2.48	0.906	0
<b>Total</b>	<b>3,264<sup>4</sup></b>	<b>1,193<sup>4</sup></b>	<b>2.74</b>		<b>1,193</b>

The future population of 3,264 residents and 1,193 residential units in unincorporated Riverside County as indicated the table above is based on estimates provided by the County of Riverside Planning Department.

See Table III-6 below for the total number of future residents and residential units in the District, including the City of Beaumont and the area within the unincorporated Riverside County, from 2017 through 2025.

<sup>4</sup> Based on estimates provided by the County Planning Department 3/8/18.

<sup>7</sup> Estimated residents per unit based on existing EBU per unit of 0.906.

<sup>8</sup> Based on information provided by the City of Beaumont 5/4/17.

**TABLE III-6**  
**BEAUMONT-CHERRY VALLEY RECREATION AND PARKS DISTRICT**  
**NEW DEVELOPMENT (2017 TO 2025)<sup>6</sup>**

Land Use	Population	Number of Units	Residents Per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residential	44,759	15,457	2.90	1.000	15,457
Multi-Family Residential	0	0	2.62	0.906	0
<b>Total</b>	<b>44,759</b>	<b>15,457</b>	<b>2.90</b>		<b>15,457</b>

Total Residents and Residential Units in 2025

See Table III-7 below for the total number of residents and residential units in the portion of the District within the City of Beaumont in the year 2025.

**TABLE III-7**  
**CITY OF BEAUMONT**  
**BUILDOUT (2025)**

Land Use	Population	Number of Units	Residents Per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residential	80,868	27,173	2.98	1.000	27,173
Multi-Family Residential	6,332	2,291	2.76	0.929	2,076
<b>Total</b>	<b>87,200<sup>8</sup></b>	<b>29,464<sup>8</sup></b>	<b>2.96</b>		<b>29,249</b>

See Table III-8 below for the total number of residents and residential units in the unincorporated Riverside County in the year 2025.

**TABLE III-8**  
**UNINCORPORATED RIVERSIDE COUNTY**  
**BUILDOUT (2025)**

Land Use	Population	Number of Units	Residents Per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residential	4,043	1,359	2.98	1.000	3,376
Multi-Family Residential	317	115	2.76	0.929	351
<b>Total</b>	<b>4,360</b>	<b>1,473</b>	<b>2.96</b>		<b>3,727</b>

<sup>6</sup> Based on sum of portion of the District within the City of Beaumont and the portion of the District located in the unincorporated area of the County.

<sup>8</sup> Based on information provided by the City of Beaumont 5/4/17.

See Table III-9 below for the total number of residents and residential units in the District in the year 2025.

TABLE III-9

BEAUMONT-CHERRY VALLEY RECREATION AND PARKS DISTRICT  
BUILDOUT (2025)<sup>6</sup>

Land Use	Population	Number of Units	Residents Per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residential	90,189	30,549	2.95	1.000	30,549
Multi-Family Residential	7,307	2,678	2.73	0.924	2,427
<b>Total</b>	<b>97,495</b>	<b>33,227</b>	<b>2.93</b>		<b>32,976</b>

<sup>6</sup> Based on sum of portion of the District within the City of Beaumont and the portion of the District located in the unincorporated area of the County.



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

Government Code 66000 requires that if impact fees are going to be used to finance public facilities, those facilities must be identified. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program (CIP) or Capital Improvement Plan. For purposes of the District's Fee program the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the levy of a development fee on new development in the District. The Needs List is organized by facility element (or type) and includes a cost section consisting of three columns, which are listed below:

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost including construction, land acquisition, and equipment (as applicable)	District
Percent Allocated to New Development	Percentage amount representing the roughly proportional impact of new development on facility	Calculated by DTA based on input from District
Cost Allocated to New Development	Dollar amount representing the roughly proportional impact of new development on facility	Calculated by DTA

The District provided a detailed list of park facilities, community centers, and trails that would be needed to meet increased demand resulting from new development in the District. For purposes of the Fee program, it was determined that a planning horizon through 2025 would be appropriate. The Needs List on the following page identifies those facilities needed to serve future development through 2025.

