

Peppermint Ridge

Empowering Individuals with Developmental Disabilities Since 1959



July 5, 2018

Darrell Talbert
City Manager, City of Corona
400 S Vicentia Avenue
Corona, California 92882

Attn: Joanne Coletta, Community Development Director

Subject: Request for Relief from Certain Fees and Costs
825 Magnolia Avenue

RECEIVED
CITY OF CORONA
CITY MANAGER'S OFFICE
2018 JUL -9 PM 2:28

Dear Mr. Talbert:

Peppermint Ridge provides loving care to 107 developmentally disabled adults, 54 of whom live in five homes on our campus at 825 Magnolia Avenue, 42 who live in six homes throughout the community and five who live independently in their own homes. We provide a suite of activities, classes, and social events to all we serve and have outgrown our existing facility. To better serve our existing clients, we are in the plan check process for permits to install a 3,840 square foot multi-purpose modular building that will provide classroom, gathering and related office space at the rear of our campus. As we go through this process, we would like to thank your Staff for their courtesy and responsiveness.

Even though the new facility will be modular, it is nonetheless expensive, especially for (and you've heard this before) a cash-strapped local nonprofit. The building itself will cost in excess of \$267,560, not including site preparation, which will incorporate a fire loop to provide the necessary fire flow to the new building. While we don't dispute the need for the line, it does add \$125,000 to the cost of the project.

We wish to note a few facts about our project and its effect on the surrounding community:

- The project will not increase the number of beds on the campus, keeping the occupancy at the same level. This means that trips for visits by family and service providers will remain the same.
- The number of employees on-and off-campus will not be affected by the project.

825 Magnolia Avenue • Corona CA 92879 • 951.273-7320 • Fax-951.737.0726

www.PeppermintRidge.org Tax ID Number: 95-2409851



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Thank you to Assembly Member Sabrina Cervantes.

- All our clients are transported to and from campus for activities by our busses.
- The number of activities accommodated will increase, allowing for simultaneous events, which may actually decrease the number of trips to and from the campus as more off-campus clients can be transported at a time. This means more passengers participating in more activities per bus trip.
- The project includes two single stall restrooms and a stub out for a future kitchen sink.

Thus, our project should have a minimal effect on city services, traffic, water, and drainage for which mitigation would be otherwise necessary and appropriate. And so, we come before you requesting relief from or deferral of certain fees and costs associated with the project. We feel this request to be a realistic and fair one for the reasons listed.

As noted, we are in the building permit process, which means that the final fees and costs of securing development approval have not been finally determined by Staff. What we are able to approximate thus far are as follows:

Plan Check Fee	\$943
Building Permit	1,000
Development Impact Fee	19,279
TUMF	6,797
Water Fee	10,716
Sewer	1,486
TOTAL	\$40,221

Please forward our request to the appropriate bodies after your and your Staff's review and assessment. We recognize that some fees represent actual costs or are due to other agencies and are not recoverable. That said, any assistance or relief you determine should be recommended for approval would be most appreciated and a boon to our ability to serve our clients.

Thank you for your consideration.

Sincerely and on behalf of our clients and our Board of Directors,

Danette McCarns
Executive Director

cc: Mayor and City Council

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