**BEAUMONT-CHERRY VALLEY RECREATION AND PARKS DISTRICT  
NEEDS LIST THROUGH 2025**

<b>FACILITY NAME</b>	<b>TOTAL COSTS FOR FACILITY (\$2017) [1]</b>	<b>% OF COST ALLOCATED TO NEW DEVELOPMENT</b>	<b>COST ALLOCATED TO NEW DEVELOPMENT</b>
<b>A. Park Facilities</b>			
Collegiate Field	\$4,489,815	46.87%	\$2,104,533
Collegiate Activity Area	\$345,790	46.87%	\$162,084
Collegiate Playground Area	\$267,300	46.87%	\$125,293
Collegiate Exercise Area	\$58,531	46.87%	\$27,435
Basketball Court	\$80,325	46.87%	\$37,651
Collegiate Warm Up Areas/Open Space	\$492,756	46.87%	\$230,972
Southern California Edison Improvements	\$1,222,991	46.87%	\$573,258
Parking Improvements	\$1,929,244	46.87%	\$904,304
Equestrian Camp Spots	\$464,305	46.87%	\$217,636
Existing Park Expansions	\$265,100	46.87%	\$124,262
Ball Field 7 Lighting	\$336,000	46.87%	\$157,495
Open Space Improvements	\$296,635	46.87%	\$139,043
Dog Park	\$15,360	46.87%	\$7,200
<b>B. Community Centers</b>			
Community Center Expansion	\$1,498,500	100.00%	\$1,498,500
Activity Center Building	\$952,000	100.00%	\$952,000
Community Center Exercise Area	\$46,531	100.00%	\$46,531
<b>C. Trails</b>			
Horse Trail	\$640,000	64.35%	\$411,815
Park Trails	\$188,580	64.35%	\$121,344
<b>TOTAL FACILITIES</b>	<b>\$13,589,763</b>		<b>\$7,841,355</b>

[1] Based on costs provided by the District.

Section 66000 of the Government Code requires that a reasonable relationship exist between the need for public facilities and the type of development on which a fee is imposed. The need for public facilities is related to the level of service demanded, which varies in proportion to the EBUs generated by a particular land use type.

The calculation of development impact fees required a determination of the appropriate measure of benefit for each facility, as well as the service area impacted by the facility. With respect to the population being served, it was determined that all future facilities were designed to meet the needs of future residents and visitors to new development, and not to satisfy existing unmet needs. Based on the City of Beaumont general plan, DTA established Fees for the following two land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting Fee program implementable. These same two land use categories will apply for the County of Riverside property as well. There is no Fee collected on non-residential development.

Land Use Classification	Notes
Single Family Residential	<ul style="list-style-type: none"> <li>Residential development consisting of single-family detached units. Under this land use designation, development intensities of between 0 to 4 units per acre are permitted. The corresponding population intensity is 14 persons per acre.</li> </ul>
Multi-Family Residential	<ul style="list-style-type: none"> <li>Higher density multiple-family development. Multiple-family developments in the City included both apartments, condominiums, and all other units not included in the land use classification above. Under this land use designation, development intensities of between 0 to 22 units per acre are permitted. The corresponding population density for this land use designation is 70 persons per acre.</li> </ul>

For purposes of determining the impact fees due, any “second unit” or “accessory dwelling unit” shall be considered a separate residential unit and shall be subject to this Fee. Pursuant to Section 65852.2 of the Government Code, a “second unit” or “accessory dwelling unit” is an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling unit is situated.

The equivalent benefit unit (“EBU”) concept was utilized to determine whether there is a reasonable relationship between the need for a public facility and the land use type of the development on which a fee for an individual facility is imposed.

The costs associated with facilities needed to serve new residential development are identified in the Needs List. The facilities cost per EBU is the total cost of the facility that is allocated to new development divided by the total number of EBUs. After the cost per EBU is determined, the facility fee amount for each land use category is the product of the EBU factor for each land use category and the cost per EBU. The following sections present the analysis undertaken to apportion costs on the Needs List.

**A. EXISTING FACILITIES**

The District provided a detailed breakdown of the existing park facilities as summarized in Table V-1 below. All of the existing facilities indicated below are utilized by residents within the District.

**TABLE V-1  
BEAUMONT-CHERRY VALLEY RECREATION AND PARKS DISTRICT (EXISTING PARK FACILITIES)**

<b>FACILITY NAME</b>	
<b>Existing Recreation and Park Facilities</b>	
<u>Acreage</u>	
<u>Noble Creek Park</u>	37.00 [1]
Total Existing Recreation and Park Facilities	37.00
<b>Existing Trails</b>	
<u>Lineal Feet</u>	
Multi-Use Trail	5,167
<u>Equestrian Trail</u>	3,402
Total Trails	8,569
<b>Existing Community Centers</b>	
<u>Bldg. SF.</u>	
Noble Creek Community Center	5,022
Cherry Valley Grange	4,785
<u>Beaumont Women's Club</u>	5,021
Total Existing Community Centers	14,828

[1] Based on actual developed acres.

**B. EQUIVALENT BENEFIT UNITS (EBU)**

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

See Table V-2 below for a summary of the total number of EBUs in the portion of the District within the City of Beaumont at buildout in the year 2025.

**TABLE V-2  
CITY OF BEAUMONT  
EQUIVALENT BENEFIT UNIT SUMMARY AT BUILDOUT**

Land Use Type	Number of Existing EBUs	Number of Future EBUs	Total Number of EBUs	Percentage of Existing EBUs	Percentage of Future EBUs
Single Family	12,909	14,264	27,173	47.51%	52.49%
Multi-Family	2,076	0	2,076	100.00%	0.00%
<b>Total</b>	<b>14,985</b>	<b>14,264</b>	<b>29,249</b>	<b>51.23%</b>	<b>48.77%</b>

See Table V-3 below for a summary of the total number of EBUs in the portion of the District located in the unincorporated area of the County at buildout in the year 2025.

**TABLE V-3**  
UNINCORPORATED RIVERSIDE COUNTY  
EQUIVALENT BENEFIT UNIT SUMMARY AT BUILDOUT

Land Use Type	Number of Existing EBUs	Number of Future EBUs	Total Number of EBUs	Percentage of Existing EBUs	Percentage of Future EBUs
Single Family	2,183	1,193	3,376	64.66%	35.34%
Multi-Family	351	0	351	100.00%	0.00%
<b>Total</b>	<b>2,534</b>	<b>1,193</b>	<b>3,727</b>	<b>67.99%</b>	<b>32.01%</b>

See Table V-4 below for a summary of the total number of EBUs in the District at buildout in the year 2025.

**TABLE V-4**  
BEAUMONT-CHERRY VALLEY RECREATION AND PARKS DISTRICT  
EQUIVALENT BENEFIT UNIT SUMMARY AT BUILDOUT <sup>6</sup>

Land Use Type	Number of Existing EBUs	Number of Future EBUs	Total Number of EBUs	Percentage of Existing EBUs	Percentage of Future EBUs
Single Family	15,092	15,457	30,549	49.40%	50.60%
Multi-Family	2,427	0	2,427	100.00%	0.00%
<b>Total</b>	<b>17,519</b>	<b>15,457</b>	<b>32,976</b>	<b>53.13%</b>	<b>46.87%</b>

### C. ALLOCATION OF COSTS

Included in the Needs List are park and recreation facilities used by District residents for recreational purposes. The Needs List includes general and recreational facilities and improvements, expansion to the existing Community Center, and new Trail Facilities located in the District.

In order to equitably allocate costs, the District determined which facilities on the needs list are required for new development only or for existing and new development. New residential development in the District is responsible for 100% of the costs related to the acquisition and construction of new Community Center facilities and improvements that are needed to accommodate future residents. For those facilities that the District determined were needed to serve both existing and future development in the District, costs were allocated based on the total number of EBUs at buildout.

<sup>6</sup> Based on sum of portion of the District within the City of Beaumont and the portion of the District located in the unincorporated area of the County.

Park Facilities

Table V-5 summarizes the allocation of the costs of general and recreational facilities to existing and new development. The District currently has 37 acres of existing park facilities. The District determined that multiple park facilities and improvements are needed to adequately serve both existing and new development. The costs of improvements to park facilities are allocated based on percentage of total EBUs as shown in Table V-5 below.

**TABLE V-5**  
ALLOCATION OF ALL FACILITIES EXCEPT TRAILS & COMMUNITY CENTER

Type of Development	EBUs	Percentage of Total EBUs
Existing Development	17,519	53.13%
Future Development	15,457	46.87%
<b>Total</b>	<b>32,976</b>	<b>100.00%</b>

Future Trail Facilities

Table V-6 summarizes the allocation of the future trail facilities costs to existing and new development. The District currently has 8,569 lineal feet of existing trail facilities. The District determined that 22,988 new lineal feet are needed to adequately serve both existing and new development, bringing the total to 31,557 lineal feet. Therefore, after providing a credit to existing development for the existing 8,569 lineal feet, 35.65% of the costs will be allocated to existing development and 64.35% will be allocated to new development as shown below.

**TABLE V-6**  
ALLOCATION OF TRAIL FACILITIES COST

Type of Development	EBUs	Percentage of Total EBUs	Total Lineal Feet in 2025	Lineal Feet Credit	Allocated Lineal Feet	Percentage of Costs Allocated
Existing Development	17,519	53.13%	16,765	(8,569)	8,196	35.65%
Future Development	15,457	46.87%	14,792	0	14,792	64.35%
<b>Total</b>	<b>32,976</b>	<b>100.00%</b>	<b>31,557</b>	<b>(8,569)</b>	<b>22,988</b>	<b>100.00%</b>

Future Community Center Facilities

Table V-7 summarizes the allocation of the future community center facilities costs to existing and new development. The District currently has 14,828 square feet of existing community center facilities. The District determined that 12,960 new building square feet are needed to adequately serve both existing and new development, bringing the total to 27,788 square feet. Therefore, after providing a credit to existing development for the existing 14,828 square feet, 100.00% will be allocated to new development as shown below.

TABLE V-7  
ALLOCATION OF COMMUNITY CENTER FACILITIES COST

Type of Development	EBUs	Percentage of Total EBUs	Total SF in 2025	SF Credit	Allocated SF	Percentage of Costs Allocated
Existing Development	17,519	53.13%	14,763	(14,828)	(65)	0.00%
Future Development	15,457	46.87%	13,025	0	13,025	100.00%
<b>Total</b>	<b>32,976</b>	<b>100.00%</b>	<b>27,788</b>	<b>(14,828)</b>	<b>12,960</b>	<b>100.00%</b>

## SECTION VI: TOTAL FEE AMOUNTS

The total facilities costs for all new facilities and existing facility improvements on the Needs List is \$13,589,763. If development takes place as projected in Section III, the Fee amounts presented in Table VI-1 below are expected to finance 57.70% of the total park and recreation improvements on the Needs List.

TABLE VI-1  
BEAUMONT-CHERRY VALLEY RECREATION AND PARKS DISTRICT  
PARK AND RECREATION FACILITIES  
FEE AMOUNTS

Land Use Type	EBUs Per Unit	Number of Future EBUs	Fee Per EBU	Cost Allocated to New Development
Single Family	1.000	15,457	\$507.30	\$7,841,336
Multi-Family	0.906	0	\$459.61	\$0
Total		15,457		\$7,841,336



The total Fee amounts to finance new development's share of the costs of facilities in the Needs List are summarized in Table VII-1.

TABLE VII-1  
BEAUMONT-CHERRY VALLEY RECREATION AND PARKS DISTRICT  
DEVELOPMENT IMPACT FEE SUMMARY

Facility	Single Family Residential (DU)	Multi-Family Residential (DU)
Park and Recreation Facilities	\$507.30	\$459.61

For purposes of determining the impact fees due, any "second unit" or "accessory dwelling unit" (as determined pursuant to Section 65852.2 of the Government Code) shall be considered a separate residential unit and shall be subject to this Fee.

Lastly, it is recommended that the District include in its Resolution to adopt the Fees recommended in this Fee Study, a provision to automatically increase the Fees annually tied to an inflation index, such as the Engineering News Record Construction Price Index, or some other reasonable measure of inflation.

Appendix A  
Demographics Backup

**BEAUMONT CHERRY VALLEY RECREATION AND PARK DISTRICT  
DEMOGRAPHICS & EQUIVALENT BENEFIT UNIT SUMMARY**

**CITY OF BEAUMONT**

**EXISTING DEVELOPMENT (2017)**

Land Use	Population	Number of Units	Residents per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residence (DU)	39,372 [5]	12,909 [1]	3.05 [4]	1.000	12,909
Multi-Family Residence (DU)	6,332 [5]	2,291 [1]	2.76 [4]	0.906	2,076
<b>Total</b>	<b>45,705 [1]</b>	<b>15,200 [1]</b>	<b>3.01 [1]</b>		<b>14,985</b>

**NEW DEVELOPMENT (2017 - 2025)**

Land Use	Population	Number of Units	Residents per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residence (DU)	41,495 [3]	14,264 [3]	2.91	1.000	14,264
Multi-Family Residence (DU)	0 [3]	0 [3]	2.64 [2]	0.906	0
<b>Total</b>	<b>41,495 [3]</b>	<b>14,264 [3]</b>	<b>2.91</b>		<b>14,264</b>

**BUILDOUT (2025)**

Land Use	Population	Number of Units	Residents per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residence (DU)	80,868	27,173	2.98	1.000	27,173
Multi-Family Residence (DU)	6,332	2,291	2.76	0.929	2,076
<b>Total</b>	<b>87,200 [3]</b>	<b>29,464 [3]</b>	<b>2.96</b>		<b>29,249</b>

**EBU SUMMARY**

Land Use	Number of Existing EBUs	Number of Future EBUs	Total Number of EBUs	Percentage of Existing EBUs	Percentage of Future EBUs
Single Family Residence (DU)	12,909	14,264	27,173	47.51%	52.49%
Multi-Family Residence (DU)	2,076	0	2,076	100.00%	0.00%
<b>Total</b>	<b>14,985</b>	<b>14,264</b>	<b>29,249</b>	<b>51.23%</b>	<b>48.77%</b>

[1] Based on California Department of Finance data as of 1/1/17.

[2] Estimated residents per unit based on existing EBU per unit of 0.906.

[3] Based on information provided by the City of Beaumont 5/4/17.

[4] Residents per unit for SFR is based on a typical factor for this region. Residents per unit for MFR is estimated by DTA in order to match the total residents and units as indicated by the California Department of Finance.

[5] Based on Residents per unit factors multiplied by number of units.

**CHERRY VALLEY (UNINCORPORATED AREA OF THE COUNTY)**

**EXISTING DEVELOPMENT (2017)**

Land Use	Population	Number of Units	Residents per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residence (DU)	6,057	2,183 [7]	2.78	1.000	2,183
Multi-Family Residence (DU)	974	387 [7]	2.51	0.906	351
<b>Total</b>	<b>7,031 [6]</b>	<b>2,570 [6]</b>	<b>2.74 [6]</b>		<b>2,534</b>

**NEW DEVELOPMENT (2017 - 2025)**

Land Use	Population	Number of Units	Residents per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residence (DU)	3,264 [6]	1,193 [6]	2.74	1.000	1,193
Multi-Family Residence (DU)	0 [6]	0 [6]	2.48	0.906	0
<b>Total</b>	<b>3,264 [6]</b>	<b>1,193 [6]</b>	<b>2.74</b>		<b>1,193</b>

**BUILDOUT (2025)**

Land Use	Population	Number of Units	Residents per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residence (DU)	4,043	1,359	2.98	1.000	3,376
Multi-Family Residence (DU)	317	115	2.76	0.929	351
<b>Total</b>	<b>4,360</b>	<b>1,473</b>	<b>2.96</b>		<b>3,727</b>

**EBU SUMMARY**

Land Use	Number of Existing EBUs	Number of Future EBUs	Total Number of EBUs	Percentage of Existing EBUs	Percentage of Future EBUs
Single Family Residence (DU)	2,183	1,193	3,376	64.66%	35.34%
Multi-Family Residence (DU)	351	0	351	100.00%	0.00%
<b>Total</b>	<b>2,534</b>	<b>1,193</b>	<b>3,727</b>	<b>67.99%</b>	<b>32.01%</b>

[6] Based on estimates provided by the County Planning Department 3/8/18.

[7] Based on same proportionate share of total units in the City.

**TOTAL [8]**

**EXISTING DEVELOPMENT (2017)**

Land Use	Population	Number of Units	Residents per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residence (DU)	45,430	15,092	3.01	1.000	15,092
Multi-Family Residence (DU)	7,307	2,678	2.73	0.906	2,427
<b>Total</b>	<b>52,736</b>	<b>17,770</b>	<b>2.97</b>		<b>17,519</b>

**NEW DEVELOPMENT (2017 - 2025)**

Land Use	Population	Number of Units	Residents per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residence (DU)	44,759	15,457	2.90	1.000	15,457
Multi-Family Residence (DU)	0	0	2.62	0.906	0
<b>Total</b>	<b>44,759</b>	<b>15,457</b>	<b>2.90</b>		<b>15,457</b>

**BUILDOUT (2025)**

Land Use	Population	Number of Units	Residents per Unit	EBU Per Unit	Total Number of EBUs
Single Family Residence (DU)	90,189	30,549	2.95	1.000	30,549
Multi-Family Residence (DU)	7,307	2,678	2.73	0.924	2,427
<b>Total</b>	<b>97,495</b>	<b>33,227</b>	<b>2.93</b>		<b>32,976</b>

**EBU SUMMARY**

Land Use	Number of Existing EBUs	Number of Future EBUs	Total Number of EBUs	Percentage of Existing EBUs	Percentage of Future EBUs
Single Family Residence (DU)	15,092	15,457	30,549	49.40%	50.60%
Multi-Family Residence (DU)	2,427	0	2,427	100.00%	0.00%
<b>Total</b>	<b>17,519</b>	<b>15,457</b>	<b>32,976</b>	<b>53.13%</b>	<b>46.87%</b>

[8] Based on sum of portion of the District within the City of Beaumont and the portion of the District located in the unincorporated area of the County.

EXHIBIT "C"

TABLE VII-1  
BEAUMONT-CHERRY VALLEY RECREATION AND PARKS DISTRICT  
DEVELOPMENT IMPACT FEE SUMMARY

Facility	Single Family Residential (DU)	Multi-Family Residential (DU)
Park and Recreation Facilities	\$507.30	\$459.61

March 28, 2018

Chairman John Flores  
Chairman, Board of Directors  
Beaumont-Cherry Valley Recreation and Parks District  
390 W Oak Valley Pkwy  
Beaumont, CA 92223



Building Industry Association  
of Southern California

3891 11th Street  
Riverside, California 92501  
Office (951) 781-7310  
Fax (951) 781-0509

**Re: BIA Comment on Proposed Developer Impact Fee**

Dear Chairman Flores,

Thank you for providing us with Beaumont-Cherry Valley Recreation and Parks District's (BCVRP) 2018 Development Impact Fee (DIF) justification study. The Building Industry Association appreciates the opportunity to give feedback on the pending decision and appreciate the accessibility and responsiveness of staff throughout this process. After careful review, we have identified areas of concern with the study and proposed DIF ordinance.

The inclusion of an automatic Construction Cost Index (CCI) escalator as described on page 20 of the DIF Justification Study is very concerning to the BIA and the development community as a whole. An automatic adjustment based on a regional index may not accurately reflect the actual costs and conditions for construction locally, and thus should remain an item to be approved or rejected in a vote of the Board as an agenda item.

There is a provision for annual review and adjustment of the fee in proposed Resolution 2018-01, Section 3, Item C (Page 4), stating "The amount of each fee may be reviewed and revised annually by resolution of the District". While this does provide for Board review of resolutions adjusting the fee amounts; the general nature of the wording does not specify adjustment for the purposes of inflation, nor does it name a particular inflation index to be consulted for this purpose.

**The BIA respectfully requests that the Board add language to the proposed ordinance specifying the purpose for which adjustments such as CCI are to be considered, which inflation index is to be used and that any such increases be brought before the board for a vote of approval before they be implemented.**

Thank you,

David Dazlich,  
Deputy Director of Governmental Affairs

Cc Board of Directors

My name is Eric Hofmann and I would like to offer a few comments regarding the potential measure to be considered for Noble creek park. I apologize for not being able to be in attendance for tonight's meeting, as I am currently at the bottom of the hill on Field 3 coaching the Mustang Angels, hopefully to a victory.

Although I cannot attend tonight's meeting, it was important for me to convey my thoughts to this panel before a decision is made regarding the measure for revenue streams from new development going to Parks and Recreation.

Aside from volunteering at Beaumont Youth Baseball and Softball as a coach, I volunteer time to assist them with their player evaluations and coaches clinics for proper field preparations. I'm also a volunteer on the City of Beaumont's Task Force for future development and the overall city plan.

I grew up in Beaumont, which means I also grew up at noble creek park. In 5th grade, I broke my wrist jumping off the old playground slide trying to avoid being "tagged as being IT." (Not one of my brighter moments)

I could go on and on about my fondest memories of noble creek park. It's a great place for a kid, it's an amazing place for a family. No matter how busy or hectic my life gets, Time always seems to freeze or even go back in time as I enter the gates from Oak Valley Parkway. This property has a timeless feel and brings a sense of safety, security, warmth and a place of good deeds throughout the parks property lines. Almost as if the world around can be in chaos, but within the confines of noble creek park, there's a reassurance that everything will be okay. It truly is a magical place.

Like any magical place, it should be preserved. The park sees a lot of use, and is often overused given the overall infrastructure with staff and adequate resources to maintain it. They ultimately do the best they can, but without resources, additional revenue streams for infrastructure improvements, safety improvements, aesthetic enhancements or proficiency improvements, I fear Noble creek park will Become dilapidated beyond repair and will be ran into the ground.

Beaumont is growing. It's grown nearly 4 times as much since I graduated high school here 20 years ago. Noble creek needs to grow with it. The staff needs resources for better equipment, materials, resources and training to better serve the community of this great city that I proudly call "home."

Please allow this measure to be implemented with new development in the city. I remain committed to doing all I can to support Noble Creek Park and their ball fields to allow the enjoyment of the game for not only my son, but for future little ones for generations to come.

I thank you all for your time, and please do not hesitate to contact me should you have any questions about my statement. My contact information is provided below:

Eric Hofmann  
[Erichofmann@verizon.net](mailto:Erichofmann@verizon.net)  
[951-333-5879](tel:951-333-5879)

Sent from my iPhone



## Janet Covington

---

**From:** Duane Burk  
**Sent:** Thursday, March 22, 2018 2:35 PM  
**To:** Janet Covington  
**Subject:** FW: March 28th meeting copper room

Janet

You will need to read this into the record on March 28<sup>th</sup>

Thank you

*Duane Burk*  
*General Manager*  
*Beaumont Cherry Valley Recreation & Parks District*  
951-845-9555  
951-845-9557

**From:** Mudbuster [<mailto:mudbuster@aol.com>]  
**Sent:** Thursday, March 22, 2018 2:00 PM  
**To:** Duane Burk  
**Subject:** Fwd: March 28th meeting copper room

-----Original Message-----

**From:** Beaumont Youth Baseball <[beaumontyouthbaseball@gmail.com](mailto:beaumontyouthbaseball@gmail.com)>  
**To:** Mudbuster <[Mudbuster@aol.com](mailto:Mudbuster@aol.com)>; mike hilburn <[mikehilburn@yahoo.com](mailto:mikehilburn@yahoo.com)>  
**Sent:** Thu, Mar 22, 2018 1:31 pm  
**Subject:** Fwd: March 28th meeting copper room

----- Forwarded message -----

**From:** **Beaumont Youth Baseball** <[beaumontyouthbaseball@gmail.com](mailto:beaumontyouthbaseball@gmail.com)>  
**Date:** Thu, Mar 22, 2018 at 1:30 PM  
**Subject:** Re: March 28th meeting copper room  
**To:** Eric Hofmann <[erichofmann@verizon.net](mailto:erichofmann@verizon.net)>

Hi Eric,

I will forward this to Mike and Dodie.

Thank you so much.

Sue

On Thu, Mar 22, 2018 at 1:22 PM, Eric Hofmann <[erichofmann@verizon.net](mailto:erichofmann@verizon.net)> wrote:

Hi Bybsb!!! I was told I could draft a letter to show support for Noble creek to secure additional revenue streams for an upcoming measure to be considered. Here is my letter for Dodie or a representative from BYBSB to read before the panel as I cannot attend the meeting due to a game scheduling conflict: (unless we get rained out again, :(

To whom it may concern,